Guide to September 11, 2013 Draft Land Development Code
Showing Changes Made Since the July 2013 Version

NOTE: Staff has prepared this Guide in an attempt to assist the reviewer to more quickly locate the changes that have been made to the draft Land Development Code since the release of the July 2013 version that Council reviewed at a series of special public meetings in late July and early August. Staff has also made a number of corrections to typographical and formatting errors some of which are identified in the most current September 11, 2013 version which includes track changes, although many were previously made without track changes. Staff has made every effort to ensure that this Guide addresses all changes that City Council directed be made, but due to the length of the document there are some changes missed which Staff has identified below in italics and other changes that may have been totally missed. Staff apologizes for any omission.

The Guide references the current Chapter and Section numbers in the July 2013 draft and the text explains what has been changed in the September 11, 2013 draft.

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15.560 Signage — Signage Chapter has been removed from the draft Land Development Code

Article 1

15.100.010 — Step 3 reference to signage (Chapter 15.560) has been deleted

15.110.060 — (E)(F) Shifts review and decision on regional retail commercial master site plans and non-landmark register departures from design standards away from Landmarks and Design Commission and makes it a director decision.

NOTE: "F" is incorrectly identified as "E" and will be corrected in final document.

15.130.040 D definitions — Amends thresholds for minor design review
Amends criteria for major design review
Adds new definition for triplex

15.130.090 I Definitions — Removes reference to code section for impervious surface which has been removed from the draft code

15.130.150 O definitions — Adds new definition for "outlet center" taken from current code

15.130.190 S & T definitions	Deletes all sign definitions since Sign Code has been removed from the document

Article 2

Table of Contents	Amends title to Chapter 15.250 Adds new section 15.250.080 Master Plan for P- R zone uses and renumbers remaining sections accordingly Deletes section 15.280.120 Design standards which have been moved to Article 5 or are now replaced by Articles 4 & 5
15.210.030(B)	Amends Review Process Type II to reflect change in departure request processing from Landmarks Commission to the director except for non-landmark register properties
Table 15.210.040(A)	Amends Type II process table to reflect change in departure decision-maker to the director in relation to appeal process except for non-landmark register properties
Table 15.210.050(A)	Deletes formal code interpretation and site development permit from Type I they are included as Type II permits in Type II process table.
Table 15.210.050(B)	Adds administrative variance as Type II process Amends design review decision-maker and appeal for landmark properties and non-landmark properties Deletes major and minor Sign processes since sign code now being changed in the new code
Table 15.210.050(D)	Adds new language for P-R zone master plan permits
15.210.060(D)(E)(F)	Amends departure process
15.230.080(G)(2)	No Amendment Yet. *NOTE: Staff recommends that the the timeframe for issuance of an open record hearing or appeal hearing decision be amended from 10 days after the decision to 21 days after the decision to allow adequate time*
15.230.090(C)	No Amendment Yet. *NOTE: Staff recommends that the timeframe for issuance of a closed record hearing or appeal hearing decision be amended from 10 days after the decision to 21 days after the decision to allow adequate time*
15.250	Adds clarification language to Chapter title
15.250.030(B)	Amends minor and major design review relating to minor exterior modification exemption from design review
15.250.030(C)	Addresses departure decision-maker change for non-landmark register property

15.250.070(C)	*NOTE: this amendment was missed in this draft and will be corrected in the final draft to make it consistent with Council direction. It should amend the regional retail master site plan section to make the director the recommending body instead of the landmarks and design commission*
15.250.080	Adds new section for PR zone master plan process also renumbers remainder of 15.250 accordingly
15.260	Subdivisions – Numerous edits to clear up confusion between the use of the words "subdivision" and "plat" in the chapter
15.280.020	Deletes sub-I that included reference to review of master commercial site plans and non-landmark register design review departures that are now decided by director
15.280.050(B)	Deletes reference to review of master commercial site plans and non-landmark register design review departure decisions that are now decided by director
15.280.120	Removes all design standards from this chapter except for the the historic preservation design standards (former E) which are moved to Article 5.
15.300.040	Adds new sub (E) for manufactured home park zones. NOTE: we have not include current manufactured home subdivision zone in new code since it has never been used and manufactured homes can be sited on individual residential lots of record subject to certain design criteria

Article 3

Figure 15.300.060(D)	Adds Airport Overlay Zone Map.
Table 15.310.040	Adds MHP zone to the residential use table and allows only single family units and home occupations Adds Accessory use for all residential uses in P-R zone to address potential public housing authority or CWU residential uses (must be accessory to the primary use of the public entity) subject to footnote 6 – NOTE the accessory use was inadvertently omitted from the single family dwelling row and will be corrected in the final document. Adds new Yard and Garage Sale as accessory use in all zones. Based on current code language in13.40.160 which allows them as accessory use to all <u>dwellings</u> subject to certain conditions new footnote 8 Adds Outlet Centers as permitted use in C-T zone – same as current code Adds small and medium office to C-T zone Deletes medium and large office uses in C-N zone

	Adds large office to C-H zone Deletes footnote 7 from medium and large office uses in I-L zone Keeps Adult Entertainment as permitted in C-T zone but have moved all adult entertainment code to ECC Title 6 – Businesses and Occupations as new Chapter 6.72 Adult Entertainment.
15.310.050(C)	Deletes some language re: Master planning general standards and refers to new 15.250.080 for master plan requirements and process
Table 15.320.030	Changes minimum density for RS zone to 4 du/acre from 6 du/acre Deletes maximum floor area ratio (FAR) from R-S zone Deletes maximum impervious surface requirement for all residential zones Changes garage front yard setback to 22 ft from 25 for all residential zones Adds garage to minimum rear yard accessory structure category in residential zones
Table 15.320.040	Changes floor area ratio for C-T, C-H and I-L to 0.8 from 0.5 Deletes maximum impervious surface for all zones Changes garage front yard setback to 22 ft from 25 for all commercial and industrial zones
15.320.050(A)	Changes use of all site areas in gross developable acreage calculation from may be used to shall be used for residential density or project floor area calculations
Old 15.320.070	Deleted - the section addressing impervious area standards and renumbers the remaining sections accordingly- SEE BELOW
	Former 15.320.080 is now renumbered as 15.320.070 and provides additional detail to front yard setback and rear yard setback measurement
	Former 15.320.090 is now renumbered to 15.320.080 and (E) Deletes requirement for street use permit for overhanging storefront weather protection into right-of-way (G) Adds new number 8 allowing electrical equipment cabinets, utility boxes and vaults to project into any yard renumbers the rest of G.
	Former 15.320.100 is now renumbered as 15.320.090 – no changes Former 15.320.110 is now renumbered as 15.320.100 – no changes Former 15.320.120 is now renumbered as 15.320.110 – no changes Former 15.320.130 is now renumbered as 15.320.120 – no changes
	Former 15.320.140 is now renumbered as 15.320.130 and in (A)(4) changes alley fence requirement to limit them to 42 inches in height if less than 3 ft from alley and to max. of 6 ft in height if 3 ft or more from alley

Figure 15.320.140(A)(3) Shows new fence on alley requirements example.

NOTE: it needs to renumbered to Figure 15.320.130(A)(3) and Figures 15.320.140(A)(1) and 15.320.140(A)(2)also need to be renumbered to 15.320.130(A)(1) and 15.320.130(A)(2) which will occur in the final draft preparation

15.340.010(D) Changes bed and breakfast meal limitation to allow all meals

15.340.020(F) Clarifies commercial vehicle delivery provision to "commercial vehicle larger than a small parcel delivery van or truck"

15.340.050(I) changes pedestrian walkway width from 3 ft to 4 ft

15.340.060(D) Adds language requiring small wind energy systems to also meet the American Wind Energy Association Small Wind Turbine Performance and Safety Standards. These are a professional certification association that tests the systems for the manufacturers and certifies that they meet certain basic standards.

15.350 Adds a note to the Airport Overlay Zone Standards Chapter advising that the information may not be the most current information and referring readers to the city and county planning departments for most current information. A number of provisions are out of date and since this is a jointly adopted overlay zone the city will attempt to work with the county in the future to jointly update it.

15.380 Amends the Development Agreement to include ability to use one with a service agreement as allowed by state law.

Staff is still working with land use attorney on question of whether or not approval of an annexation should be required prior to approval of a development agreement

Cleans up the provisions in 15.380.020 to more closely follow the RCW language

Article 4

15.410 NOTE: Streetscape dimensions are not included and are found in the Public Works Development Standards. They are included as a separate document along with this Revised Final Draft.

Planting strip width in the public works development standards will be changed to 6 ft for local access, 8 ft for collectors and 10 ft for arterials

City utilities will be located within the rights-of-way except for easement area 10 ft by 1 –ft centered on alternating property lines for utility boxes, vaults, etc.

	Phrase "planting strip" beyond the right-of-way has been removed and will just read "setback"
15.410.040(B)(2)	Adds language to local access street design for the 20-foot street option that would require one additional off-street parking space per unit either as off-site off-street parking or as parallel parking bulb-outs along the street up to 50 percent of the planting strip length
New Figure 15.410.040	Shows photo of local access street with bulb-outs. *NOTE: This needs to be renumbered to 15.410.040(A) at final draft.*
Old Figure 15.410.040	Shows local access street designs. The phrase "planting strip" beyond the right-of-way has been removed and just reads "setback". *NOTE: This needs to be renumbered as Figure 15.410.040(B)*
15.420.020(A)	Connectivity to abutting land clarified to delete reference to future development phase of same development and to include land with the capability of being further subdivided
15.420.020(B)(2)	Adds conditions when standards for connectivity can be relaxed by reviewing authority
15.420.050(C)	Adds new courtyard access lot private internal roadway requirements based on fire code official recommendations – 100 ft or deeper if approved by fire code official and up to 150 ft if everything beyond 100 ft is sprinklered Adds new surface width of 15 ft from 12 ft for couryard access private roadway and required to be kept clear of snow, vehicles and vegetation Adds 2 story height limit for courtyard accessed buildings
15.420.050(D)	Adds fire sprinkler requirement to pedestrian-only entry lots for homes further than 100 ft from fire access road and a fire department access for homes further than 150 ft from a street Adds 2 story height limit
15.420.060(A)	Allows subdivisions to have shared access to public right-of-way for up to 5 lots provided it is at least 15 ft wide and no loner than 400 ft and is kept clear of snow, vehicles and vegetation
15.420.060(D)	Adds exception to prohibition of reverse frontage lots if rear yard fences are buffered by minimum 10 ft irrigated landscpage strip in permanent easement maintained by homeowner's association

Article 5

Table of Contents	Adds new sub-section 15.500.040 for administrative variances Deletes Chapter 15.560 Signage as sign code is not being included in new code

NOTE: the remaining chapters are not renumbered and 15.560 is kept as a placeholder for future sign code inclusion

15.400.040	New administrative variance chapter for up to 10 percent deviation from Article 5 standards
15.510.050(G)	Deletes street permit requirement for weather protection projections over right-of-way and adds some provisos to not interfere with street lights or signs
15.510.060(A)	Adds language that restates that secondary street standards only apply to non-residential and multifamily developments
15.510.080	Adds language that restates that landscaped street standards only apply to non-residential and multi-family development
15.510.100	Adds language that non-residential and multifamilydevelopment within residential zones must comply with landscaped street frontage standards
15.520.040(D)	Changes parking lot pathway from a paved walkway to a hard-surface walkway
15.520.040(E)	Changes street tree grates to street tree planting pits
15.520.040(F)	Requires continuation of pedestrian sidewalk pattern and material across internal driveways of projects
15.520.070(B)	Amends parking lot buffer tree requirement that they be trimmed to now require that they have their crowns raised
15.530.020	(B) Adds historic building remodel/renovation design standards that previously were in the landmarks and design commission Chapter Requires use of Secretary of Interior's Standards for the Treatment of Historic Properties as a guide for applicant
15.530.030	(C) Changes building articulation Departure terminology from elements to criteria
15.530.030	(D) Adds new option for multifamily building articulation for other methods that meet the purpose of the standards Changes Departure terminology from elements to criteria Adds consideration of length of the articulated feature in Departure
15.530.030	(D) makes option 2 a choice of at least two of the sub-options instead of all
15.530.050	Prohibits metal siding on landmark register properties and within all historic districts

15.540.020	(B)	Allows driveway to be used to help meet clear and obvious pedestrian access requirement for entries on single family Deletes 4 by 6 ft dimensional standard for new single family covered entry Amends façade transparency from 15% to 10% and adds 8% provision for north facing facades
15.540.020	(C)	Deletes requirement that garage be placed at least 3 feet further from front door of the house Changes garage setback from street from 25 ft to 22 ft from sidewalk edge
15.540.020	(D)	Changes maximum width of driveway from 20 feet to 24 ft
15.540.030	(B)	Changes maximum shared driveway width for duplexes and triplexes from 20 ft wide to 24 ft wide
15.540.040	(B)(1)	Deletes Accessory Dwelling Unit (ADU) entrance requirements Renumbers remainder of ADU standards in (B)(1) accordingly
	(D)(1)	Changes detached ADU floor area from 800 sq.ft. to 1,000 sq.ft. and eliminates the variation between zoning district locations
15.540.050	(E)	Deletes maximum floor area for ground or main floor for cottage houses Changes cottage house maximum height from 25 ft to 26 ft
	(G)	Changes cottage housing façade transparency from 15% to 10 % Adds provision of 8% for north facing facades
15.550.030	(E)1.	Changes bicycle parking requirement for hotels/ motels to 1 space per 20 guest rooms, offices/banks/clinics/ supermarkets/retail shops/department stores, or similar uses from 1 space per 1,000 sq.ft. to 1 space per 5,000 sq.ft up to 50,000 sq.ft and one space per 10,000 sq.ft beyond 50,000 sq.ft.
	5.	Deletes use of public ROW option for bicycle parking Renumbers remaining sub-sections
	(I)	Adds exception for local access street option to utilize off-site parking
15.570.070	(C)	Requires fire lane in parking lot to meet Fire Code requirements
15.560		Deleted entire Signage Chapter. *NOTE: Will re-visit signage later. Chapter 15.560 is held as placeholder for future addition of amended sign code.*
15.570.030	(A)	Adds clarification language to landscaping plant material standards to make them appropriate for eastern Washington
	(B)	Changes parking area and landscaping tree measurement spot from 6 feet above root ball to 6 inches
15.570.040	(A)(2)	Changes Type A landscaping requirement for specific percentage of evergreen trees to just predominantly evergreen trees

		Changes tree formula from 1 per 100 sq.ft to 1 per300 sq.ft. and 1 per 10 linear ft to 1 per 30 linear feet Changes evergreen shrubs to predominantly evergreen shrubs Changes complete screening timeline from 80% of unwanted views within 3 years to 70% within 5 years
	(B)(2)	Changes Type B tree ratio from 1 per 200 sq.ft or 1 per 20 linear fet. To new 1 per 300 sq.ft. or 1 per 30 linear ft. Changes requirement to meet filter purpose of standards from 3 years to 5 years Changes Type C tree ratio from 1 per 250 sq.ft. or 1 per 25 linear ft to 1 tree per 30 sq.ft. or 1 tree per 30 linear ft. and eliminates spacing requirement Changes requirement to meet filter purpose of standards from 3 years to 5 years
15.570.050	(A)(3)	Changes internal surface parking lot landscaping option to place trees in tree grates Renumbers remaining sub-sections