

Ordinance 2006-4

AN ORDINANCE OF THE TOWN OF EATONVILLE AMENDING AND RECODIFYING CERTAIN DEVELOPMENT REGULATIONS (CODE CHAPTER 18.04) SO AS TO CONFORM THEM TO THE REVISED COMPREHENSIVE PLAN.

WHEREAS, the Town of Eatonville adopted a revised comprehensive plan, with amendments, by adopting Ordinance No. 2005-9 on July 11, 2005; and

WHEREAS, certain revisions to the previous comprehensive plan require that the relevant development regulations be amended so as to provide consistency between the plan and the regulations; and

WHEREAS, RCW 36.70A.130(4) requires the Town to review and, if needed revise its development regulations to ensure that the plan and regulations comply with the requirements of chapter 36.70A RCW; and

WHEREAS, the Town staff and Planning Commission have properly reviewed the revisions set out below, NOW, THEREFORE, the Council of the Town of Eatonville adopts the following revisions to the Town's development regulations.

Section 1. Section 18.04.050 of the Eatonville Municipal Code ("EMC") and Ord. 98-02 §2 are each recodified as Section 18.08.145 of the EMC and are amended to read as follows:

When prohibited in SF-1, SF-2, SF-3, MF-1, MF-2, MU, and C-1 zones:

Front yard curb cuts in SF-1, SF-2, SF-3, MF-1, MF-2, MU, and C-1 zones are hereby restricted as follows:

No driveway or curb cut shall be installed onto a named street for any development for which access can be provided from an existing alley, unless:

A. At least 50 percent of the existing house lots or commercial structure on the same block as the proposed development have existing curb cuts, and provision is made for on site turn around of parked vehicles, such that neither entering nor exiting vehicles must back over the side walk to exist the premises; or

B. The public works director determines that the curb cut will have no significant adverse affect on vehicles or pedestrians; or

C. A street or pedestrian plan adopted by the town shows that no provision for pedestrian access is to be made on this street in question.

Section 2: A new section 18.04.150 of the EMC shall be adopted to read as follows:

The purpose of this district is to implement the policies adopted in the land use element of the Comprehensive Plan. This zone district is intended to provide a high level of diversity in housing types including townhouses and flats ranging from two to three stories. In addition, ground floor neighborhood scale commercial and/or office uses are encouraged to create a cohesive pedestrian-oriented community. These uses are designed to complement and support the downtown commercial development.

A. Principal Uses. Principal uses are:

1. Multifamily dwellings (i.e. apartments, townhouses, condominiums, and duplexes);
2. Single-family detached and attached dwellings; and
3. Nursing homes, retirement homes, convalescent centers, and congregate care residential facilities.

B. Secondary Uses. Secondary uses are:

1. For projects that include frontage on an arterial or collector street, neighborhood-scale commercial and/or office uses (consistent with the commercial uses permitted in EMC 18.04.140 (general commercial district)) are permitted on the ground floor of buildings. The neighborhood-scale commercial and office uses shall front on the arterial and collector streets and associated street intersections.
2. Home occupations in accordance with Chapter 18.08.040 EMC;
3. Accessory buildings that are subordinate to the principal building and are incidental to the use of the principal building on the same lot.

C. Conditional Uses. Conditional uses shall be processed in accordance with Chapter 18.09.030 EMC. Conditional uses are:

1. Day care centers;
2. Adult family home or day care;
3. Public facilities and utilities and essential public facilities;

4. Wireless and cellular communication facilities;
5. Religious facilities; and
6. Schools.

D. Review Requirements. All development in this district shall be processed as a planned unit development – PUD, Chapter 18.04.190 EMC.

E. Density. The minimum density is six (6) housing units per net acre with a maximum density of fifteen (15) housing units per net acre. Up to twenty-three (23) housing units per net acre are permitted within developments that incorporate commercial and/or office uses on the ground floor.

To qualify for the density bonus, in mixed use projects the equivalent of thirty (30) percent of the ground floor area (building footprint/gross area) of those structures fronting an arterial or a collector street shall be developed with retail or commercial uses.

F. Maximum Lot Coverage. The maximum lot coverage shall be:

1. Forty (40) percent; or
2. Fifty (50) percent if a development incorporates retail uses on the first floor.

G. Maximum Height. The maximum height shall be forty (40) feet or three stories.

H. Street Setbacks. Street setbacks shall be fifteen (15) feet minimum from the back sidewalk or twenty (20) feet minimum from the back of curb.

I. Side Yard Setbacks. Side yard setbacks shall be no less than five (5) feet each or ten (10) feet in total or more if determined by the Fire Chief.

J. Rear Yard Setbacks. Rear yard setback requirements are zero (0) feet unless determined otherwise by the Fire Chief.

K. Landscaping. Landscaping requirements for C-2 general commercial district in Chapter 18.07 EMC shall apply.

L. Off-street Parking. Off-street parking requirements for residential and commercial uses in Chapter 18.05 EMC shall apply.

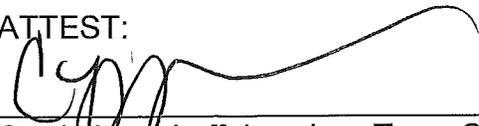
M. Sign Regulations. Sign regulations for commercial uses in Chapter 18.06 EMC shall apply.

PASSED by the Town Council and approved by the Mayor of the Town of Eatonville, Washington, at a regular meeting thereof this 13th day of February, 2006.



Tom Smallwood, Mayor

ATTEST:



Carrie Lynn Loffelmacher, Town Clerk

APPROVED AS TO FORM:



Robert Mack, Town Attorney