

ORDINANCE NO. 441

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING TITLE 19 OF THE UNIVERSITY PLACE MUNICIPAL CODE "ZONING" TO CORRECT A CLERICAL ERROR REGARDING MAXIMUM ALLOWED RESIDENTIAL DENSITY, ALLOWING MAXIMUM DENSITY SUBJECT TO A PLANNED DEVELOPMENT DISTRICT

WHEREAS, the University Place City Council adopted a GMA Comprehensive Plan on July 6, 1998 which became effective July 13, 1998 with amendments on May 1, 2000 and August 4, 2003, and

WHEREAS, the Revised Code of Washington 36.70A.040 requires the City to adopt development regulations which are consistent with and implement the comprehensive plan, and

WHEREAS, the Planning Commission held a public hearing on November 17, 2004 to take public testimony on proposed Zoning Code amendments, including several corrections, and

WHEREAS, the Planning Commission recommended zoning code amendments to the City Council and the City Council is yet to act on those recommendations, and

WHEREAS, the required State agency 60-day review period on the proposed Zoning Code amendments began on October 4, 2004 and concluded on December 3, 2004 without comment, and

WHEREAS, a Determination of Non-Significance (DNS) and adoption of existing environmental documents was issued on September 24, 2004 with a comment period ending on October 14, 2004, and

WHEREAS, the University Place City Council held a joint meeting with the Planning Commission to discuss the recommended amendments, and

WHEREAS, the University Place City Council may make amendments to the Zoning Code that are not recommended by the Planning Commission, without a public hearing provided such amendments do not significantly change the intent of the Zoning Code, and

WHEREAS, the City Council has determined that amending the City of University Place Zoning Code to correct the clerical error and require a Planned Development District to achieve maximum density is in the public interest and serves to implement comprehensive plan policies, **NOW THEREFORE,**

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. TITLE 19 ZONING Title 19 Zoning of the University Place Municipal Code is hereby amended as set forth in Exhibit "A" attached.

SECTION 2. COPY TO BE AVAILABLE One copy of this ordinance shall be available in the office of the City Clerk for use and examination by the public.

SECTION 3. SEVERABILITY If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

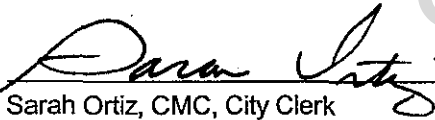
SECTION 4. PUBLICATION AND EFFECTIVE DATE. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON THE 21ST DAY OF MARCH 2005.



Ken Grassi, Mayor

ATTEST:



Sarah Ortiz, CMC, City Clerk

APPROVED AS TO FORM:



Janean Polkinghorn, Interim City Attorney

Date of Publication: 4/14/05

Effective Date: 4/19/05

Density and Dimensions Table

ZONE CLASSIFICATIONS

DENSITY AND DIMENSIONS (SETBACKS)	One-Family Residential	Two-Family Residential	Multifamily Residential	Mixed Use – Office	Neighborhood Commercial	Town Center	Mixed Use (9)	Commercial	Light Industrial – Business Park
Base Density (du/ac) (1), (2)	4/4.6	6	10	10	4	10	10		
Maximum Density (du/ac)(3)	6	8	12	12	6	12	12		
Setback, Arterial Streets	25'/15' (4)	25'/15' (4)	25'	15'/20' min/max (5)	25'	15'/20' min/max (5)	15'/20' min/max (5)	15'/20' min/max (5)	35'
Setback, Other Roads	25'/15' (4)	25'/15' (4)	25'	15'/20' min/max (5)	20'	15'/20' min/max (5)	15'/20' min/max (5)	15'/20' min/max (5)	25'
Setback, Rear (6)	30'	30'	0'/30' (7)	0'/30' (7)	0'/30' (7)	0'/30'	0'/30' (7)	0'/30'	0'/50'
Setback, Side (6)	8' (8)	8' (8)	0'/30' (7) (8)	0'/30' (7) (8)	0'/30' (7) (8)	0'/30'	0'/30' (7) (8)	0'/30'	0'/50'
Height	35'	35'	40'	40'	40'	40'	40'	40'	40'

NOTE: Density and Dimension Table identifies setbacks; however, in certain instances, landscaping requirements may exceed minimum setback requirements.

1. Base Density: These densities may be achieved outright by following the applicable development standards. In the "R1" zone only, a base density of 4.0 du/acre is permitted for single-family dwellings; 4.6 du/acre is permitted for duplexes. There is no minimum density.
2. Mixed Use Development: Multifamily residential development in the Town Center (TC), Mixed Use (MU), and Mixed Use – Office (MU-O) zones is only permitted in conjunction with a permitted commercial use and subject to applicable design.
3. ~~Repeated by Ord 394. Maximum Density shall only be achieved through the application of a planned development district and subject to the applicable design standards.~~
4. On corner lots, one setback must be a minimum of 25 feet, the other front yard setback may be a minimum of 15 feet, provided it is on a minor street. Garages facing the street shall be set back a minimum of 25 feet.
5. Fifteen feet is a minimum setback requirement. Maximum setback is 20 feet. However, see also design standards (Chapter 19.50 UPMC).
6. Side and Rear Yard Setbacks: A side or rear yard setback is not required in IB, C, TC, MU, NC, MU-O zones if the parcel does not abut an R1 or R2 zone. If abutting an R1 or R2 zone a 30-foot setback is required along the abutting lot line(s).
7. Single-family and duplex uses in these zones may, at their option, use minimum setbacks of the R1 zone.
8. Single-family attached shall meet all R1 setback requirements except for the common lot line where the side yard setback may be zero feet. The remaining side yard, if not attached shall be set back eight feet.
9. Mixed use (MU) zoned properties on the north side of 27th Street West between Grandview Drive and Crystal Springs Road may increase height and density in accordance with UPMC 19.55.080.