

**CITY OF SAMMAMISH
WASHINGTON**

ORDINANCE NO. O2011-299

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, AMENDING SAMMAMISH MUNICIPAL CODE CHAPTER 21A.20 TO AUTHORIZE PROFESSIONAL OFFICE USES IN THE R-12 AND R-18 ZONES AND AMENDING CHAPTER 21A.65 TO CLARIFY EXISTING STANDARDS REGULATING ANIMALS

WHEREAS, the City Council finds that providing additional flexibility in the location of businesses in the City of Sammamish, within an identified community center, is appropriate; and

WHEREAS, a State Environmental Policy Act Determination of Non Significance for the proposed regulations was issued on January 27, 2011; and

WHEREAS, the public process for the proposed amendments has provided for public participation opportunities at public meetings and hearings before the Planning Commission and City Council between December 2010 and March of 2011; and

WHEREAS, the Planning Commission held a public meeting on December 2, 2010 and a public hearing on December 16, 2010 and forwarded recommended amendments to the development regulations to the City Council on February 7, 2011; and

WHEREAS, the City Council considered the proposed amendments to the Sammamish Municipal Code at a City Council public hearing on March 1, 2011 and March 21, 2011; and

WHEREAS, the City Council has considered the Planning Commission's recommendations, public comment, and other available information.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Adoption of the Professional Office use amendments. The Professional Office code amendment to the Sammamish Municipal Code, as set forth in Attachment "A" to this ordinance, is hereby adopted.

Section 2. Adoption of the Animal Regulations – Small Animals amendments. The Animal Regulation code amendment to the Sammamish Municipal Code, as set forth in Attachment "B" to this ordinance, is hereby adopted.

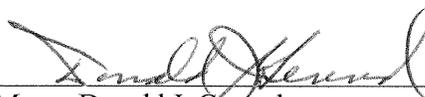
Section 3. Interpretation. The City Council authorizes the Community Development Director to administratively interpret these provisions as necessary to implement the intent of the Council.

Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 5. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

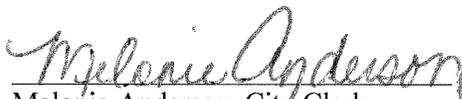
ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 21st DAY OF MARCH 2011.

CITY OF SAMMAMISH



Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:



Melonie Anderson, City Clerk

Approved as to form:



Bruce L. Disend, City Attorney

Filed with the City Clerk: February 23, 2011
Public Hearing: March 1, 2011
First Reading: March 1, 2011
Public Hearing: March 21, 2011
Passed by the City Council: March 21, 2011
Date of Publication: March 24, 2011
Effective Date: March 29, 2011

Attachment "A"

- 1 SMC 21A.15.910 - Professional Office (*Existing definition, no change*)
- 2 SMC 21A.20.060 - Government/Business services Land Uses (*Modified to allow*
- 3 *Professional Office use in R-12 & R-18*)
- 4
- 5
- 6
- 7
- 8
- 9 "Plain Text" is existing code language
- 10 "~~Strikethrough Text~~" is existing language that will be deleted
- 11 "Underline Text" is code language that will be added
- 12

Attachment "A"

1 **21A.15.910 Professional office.**

2 "Professional office" means an office used as a place of business by licensed professionals, or
 3 persons in other generally recognized professions, which use training or knowledge of a
 4 technical, scientific, or other academic discipline as opposed to manual skills, and that does not
 5 involve outside storage or fabrication, or on-site sale or transfer of commodities, including only
 6 the following SIC Major Group and Industry Nos.:

- 7 (1) 64 – Insurance agents, brokers and service;
- 8 (2) 653 – Real estate agents and directors;
- 9 (3) 7291 – Income tax return preparation services;
- 10 (4) 81 – Legal services;
- 11 (5) 871 – Engineering, architectural and surveying services;
- 12 (6) 872 – Accounting, auditing and bookkeeping services; and
- 13 (7) 874 – Management and public relations services.

14 ...

17 **21A.20.060 Government/business services land uses.**

18 A. Table of Government/Business Service Land Uses.

19 KEY

20 P – Permitted Use

21 C – Conditional Use

22 S – Special Use

SIC#	SPECIFIC LAND USE	R-1 – R-8	R-12 – R-18	NB	CB	O
...						
	BUSINESS SERVICES:					
*	Professional office		P28	P	P	P
...						

23
 24 B. Development Conditions. This item was renumbered to 31. in the codified
 25 ... version of the code. (6/23/11 ma)

- 26 28. The professional office use and improvements shall be subject to the following
 27 limitations:
 28 a. Only allowed within the Inglewood and Pine Lake Community Centers as designated
 29 by the Sammamish Comprehensive Plan,
 30 b. The total floor area associated with the use shall not exceed 3,000 square feet,
 31 c. The hours that the business is open to the public shall be limited to between 8:00
 32 AM and 6:00 PM,
 33 d. The number of individual professional office spaces shall not exceed three (3) per
 34 building, and,
 35 e. The individual professional office spaces shall be located on the ground floor of the
 36 building in which they are located.

Attachmebt "B"

- 1 SMC 21A.65.020 Animal regulations – Small animals. (*Modification for clarity*)
- 2
- 3
- 4
- 5
- 6
- 7 "Plain Text" is existing code language
- 8 "~~Strikethrough Text~~" is existing language that will be deleted
- 9 "Underline Text" is code language that will be added
- 10
- 11
- 12
- 13

Attachmebt "B"

1 **21A.65.020 Animal regulations – Small animals.**

2 The raising, keeping, breeding, or fee boarding of small animals is subject to Chapter 11.04 KCC
3 as adopted by Chapter 11.05 SMC, Animal Control, and the following requirements:

4
5 (1) Small animals that are kept indoors as household pets in aquariums, terrariums, cages
6 or similar containers shall not be limited in number, except as may be provided in KCC Title 11
7 as adopted by Chapter 11.05 SMC..

8
9 (2) Other small animals kept indoors as household pets shall be limited to five, of which not
10 more than three may be unaltered cats or dogs. Other small animals kept outside, including
11 adult cats and dogs, shall be limited to three per household on lots of less than 20,000 square
12 feet, five per household on lots of 20,000 to 35,000 square feet, with an additional two per acre
13 of site area over 35,000 square feet up to a maximum of 20, unless more are allowed as an
14 accessory use pursuant to subsection (5) of this section; provided, that all unaltered animals
15 kept outdoors must be kept on a leash or in a confined area, except as authorized for a hobby
16 kennel or cattery or commercial kennel or cattery pursuant to Chapter 11.04 KCC as adopted by
17 Chapter 11.05 SMC.

18
19 (3) Excluding kennels and catteries, the total number of unaltered adult cats and/or dogs
20 per household shall not exceed three.

21
22 (4) Animals considered to be household pets shall be treated as other small animals
23 pursuant to subsection (5) of this section when they are kept for commercial breeding,
24 boarding or training.

25
26 (5) Small animals and household pets kept as an accessory use outside the dwelling shall be
27 raised, kept or bred only as an accessory use on the premises of the owner, or in a kennel or
28 cattery approved through the conditional use permit process, subject to the following
29 limitations:

30 (a) Birds shall be kept in an aviary or loft that meets the following standards:

31 (i) The aviary or loft shall provide one-half square foot for each parakeet, canary or
32 similarly sized bird, one square foot for each pigeon, small parrot or similarly sized bird,
33 and two square feet for each large parrot, macaw or similarly sized bird.

34 (ii) Aviaries or lofts shall not exceed 2,000 square feet.

35 (iii) The aviary is set back at least 10 feet from any property line, and 20 feet from
36 any dwelling unit.

37 (b) Small animals other than birds shall be kept according to the following standards:

38 (i) The minimum site area shall be one-half acre if more than three small animals
39 are being kept.

40 (ii) All animals shall be confined within a building, pen, aviary or similar structure.

41 (iii) Any covered structure used to house or contain such animals shall maintain a
42 distance of not less than 10 feet to any property line, except structures used to house
43 mink and fox shall be a distance of not less than 150 feet.

Attachmebt "B"

- 1 (iv) Poultry, chicken, squab, and rabbits are limited to a maximum of one animal per
2 one square foot of structure used to house such animals, up to a maximum of 2,000
3 square feet.
- 4 (v) Hamsters and chinchillas are limited to a maximum of one animal per square
5 foot of structure used to house such animals, up to a maximum of 2,000 square feet.
- 6 (vi) Mink and fox are permitted only on sites having a minimum area of five acres.
- 7 (vii) Beekeeping is limited as follows:
 - 8 (A) Beehives are limited to 50 on sites less than five acres;
 - 9 (B) The number of beehives shall not be limited on sites of five acres or
10 greater;
 - 11 (C) Colonies shall be maintained in movable-frame hives at all times;
 - 12 (D) Adequate space shall be provided in each hive to prevent overcrowding
13 and swarming;
 - 14 (E) Colonies shall be requeened following any swarming or aggressive
15 behavior;
 - 16 (F) All colonies shall be registered with the King County extension agent prior
17 to April 1st of each year on a state registration form acceptable to the county;
18 and
 - 19 (G) Abandoned colonies, diseased bees, or bees living in trees, buildings, or
20 any other space except in movable-frame hives shall constitute a public
21 nuisance, and shall be abated as set forth in Chapter 21A.115 SMC, Enforcement.
22