

CITY OF LYNNWOOD

ORDINANCE NO. 2295

AN ORDINANCE OF THE CITY OF LYNNWOOD, WASHINGTON, AMENDING
TITLE 21 OF THE LYNNWOOD MUNICIPAL CODE TO CLARIFY OR SIMPLIFY
ADMINISTRATION OF ZONING REGULATIONS

THE CITY COUNCIL OF THE CITY OF LYNNWOOD DO ORDAIN AS FOLLOWS:

Section 1: Amend LMC 21.02.325. Section 21.02.325 is revised to read as follows:

21.02.325. Family

'Family' means an individual or two or more persons related by blood or marriage, or a group of not more than five persons, excluding servants, who need not be related by blood or marriage living together in a dwelling unit as a family unit and who are cooking and living as a single housekeeping unit. For the purposes of this definition, and notwithstanding any other provision of this Code, children with familial status within the meaning of Title 42 United States Code, Section 3602(k), and persons with handicaps within the meaning of Title 42 United States Code, Section 3602(h), will not be counted as unrelated persons.

Section 2: New Subsection. Subsection 21.02.501.A is added, to read as follows:

A. 'Designated manufactured home' means a manufactured home constructed after June 15, 1976, in accord with state and federal requirements for manufactured homes, which:

1. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty six feet long;
2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch; and,
3. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single-family residences.

Section 3: Amend LMC 21.02.730. Section 21.02.730 is revised to read as follows:

21.02.730 Structure

The term 'structure' means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, except that this definition shall not include light standards, utility poles and vaults, arbors and trellises, play equipment, benches, mail boxes, and sculptures.

Section 4: Amend LMC 21.02.150. Section 21.02.150 is revised to read as follows:

21.02.150 Building Line

The term 'building line' means a line, established by law, beyond which a building or structure shall not extend except for cornices, eaves, gutters, chimneys or one story bay windows projecting not more than 2 ft.; and open patios or decks not exceeding three ft. in height above the average grade.

Section 5: Deleted by City Council

Section 6: Amend LMC 21.42.420.B. Subsection 21.42.420.B is revised to read as follows:

B. Accessory Buildings & Structures on Lot Lines

In single family zones, accessory buildings which 1) are behind the front wall of the residence; 2) which do not exceed one story in height (not to exceed 15 feet) 3) which are not greater than 600 square feet in floor area and 4) which do not contain habitable space (as defined in the Building Code), shall be set back not less than 5 feet from the lot side and rear lines, except that one accessory building which does not exceed eight feet in height nor sixty-four square feet in floor area may be located on lot side and rear lines.

Section 7: Amend LMC Table 21.42.01. Table 21.42.01 (Residential Zones, Permitted Uses) is revised to delete "Professional and Business Offices" as a permitted use in the RMHR zone.

Section 8: Amend LMC 21.46.500.C.2. Paragraph 21.46.500.C.2 is revised to read as follows

2. Ground Signs

One permanently installed ground sign [except as per Section 21.46.500.B], is allowed along each public street abutting an individual or multiple business site, subject to the following requirements: a. The signs are so located as to minimize interference with drivers' or others' visibility in intersection or at place of ingress or egress;

- b. The signs have no moving parts, are not self-illuminated, and indirect lighting, if used, shall be uncolored, non blinking, and directed away from traffic;
- c. The signs consist of materials and colors which minimize reflection capabilities;
- d. The sign components are securely attached to the sign structure and not temporary or removable; and
- e. Such signs shall be located five or more feet from the right-of-way."

Section 9: Repealed. Subsection 21.46.200.B.2.is repealed.

Section 10: LMC Table 21.18.09 Amended. Table 21.18.09 is revised to read as follows:

| Table 21.18.09: Retail Uses | Number of Parking Stalls Required |
|-----------------------------|--|
| Appliance Stores | |
| less than 6,000 SF of GFA | one per 300 SF GFA; minimum of five per tenant |
| 6,000 SF or more GFA | ten plus one per 600 SF GFA; minimum of five stalls per tenant |

| | |
|--|---|
| Drug Store | one per 200 SF GFA |
| Food Store | one per 200 SF GFA |
| Furniture or Hardware Stores | |
| less than 6,000 SF of GFA | one per 300 SF GFA; minimum of five per tenant |
| 6,000 SF or more GFA | ten plus one per 600 SF GFA; minimum of five stalls per tenant |
| Regional Shopping Centers developed per the PRC Zone | five per 1,000 SF gross leasable area |
| Shopping Centers, other than those in the PRC Zone | |
| Less than 15,000 SF GFA | sum of the separate uses |
| 15,000 SF GFA and more | one per 225 SF GFA; restaurants, taverns, and drive-ins are calculated separately |
| Specialty Retail Center | |
| less than 15,000 SF GFA | Sum of the uses |
| 15,000 - 50,000 SF GFA | one per 300 SF GFA; restaurants, taverns, and drive-ins are calculated separately |
| Specialty Shops | |
| Less than 6,000 SF GFA | one stall per 300 SF GFA; minimum of five per tenant |
| 6,000 SF GFA and above | ten & one per 600 SF GFA; minimum of five per tenant |
| Variety Stores | one per 200 SF GFA |

Section 11: New Subsection. A new Subsection is added to 21.18.700. to read as follows:

C. Parking for Drive-Up and Drive Through Facilities

At drive-up and drive-through facilities or structures (including but not limited to drive through service windows, and gas pump islands), parking in queuing lanes will be counted toward fulfilling the parking requirement for the drive-up or drive-through facility or structure, but not for parking required for other exterior or interior floor area. Parking in these queuing lanes shall not need to provide the six-foot landscaped separation shown in Figure 21.18.1.

Section 12: Amend LMC 21.46.500.B. Subsection 21.46.500.B is revised to read:

B. Number of Pole Signs

Along each public street abutting an individual or multiple business site, that site may have one permanently installed pole sign per the following schedule:

| Street Frontage per Street | Pole Signs Allowed |
|----------------------------|--------------------|
| 1 - 300 feet | 1 |
| 301 - 600 feet | 2 |
| 601 - 900 feet | 3 |
| 901+ feet | 4 |

Sites with less than three hundred lineal feet of street frontage on one street may be allowed additional pole signs by conditional use permit provided that such signs are in keeping with the

intent of this title. Notwithstanding Chapter 21.24, an application for a conditional use permit under this subsection shall be processed according to PROCESS III (1.35.300 et. seq.).

Whenever a conditional use permit for additional numbers of pole signs is considered, the approving body may require that the height, area, and/or specific dimensions of signs be reduced and/or the setback from property lines be increased.

Sites which qualify for additional pole signs may substitute ground signs for those additional pole signs.

Section 13: Amend LMC Table 21.46.14. Revise Table 21.46.14 to read as follows:

| Minimum Standards | B-4 | B-3 or BN | B-2 | PCD | B-1 or BC | C-2 | C-1 or CG |
|---|---------|-----------------|--------|--------|-----------------|--------|-----------------|
| Area (unless adjacent to similar zoned land) | none | 3 ac. | 1 ac. | none | none | 1 ac. | none |
| Maximum Area | none | 6 ac. | none | none | none | none | none |
| Front Yard | | | | | | | |
| Located on a principal arterial | 50 ft | 50 ft | 50 ft. | 50 ft. | 50 ft. | 50 ft. | 50 ft. |
| Located on all other streets | 40 ft | 40 ft | 40 ft | 40 ft | 40 ft | 40 ft | 40 ft |
| Side Yard | | | | | | | |
| Located on a principal arterial | 50 ft | 50 ft | 50 ft. | 50 ft. | 50 ft. | 50 ft. | 50 ft. |
| Located on all other streets | 40 ft | 40 ft | 40 ft | 40 ft | 40 ft | 40 ft | 40 ft |
| Interior Yards | 10 ft. | none* | 15 ft. | none* | none* | none* | none* |
| Rear Yard | 25 ft. | none* | 25 ft. | none* | none* | none* | none* |
| Maximum Building Height | 35 ft.+ | 35 ft.+ | none | none | none | none | none |
| Maximum Lot Coverage | 35% | 35% | 35% | 35% | 35% | 35% | 35% |
| Key: * Except where adjoining a residential zone; see 21.46.220 & .230 + Except that the maximum height within 25 feet of a residential zone is 25 feet. | | | | | | | |

Section 14: New Section. Add Section 21.04.600 to read as follows:

21.04.600 Record Evidence of Approvals and Permits

As a condition of approval of any approval or permit pursuant to this title, the approving body may require the applicant to record evidence of approval of the approval or permit and all conditions of that approval with the Snohomish County Auditor. Alternatively, the City may choose to record this evidence on its own initiative.

Section 15: New Section. Add a new Section 21.10.900 to read as follows:

21.10.900 Exceptions

The Director may allow fences that do not conform to the regulations of this Title at the following situations if the Director finds that such fences are needed to protect the public health and safety:

- A. Outdoor recreation establishments or park and recreation facilities or
- B. To prohibit illegal dumping,

As part of approving fences under this section, the Director may impose conditions or limitations on fences allowed under this section in order to insure that such fences conform with the purpose and intent of this chapter and this Title.

Section 16: Amend LMC 21.50.500.B.1. Revise Paragraph 21.50.500.B.1 to read as follows:

1. Individual Tenant Wall Signs

Sign programs in which each tenant has its own wall sign shall meet the following standards:

- a) All wall signs on the site shall be of a uniform color and letter style compatible with building materials used elsewhere on the site;
- b) There shall be not more than one wall sign per business,
- c) The top of such wall signs shall not be higher than the top of the first floor of the building;
- d) The maximum sign area of individual tenant wall signs shall be 8 square feet,
- e) The maximum height of letters shall not exceed 24 inches;
- f) Wall signs that face residential zones shall not be illuminated either internally or externally; other wall signs may be illuminated;
- g) The wall signs shall be constructed with materials which minimize reflective capabilities;
- h) The sign shall be printed on or mounted flush against the wall and shall have no moving parts;
- i) Sign components must be securely attached to the wall and must not be temporary or removable.
- j) The sign shall be located on the building frontage occupied by the tenant to which the sign relates, and
- k) Tenants which share a common exterior entrance shall be restricted to a total of 8 square feet of wall sign area.

Section 17: Amend LMC 21.50.500.B.3. Revise Paragraph.21.50.500.B.3 to read as follows:

3. Ground Signs

Ground signs may be allowed if necessary in order to direct traffic to points of access to the site, and subject to the following:

- a) Except as otherwise provided all ground signs on the site shall conform to the wall sign standards, above.
- b) A maximum of two ground signs are allowed per street per property, 300 feet apart.
- c) The maximum height shall be 3' 6".
- d) The maximum area shall be 25 sq. ft. per side.
- e) The signs shall be located a minimum of 5 feet from the public right-of-way unless an alternate setback is specifically approved as part of development plan approval.
- f) The ground signs shall not be illuminated, either externally or internally.

Section 18: Amend LMC 21.50.500.C. Revise Subsection 21.50.500.C. read as follows:

C. Signs at General Sites

1. Sites in the Business and Technical Park Zone

On general sites, ground signs and freestanding signs as regulated above are subject to conditional use permits instead of development plan approval, but the criteria for approval and the standards shall be the same. Wall signs are permitted outright, subject to the following:

Wall signs shall be printed on or mounted flush against the wall, shall not extend above the wall, may be illuminated and otherwise shall be regulated by the same limitations and restrictions as ground signs except for location, height, and sign area. The total allowable sign area for wall signs and ground signs, is 80 square feet per site or 10 square feet per tenant, whichever is greater, for each abutting public street. Up to 80 square feet of the sign area may be used by a single tenant. Only the sign area relating to each street may face that street or be oriented to it.

For buildings of two or more stories, the alternative provisions for wall signs on transitional sites shall also be available on general sites, subject to the same standards as on transitional sites, but shall be permitted outright.

2. Sites in the Light Industrial Zone

On general sites, signs allowed in transitional sites are permitted outright, subject to the following:

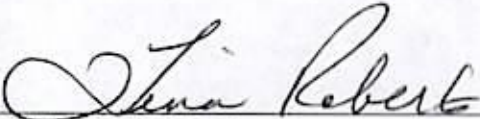
- a) Except as otherwise provided all signs shall comply with the appropriate sign standards for a transitional sites;
- b) Wall signs may be internally illuminated;
- c) The total allowable cumulative sign area for wall signs and ground signs, is 80 square feet per site for each abutting public street or 10 square feet per tenant, whichever is

greater. Up to 80 square feet of the allowable sign area may be used by a single tenant. Only the sign area relating to each street may face that street or be oriented to it.

Section 19. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 20. Effective Date. This ordinance shall take effect and be in force five (5) days after its passage, approval and publication.


PASSED THIS 10th day of January, 2000 and signed in authentication of its passage this 11th day of January, 2000.


TINA ROBERTS, Mayor

ATTEST:


MIKE BAILEY, Finance Director

APPROVED AS TO FORM:


JOHN WATTS, City Attorney

File Number: 99CAM0006

File Name: 1999 Housekeeping Zoning Code Amendments