

17.28.010 Architectural features, stairways, and fences.

A. Chimneys, cornices, canopies, eaves, and similar architectural features may project into any required yard only to the extent permitted by the building code.

B. Fire escapes and outside stairways, which are not roofed or otherwise enclosed, may project not more than six feet into any required front yard, not more than three feet into any required side yard, and not more than ten feet into any required rear yard. A guard rail shall be provided at or around such stairs and landing places.

C. Sight obscuring fences, walls, or hedges within a required front yard, or side yard, adjacent to a street, shall not exceed three feet in height. Open rail fences and non-sight obscuring fences, where solid members do not constitute more than one-third of the total surface area of such fence, located within a required front yard or side yard adjacent to a street, shall not exceed four feet in height.

D. Fences, walls, and hedges located within a required interior side yard or required rear yard shall not exceed six feet in height. When such fence, wall, or hedge is closer than five feet to any off-premises dwelling, a conditional use permit shall be required to determine the effect upon that dwelling. Fences, walls, and hedges located within the buildable portion of a lot shall not exceed six feet in height in residential districts. In commercial and industrial districts, fences and walls shall not exceed eight feet and shall not obstruct visibility at points of ingress and egress.

E. Limitations on height shall not be deemed to prohibit safety or security fences of any height necessary for public playgrounds, public utilities, and other public institutions.

F. The provisions of subsections C, D and E of this section are subject to modification pursuant to the conditional use procedure and subject to obtaining a conditional use permit.

(Ord. 709 § 1 (part), 2004)

17.28.020 Health and safety performance standards.

Uses and structures in all zoning districts shall meet the following health and safety performance standards:

A. The intensity of sounds emitted by any use to adjacent properties shall not exceed the levels stated in Chapters 173.60 and 173.62, Washington Administrative Code, as now promulgated or hereafter amended or succeeded.

B. All exterior lighting fixtures in parking areas and driveways shall utilize cutoff shields or other appropriate measures to conceal the light source from adjoining uses and rights-of-way. Other lights shall be designed to avoid spillover glare beyond the site boundaries.

C. Chapter 70.105, Revised Code of Washington, shall govern the use and/or storage of hazardous substances in all districts. All hazardous substances shall be stored and/or transported in approved containers that prevent any leakage to the air, earth, and/or surface or groundwater.

D. No use shall generate vibrations or concussions detectable on other parcels without the aid of instruments, except during periods of construction.

(Ord. 709 § 1 (part), 2004)

17.28.030 Exceptions to height restrictions.

A. Towers, gables, scenery lofts, cupolas, water tanks, mechanical appurtenances, antennas, and similar structures attached to a building may exceed the maximum height limitation of a district may be no more than fifteen feet and shall cover no more than fifteen percent of the area of the building. Heights above the established height limitations of any district may exceed this limitation after securing a conditional use permit.

B. Freestanding chimneys, water tanks, civil defense sirens, flagpoles, monuments, radio or TV antennas, personal wireless facilities, government or public utility structures, and similar structures may exceed the maximum height limitation of a district after securing a conditional use permit.

(Ord. 709 § 1 (part), 2004)

17.28.040 Freestanding canopies.

Freestanding canopies shall meet the following requirements:

A. Except as provided in subsection F of this section, the location of freestanding canopies are not allowed in the front yard or within five feet from the rear and side lot lines; provided, however, that freestanding canopies may not locate closer than fifteen feet to a side lot line that abuts a street;

B. Without the approval of the city council obtained in the manner set forth in subsection D of this section, the total floor area of all freestanding canopies on a lot shall cover no more than ten percent of the lot's surface area;

C. Freestanding canopies shall not exceed fifteen feet in height at the peak;

D. Except as otherwise allowed pursuant to subsection F of this section, there shall be no more than two allowed upon any lot without the prior approval of the city council, that approval being sought through the submission of a written request filed with the clerk-treasurer and considered by the council at a regular meeting;

E. Except for intermittent use as a site for entertainment, such as dining or musical events, it shall not be utilized for housing of humans. No unit shall be in place for more than one hundred eighty days in any twelve-month period;

F. Freestanding canopies may be utilized for entertainment or dining purposes, when associated with a commercial enterprise normally providing such services in and from permanent structures upon the lot. In such circumstances, (1) they may be located in the front yard area of the lot so long as they are no closer than five feet to the front or side lot lines and (2) more than one may be erected on any lot without obtaining the approval required pursuant to subsection A of this section so long as no more than one such canopy remains erected on the lot for a period of more than five days;

G. No freestanding canopy shall be installed upon a lot and remain in place for more than four days in any calendar quarter without receiving a placement permit from the building official. The fee for that permit shall be as established by action of the city council.

(Ord. 709 § 1 (part), 2004)

17.28.050 Resource extraction and grading.

A. Removal and grading of five hundred cubic yards or less of earth or topsoil is permitted on any construction or development site. Where more than five hundred cubic yards of earth material will be removed or graded, a conditional use permit shall be required.

B. The application for a conditional use permit shall include a map at a scale of one inch equals four hundred feet showing transportation ways, utility lines, existing topography, access roads, and property lines. A second map included with the application shall show the extent of the proposed excavation and final grading.

(Ord. 709 § 1 (part), 2004)

17.28.060 Off-street parking.

A. All new land uses, buildings, or structures shall provide the required number of off-street parking spaces according to the table under subsection D of this section. In the event that a fraction

results when calculating the required number of off-street parking spaces, the result shall be rounded up to the next whole number.

B. Any expansion of an existing structure shall provide the required number of off-street parking spaces according to the table under subsection D of this section only for total area involved in the expansion.

C. Any change in use within an existing structure shall provide the required number of off-street parking spaces according to the table under subsection D of this section.

D. Table of required parking spaces.

Land Use	Number of Required Spaces
Accessory dwelling units	1.0 space per dwelling
Adult entertainment businesses	1.0 space per 200 square feet of gross floor area
Adult family homes	2.0 spaces plus 1 per 4 beds
Agriculture/silviculture activities	None
Automobile service stations	1.0 space per 200 square feet of gross floor area
Automobile heavy maintenance and repair shops	1.0 space per 200 square feet of gross floor area
Bars, cocktail lounges, and taverns	1.0 space per 200 square feet of gross floor area
Bed and breakfast inns	2.0 spaces plus 1.0 per guestroom
Boarding houses	1.0 space for each bedroom
Bulk fuel and chemical storage facilities	1.0 per 300 square feet for office, plus 1.0 space per 5,000 square feet of outdoor storage area

Cemeteries	1.0 space per 10,000 square feet of land area
Community facilities	1.0 space per 300 square feet of gross floor area
Contractor yards	1.0 per 300 square feet for office, plus 1.0 space per 5,000 square feet of outdoor storage area
Day care centers	2.0 per facility, plus 1.0 space for every 20 children
Drive-in restaurants	1.0 space per 400 square feet of gross floor area
Family day care centers	2.0 spaces for each facility
Financial, insurance, and real estate offices	1.0 per 250 square feet of gross floor area, plus 1.0 space for every 4 employees
Home occupations	1.0 space
Hospitals and medical clinics	1.0 space per bed
Hotels and motels	1.0 space for each room, plus 1 space for each 2 employees working at any one time
Housing for the elderly and life care facilities	1.0 space per bed
Indoor entertainment facilities	1.0 space per 300 square feet of gross floor area
Industry, heavy	1.0 space for every 2 employees on maximum shift, or 1.0 space for every 1,000 square feet of gross floor area, whichever is greater
Industry, light	1.0 space per 1,000 square feet of gross floor area

Kennels	1.0 space per 300 square feet of gross floor area
Manufactured home parks	2.0 spaces per unit
Manufactured homes, designated and non-designated	2.0 spaces per unit
Medical clinics	1.0 per 250 square feet of gross floor area, plus 1.0 space for every 4 employees
Mineral extraction and processing	1.0 per 300 square feet for office, plus 1.0 space per 5,000 square feet of land area
Multi-family dwellings	1.2 space for 1 bedroom units, 2 spaces for all other units
Office parks	1.0 space per 300 square feet of gross floor area
Parking areas, commercial or public	None
Personal services	1.0 per 250 square feet of gross floor area, plus 1.0 space for every 4 employees
Places of religious worship	1.0 space per 3 fixed seats, plus 1.0 space per 50 square feet of gross floor area used for assembly purposes
Private clubs and fraternal organizations	1.0 space per 300 square feet of gross floor area
Professional offices	1.0 per 250 square feet of gross floor area, plus 1.0 space for every 4 employees
Public and private schools	1.0 space per classroom, plus 1.0 space for each 10 students based on the rated capacity of the facility

Public utilities	None
Recreation areas/facilities, commercial	1.0 space per 300 square feet of gross floor area for indoor facilities, 1.0 space per 5,000 square feet of land area for outdoor areas
Recreation areas/facilities and community centers, non-commercial	1.0 space per 300 square feet of gross floor area for indoor facilities, 1.0 space per 5,000 square feet of land area for outdoor areas
Restaurants	1.0 space per 200 square feet of gross floor area
Retail sales, indoors	1.0 space per 300 square feet of gross floor area
Retail sales, outdoors	1.0 space per 5,000 square feet of land area
Self-service storage facilities	1.0 per 300 square feet for office, plus 1.0 space per 1,000 square feet of storage area
Single family-dwellings, attached	1.2 spaces for 1 bedroom units, 2.0 spaces for all other units
Single-family dwellings, detached	2.0 spaces per dwelling unit
Truck and heavy equipment storage and repair	1.0 per 300 square feet for office, plus 1.0 space per 1,000 square feet of indoor repair area
Warehousing	1.0 per 300 square feet for office, plus 1.0 space per 1,000 square feet of storage area
Wholesale sales	1.0 per 300 square feet for office, plus 1.0 space per

	1,000 square feet of indoor repair area
Wireless communication facilities	None
Wrecking, towing, or junk yards	1.0 per 300 square feet for office, plus 1.0 space per 5,000 square feet of outdoor storage area

E. Structures in the C-1 district that existed before the adoption of the ordinance codified in this chapter are exempt from the subsection D of this section except under the following provisions:

1. Any expansion of an existing structure shall provide for the required number of parking spaces only for the total area involved in the expansion; and
2. No structure with off-street parking may reduce the number of spaces it has available below the requirements of subsection D of this section.

F. Off-street parking ratios expressed as the number of spaces per square feet means the useable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include building maintenance areas, closets, or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded up to the nearest whole number.

G. An applicant may request a modification of the minimum required number of parking spaces for a new or enlarged use by providing a written report submitted to the administrator that substantiates that a reduced parking requirement can meet parking demand. In such cases, the administrator may approve a reduction of the minimum required number of spaces.

H. The location of all off-street parking required by subsection D of this chapter shall be on the same parcel for the use it serves. The administrator may authorize the location of required parking spaces other than on the site of the use if the alternate site:

1. Is in a commercial or industrial land use district;
2. Is within five hundred feet of the use;
3. Has a safe and convenient route for pedestrians;
4. Has assurance in form of a deed, lease, contract, or other similar document that the required spaces will continue to be available for off-street parking use; and
5. Meets the requirements of subsection J of this section if the location is a joint-use off-street parking lot.
 - I. An applicant may request the city for use of any city owned off-street parking lot to meet the off-street parking requirements of subsection D of this section.
 - J. The administrator may approve the owners of two or more uses, structures, or lots to jointly use the same parking area provided that:
 1. The hours of operation do not overlap or the joint parking area contains a sufficient number of spaces to meet the parking space requirements of all owners; and
 2. Satisfactory legal evidence exists in the form of a deed, lease, contract, or similar document that secures full access to such parking for all parties jointly using them.
 - K. The following design standards shall apply to all parking areas except for single-family dwellings and designated manufactured homes:
 1. All parking areas shall provide for the turning, maneuvering, and parking of all vehicles on the lot. It shall be unlawful to locate or construct any parking area so that use of the space requires a vehicle to back into a public street.
 2. Parking spaces shall meet the following requirements:

a. At least seventy percent of the required off-street parking spaces shall have a minimum width of nine feet and a minimum length of eighteen feet;

b. Up to thirty percent of the required off-street parking may have a minimum width of eight feet and minimum length of fifteen feet to accommodate compact automobiles;

c. The minimum length of a parallel parking space shall be twenty-three feet;

d. Space dimensions shall be exclusive of access drives, aisles, ramps, or columns; and

e. No parking spaces shall be within the clear vision triangle.

3. Aisle width shall be not less than:

a. Twenty-five feet for ninety degree parking;

b. Twenty feet for less than ninety degree parking; and

c. Twelve feet for parallel parking.

4. All parking spaces required to have a hard surface shall be clearly striped. Compact spaces shall be clearly marked "COMPACT."

5. Parking areas with four or fewer spaces shall have a surface with gravel, or better material, and maintained so that no bare earth or mud forms. The parking area owner shall maintain it free of weeds, trash, and debris.

6. Parking areas for five or more vehicles, including access driveways and aisles, shall have a hard surface and storm water disposal improvements that meet Chapter 13.30 of this code. The parking area owner shall maintain it free of weeds, trash, and debris.

7. Off-street parking areas sharing a common boundary with a residential property shall erect a sight obscuring buffer no less than five feet in height to stop the glare of headlights.

8. Lighting for off-street parking areas shall be no greater than twenty feet in height and directed, hooded, or shielded so that the lamp is not visible from adjacent residential properties or public streets.

9. Off-street parking areas shall include parking for people with physical disabilities in compliance with Chapter 70.92 RCW and the Uniform Building Code.

(Ord. 709 § 1 (part), 2004)

17.28.070 Off-street loading areas.

A. Hospitals, housing for the elderly, light or heavy industries, life care facilities, medical clinics, retail sales, self-storage facilities, warehouses, and wholesale sales shall provide off-street loading in accordance with the minimum requirements:

1. Buildings containing ten thousand to twenty-five thousand square feet of floor area shall provide one loading berth.

2. Buildings containing more than twenty-five thousand square feet of floor area shall provide at least two loading berths.

B. Hotels, motels, restaurants, bars, cocktail lounges, taverns, and community centers shall provide off-street loading in accordance with the minimum requirements:

1. Buildings containing twenty thousand to fifty thousand square feet of floor area shall provide one loading berth.

2. Buildings containing more than fifty thousand square feet of floor area shall provide at least two loading berths.

C. Off-street loading areas shall meet the following design requirements:

1. Each loading berth shall be at least ten feet wide and forty-five feet long; and

2. Loading berths shall be located entirely on the property they serve and shall not depend on parking spaces or a public street to serve as a maneuvering area.

(Ord. 709 § 1 (part), 2004)

17.28.080 Standards for buffers and screens.

A. Buffers and screens may be a requirement as a condition for a development permit to reduce impacts created by light, glare, and noise on adjacent and area properties. The width of buffers or screens may vary to account for natural features, volumes, proposed setbacks in design, or other factors. The general rule is that the more intensive the proposed use and its potential for adverse impacts on adjacent or area properties, the larger the buffer or screen may be required.

B. The land area of all buffers and/or screens consisting of planted materials shall sufficiently serve its purpose within six months of planting and the lot owner shall properly maintain it for as long as the use creating the impact continues. All screens shall be of sufficient height to ensure that the proposed use mitigates light, glare, and noise impacts.

(Ord. 709 § 1 (part), 2004)

17.28.090 Signs.

A. The construction and placement of all signs shall conform to the International Building Code.

B. No sign, except for traffic signs, portable signs, or other signs approved by the city council, shall be located within the right-of-way of any street or highway, nor project beyond authorized property lines, except as provided below:

Projecting signs in the C-1 and C-2 districts and authorized by the city shall extend no closer than two feet to the edge of the roadway and provide a minimum clearance of ten feet from the highest existing grade.

C. Off-premise signs are not allowed in any zoning district except for the following so long as they do not constitute a hazard to life or property:

1. Traffic signs and control devices;

2. Political signs not larger than thirty-two square feet;
3. Public notice signs;
4. Special event signs and banners for periods not to exceed sixty days when such placement is authorized by the city;
5. Real estate sale signs not larger than four square feet; and
6. Two-sided portable signs with each side no larger than nine square feet.
7. Subject to prior approval by the city administrator, off-premises directional signs providing guidance to the location of an assisted care facility licensed by the State of Washington subject to the following conditions:
 - a. The use is located upon property at least one block from Simpson Avenue, South 3rd Street, or North Summit Road.
 - b. The sign shall be directional in nature indicating only the name of the facility and the direction of travel required to reach the facility.
 - c. No more than two signs for each facility.
 - d. The sign or signs requested to be placed shall be obtained and installed by the city. Prior to ordering of the sign/s, the applicant shall pay to the city the estimated cost of such acquisition and the placement by city staff. In the event the estimate is less than the actual cost incurred, the applicant shall pay such cost upon the billing therefore: Provided that, in the event of the failure to pay within thirty days of such billing, the city may remove the sign/s. If the estimate is higher than the actual costs incurred, the applicant shall be reimbursed the excess.
- D. The maximum height for projecting signs or freestanding signs shall not extend more than five feet above the highest exterior wall of the building it serves or, if mounted on the roof ridge line, more than two feet above that ridge line.

E. The property owner is responsible for removing any sign advertising a commercial use that has been discontinued for longer than thirty days.

(Ord. 709 § 1 (part), 2004)

(Ord. No. 749, § I, 7-25-2008)