

# **Attachment B**

## **Proposed Development Code Amendments**

***associated with proposed  
2008 Amendments to the  
Comprehensive Plan***

## Item 8.a - Attachment B

### Amend Ordinance 292: Official Zoning Map

- Change Shoreline Community College parcel(s) from R-4 and R-6 zones to Planned Area 1
- Add overlay of Planned Area 3 over parcel(s) associated with the CRISTA underlying zoning remains the same
- Change parcel(s) associated with the Fircrest from R-6 to Planned Area 4

### 20.20 Definitions

#### 20.20.036

#### Master Plan Permit

A permit issued by the City that establishes site specific permitted uses and development standards for certain planned areas or essential public facilities. Master Plan Permits incorporate proposed new development, redevelopment and/or expansion of an existing development.

Table 20.30.060 – Summary of Type C Actions, Notice Requirements, Review Authority, Decision Making Authority, and Target Time Limits for Decisions

Action	Notice Requirements for Application and Decision (5), (6)	Review Authority, Open Record Public Hearing (1)	Decision Making Authority (Public Meeting)	Target Time Limits for Decisions	Section
Type C:					
1. Preliminary Formal Subdivision	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.410
2. Rezone of Property(2) and Zoning Map Change	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.320
3. Special Use Permit (SUP)	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.330
4. Critical Areas Special Use Permit	Mail, Post Site, Newspaper	HE (4)		120 days	20.30.333
5. Critical Areas Reasonable Use Permit	Mail, Post Site, Newspaper	HE (4)		120 days	20.30.336
6. Final Formal Plat	None	Review by the Director – no hearing	City Council	30 days	20.30.450
7. SCTF – Special Use Permit	Mail, Post Site, Newspaper (7)	PC (3)	City Council	120 days	20.40.505
8. Street Vacation	PC (3)	PC (3)	City Council	120 days	Chapter <a href="#">12.17</a> SMC

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<u>9. Master Plan Permit</u>	<u>Mail, Post Site, Newspaper</u>	<u>PC (3)</u>	<u>City Council</u>	<u>120 days</u>	<u>20.30.337</u>
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- (1) Including consolidated SEPA threshold determination appeal.
  - (2) The rezone must be consistent with the adopted Comprehensive Plan.
  - (3) PC = Planning Commission
  - (4) HE = Hearing Examiner
  - (5) Notice of application requirements are specified in SMC [20.30.120](#).
  - (6) Notice of decision requirements are specified in SMC [20.30.150](#).
  - (7) Notice of application shall be mailed to residents and property owners within one-half mile of the proposed site.
- (Ord. 406 § 1, 2006; Ord. 324 § 1, 2003; Ord. 309 § 3, 2002; Ord. 299 § 1, 2002; Ord. 238 Ch. III § 3(c), 2000).

### **20.30.337      Master Plan Permit**

**A. Purpose.** The purpose of a Master Plan Permit is to address concerns unique to an area through a public process when other zoning mechanisms cannot achieve the desired results. An area may be unique based on natural, economic or historic attributes; be subject to problems from transition in land uses; or contain essential public facilities that require specific land use regulations for their efficient operation. Master Plan Permits provide a means to modify zoning regulations for specific areas defined in the Comprehensive Plan.

**B. Decision Criteria.** A Master Plan Permit shall be granted by the City, only if the applicant demonstrates that:

1. The Master Plan meets or exceeds the current regulations for Critical Areas if critical areas are present.
2. Requested modifications to standards are limited to those which will mitigate impacts in a manner equal or greater than the standards of all applicable codes;
3. The proposed development demonstrates the use of innovative, aesthetic, energy efficient and environmentally sustainable architecture and site design;
4. The Master Plan Permit demonstrates that there is either sufficient capacity in the transportation system (motorized and nonmotorized) to safely support the development proposed in all future phases or there will be adequate capacity by the time each phase of development is completed;

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5. The Master Plan Permit demonstrates that there is either sufficient capacity within public services such as water, police, fire, sewer and stormwater to adequately serve the development proposal in all future phases, or there will be adequate capacity available by the time each phase of development is completed;
6. The Master Plan Permit contains design, landscaping, parking/traffic management and multi modal transportation elements that limit conflicts between the Master Plan property and adjacent uses; and
7. All significant off site impacts associated with the implementation of the Master Plan Permit including but not limited to noise, shading, glare, surface water and traffic, will be identified and mitigated by the applicant.

### C. Vesting.

- a. Applicability. A Master Plan Permit shall be reviewed under this Chapter and all other local, state and Federal land use regulations in effect on the date the Master Plan Permit application has been deemed complete by the City.
- b. Subsequent Regulations. An applicant may have the option of subjecting its development to any subsequently enacted land use regulations. However, should an applicant choose to subject its development to a subsequently enacted land use regulation, this shall have the effect of subjecting the development to all land use regulations enacted after the application is vested.
- c. Master Plan Permits may be amended using the process for approving an initial Master Plan.

### 20.40.050 Special districts.

A. Special Overlay District. The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this Code to a development of any site, which is in whole or in part located in a special overlay district (Chapter [20.100](#) SMC, Special Districts). Any such development must comply with both the supplemental SO and the underlying zone regulations.

B. North City Business District (NCBD). The purpose of the NCBD is to implement the vision contained in the North City Subarea Plan. Any development in the NCBD must comply with the standards specified in Chapter [20.90](#) SMC. (Ord. 338 § 3, 2003; Ord. 281 § 5, 2001; Ord. 238 Ch. IV § 1(E), 2000).

C. Planned Area (PA) zone. The purpose of the PA zone is to develop allow unique zones with regulations tailored to the specific circumstances, public priorities, or opportunities of a particular area that may not be appropriate in a city-wide land use district-site specific use and development standards for areas designated in the Comprehensive Plan as planned areas or essential public facilities.

### 20.91.Ridgecrest Commercial Planned Area 2 (move to 20.100.100)

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### Chapter 20.100 Special Overlay Districts and Planned Area Zones

#### Sections

##### Subchapter 1. First Northeast Transfer Station Master Plan.

20.100.010 First Northeast Transfer Station Master Plan, given Clerk's Receiving Number 2346, is adopted herein by reference (Ord. 338 § 2, 2003).

##### Subchapter 2. Planned Area 1: Shoreline Community College

20.100.020 Purpose and Scope

A. The purpose of this chapter is to define the permitted and prohibited uses in Shoreline Community College Planned Area 1.

B. With the exception of those uses and standards contained in this subchapter, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted in the R-4-R-6 zones.

20.100.030 Planned Area Zones and Permitted/Prohibited Uses

C. All uses provided for under SMC Chapter 20.40 that are permitted in the R4-R6 zones shall be allowed in Shoreline Community College: Planned Area 1 pursuant to compliance with all applicable codes and regulations.

C. Any use listed in SMC Chapter 20.40 that is allowed through the conditional use or special use process in the R4-R6 zones may be allowed in Shoreline Community College: Planned Area 1 upon obtaining the required use permit.

C. Expansion of a nonconforming use is prohibited unless it is approved as part of a Master Plan permit.

##### Subchapter 3. Planned Area 2: Ridgecrest

20.100.100

(move 20.91 here)

##### Subchapter 4. Planned Area 3: CRISTA

20.100.200

A. The purpose of this chapter is to define the permitted and prohibited uses in CRISTA Planned Area 3.

B. With the exception of those uses and standards contained in this subchapter, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted in the underlying zoning.

20.100.210 Planned Area Zones and Permitted/Prohibited Uses

A. All uses provided for under SMC Chapter 20.40 that are permitted by the underlying zoning for CRISTA: Planned Area 3 shall be allowed pursuant to compliance with all applicable codes and regulations.

B. Any use listed in SMC Chapter 20.40 that is allowed through the conditional use or special use process by the underlying zoning in CRISTA: Planned

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Area 3 may be allowed upon obtaining the required use permit.

- C. Expansion of a nonconforming use shall be regulated per 20.30.280 (D) or as part of a Master Plan permit.

### **Subchapter 5. Planned Area 4: Fircrest**

#### 20.100.300 Purpose and Scope

A. The purpose of this chapter is to define the permitted and prohibited uses in Fircrest Planned Area 4.

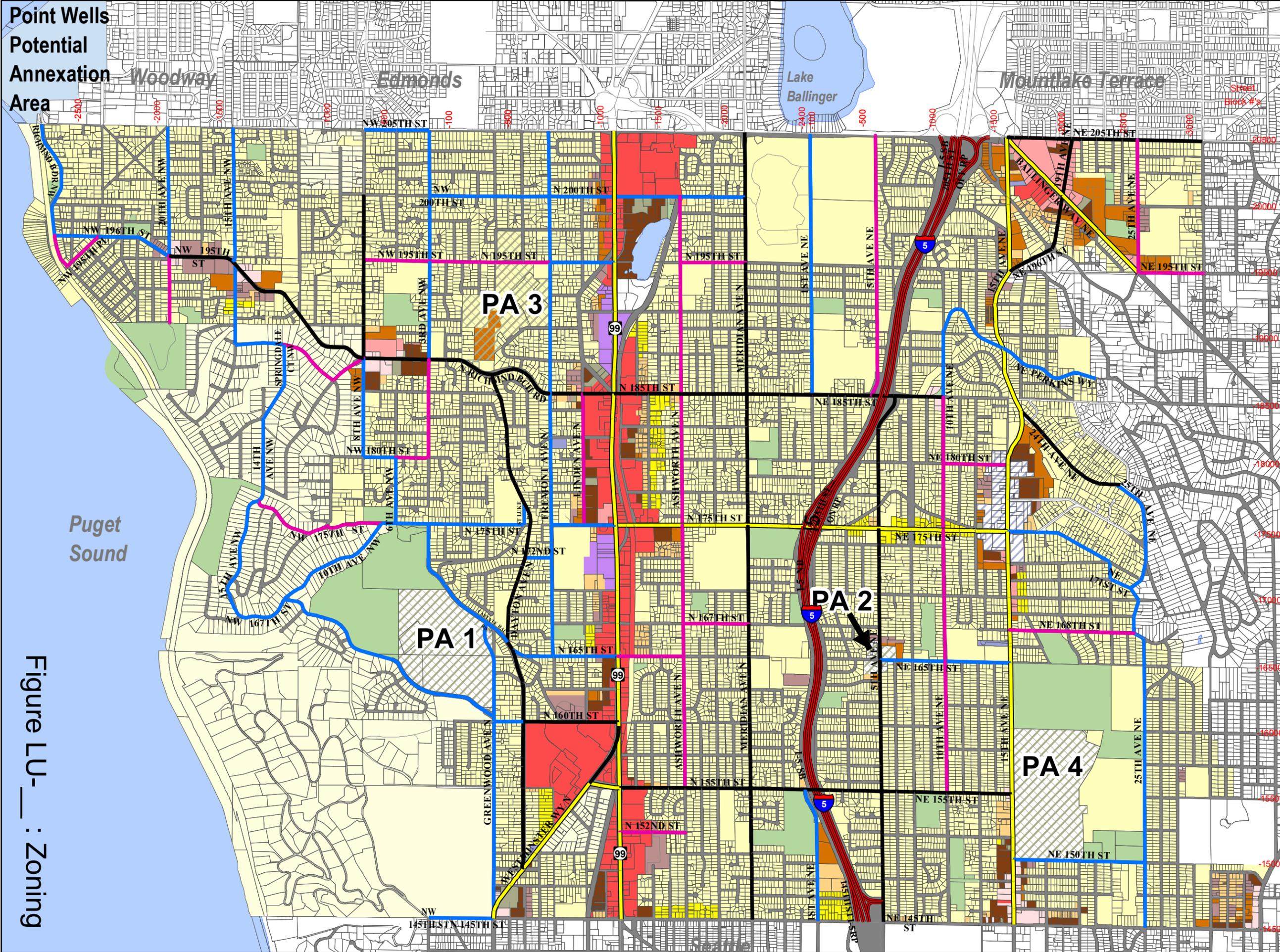
B. With the exception of those uses and standards contained in this subchapter, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted in the R-6 zone.

#### 20.100.310 Planned Area Zones and Permitted/Prohibited Uses

A. All uses provided for under SMC Chapter 20.40 that are permitted in the R6 zone shall be allowed in Fircrest: Planned Area 4 pursuant to compliance with all applicable codes and regulations.

B. Any use listed in SMC Chapter 20.40 that is allowed through the conditional use or special use process in the R6 zones may be allowed in Fircrest: Planned Area 4 upon obtaining the required use permit.

C. Expansion of a nonconforming use shall be regulated per 20.30.280 (D) or as part of a Master Plan permit.



Point Wells  
Potential  
Annexation  
Area

Woodway

Edmonds

Mountlake Terrace

Lake  
Ballinger

Puget  
Sound

Figure LU-\_\_\_: Zoning

### City of Shoreline COMPREHENSIVE PLAN

Representation of Official  
Zoning Map Adopted By  
City Ordinance No. 292.

Shows amendments through  
February 18, 2003.

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- Planned Area
- O; Office
- NB; Neighborhood Business
- CB; Community Business
- NCBD; North City Business District
- RB; Regional Business
- I; Industrial
- CZ; Contract Zone
- Unclassified Right of Way



This map is NOT an official map. No warranty  
is made concerning the accuracy, currency,  
or completeness of data depicted on this map.

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### Zoning