

ORDINANCE NO. 148

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING THE UNIVERSITY PLACE ZONING CODE ORDINANCE NO. 79 AS AMENDED TO INSURE CONSISTENCY WITH THE NEW PUBLIC WORK STANDARDS BY AMENDING SECTION 15 DEFINITIONS; SECTIONS ___ .35.030 LANDSCAPING; ___ .35.040 PARKING; AND SECTION ___ .45.140 IMPROVEMENTS; AMENDING SECTION ___ .45.415 SIGNS; AND SECTION ___ .75.050 PLANNED DEVELOPMENTS DISTRICTS.

WHEREAS, the City Council of the City of University Place adopted new public works standards on May 12, 1997 to establish uniform standards for engineering and construction practices within the City; and

WHEREAS, adoption of the standards resulted in the need to amend various sections of the Zoning Code, adopted by Ordinance 79, as amended, to insure consistency with the Public Work Standards; NOW, THEREFORE,

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

Section 1. Definitions. Section ___ .15, Definitions, of the Zoning Code is amended to add a definition for Development, and to amend definitions for Major Tenant Improvements, Right-of-ways, and Setback, as follows:

Development. Development means any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, placement of manufactured home/mobile home, mining, dredging, clearing, filling, grading, paving, excavation, drilling or the subdivision of property.

Major Tenant Improvement: "A Major Tenant Improvement shall mean a ~~tenant improvements where which within a 12 month period the cumulative value of the improvements to the interior and/or exterior of the a structure which within a 12 month period exceeds a cumulative value of 25% of the assessed value as assessed by the County Assessor's Office of the original structure.~~

Right-of-way. Right-of-way means a strip of land held in an easement or separate tract which is occupied or dedicated to be occupied by a publicly or privately dedicated street or railroad, together with property reserved for utilities, transmission lines and extensions, walkways, sidewalks, bikeways, equestrian trails, and other similar uses.

Setback. Setback means the minimum required distance between any structure and a specified line such as a lot, public or private right-of-way, private road, easement, or buffer line that is required to remain free of structures unless otherwise provided herein.

Section 2. Requirements - Landscaping and Public Rights of Way Section .35.030(E) Requirements - Landscaping and Public Rights of Way is amended to modify subsection 1 Private Landscaping in Public Rights of Way as follows:

1. **Private Landscaping in Public Rights-of-way.** Lawn, vegetative ground cover and inert ground cover are the only plant materials permitted to be installed within public rights-of-way unless otherwise permitted by the City Engineer. ~~Use of lawn in the public right-of-way is discouraged unless an above ground method of irrigation is readily available. Vegetative ground cover shall have a mature height of not greater than 18 inches. No underground irrigation may be used within a public right of way. Any landscaping installed in public rights of way is done at the financial risk of the installer. Landscaping in rights of way shall comply with the Public Works Standards.~~

Section 3. Loading Area Requirements and Offstreet Parking Section .35.040, of the Zoning Code is amended to change the title of the Section and modify the table of contents, add text to Subparagraph A, Purpose, remove text from Subparagraph B, Required Automobile Parking Spaces, modify Subparagraphs C, Size and Access; F, Expansions or Enlargements; J, Parking Dimensions including two new figures (attached as Exhibit A); K, Compact Car Allowance; and L, Handicapped Parking Requirements and add a new Subparagraph G, titled Nonconformities, as follows:

19.35.040 LOADING AREA REQUIREMENTS AND OFFSTREET PARKING
OFF-STREET PARKING AND LOADING AREA
REQUIREMENTS

- A. Purpose
- B. Required Automobile Parking Spaces
- C. Size and Access
- D. Location
- E. Unit of Measurement
- F. ~~Expansions or Enlargements~~ Building Rehabilitation, Expansion, or Change of Use
- G. Nonconformities
- G-H. Mixed Occupancies
- H-I. Uses Not Specified
- I-J. Parking Spaces Required For Particular Uses
- J-K. Parking Dimensions
- K-L. Compact Car Allowance
- L-M. Handicapped Accessible Parking Requirements
- M-N. Required Loading Areas
- N-O. Transit and Rideshare Provisions
- O-P. Inoperable Vehicles

- A. **Purpose.** The purpose of this section is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles. The purpose is also to provide minimum standards of space and parking arrangements, for the safe movement of motor vehicles into and out of such spaces, enhancing safety for pedestrians and motor vehicle operators. Further purposes include the avoidance and reduction of traffic congestion on public streets by keeping the need for on-street parking to a minimum and by controlling access to sites.
- B. **Required Automobile Parking Spaces.** Off-street parking spaces shall be provided as an accessory use in accordance with the requirements of this Section. ~~at the time any building or structure is erected, enlarged, or expanded.~~
- C. **Size and Access.** Each off-street parking space ~~shall and access aisle shall~~ meet all applicable provisions of this Section (see Subsection K. Parking Dimensions), have an area of not less than one hundred sixty (160) square feet exclusive of access drives or aisles and a width of not less than eight (8) feet. There shall be adequate provision for ingress and egress from each parking space.
- F. ~~Expansions or Enlargements.~~ Where any structure is enlarged or expanded, then off street parking spaces shall be provided for said expansion or enlargement in accordance with the requirements of Subsection I. Building Rehabilitation, Expansion, or Change of Use. Additional parking shall not be required as a result of a building remodel or tenant improvement, a change in use or tenancy, or a new certificate of occupancy, provided such changes result in no significant increases in parking demand. If a significant increase in parking demand results, in the opinion of the Director, additional parking shall be provided in accordance with the parking requirements of this Section. A change in use in an existing structure shall require additional off-street parking spaces as set forth in Subsection I.
- ~~F.~~ **Nonconformities.** Land uses and buildings legally in existence prior to the adoption of these regulations shall not be required to comply with these provisions except that portions of new uses and expansions of structures shall conform. Nothing in this Code shall be construed to require off-street parking spaces for the portion of said building or structure existing at the effective date of this title.

G. H. Mixed Occupancies. In the case of two (2) or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one (1) use shall not be considered as providing required parking facilities for any other use, except as hereafter specified in **Subsection I-J** for joint use.

H. I. Uses Not Specified. In the case of a use not specifically mentioned in **Subsection I-J**, the requirements for off-street parking facilities shall be determined by the ~~Examiner~~ Director. Such determination shall be based upon the requirements for the most comparable use specified in **Subsection I-J**.

J K. Parking Dimensions.

1. The dimensions for parking lots, including spaces, drive aisles, etc. are as follows: ~~set forth on figure 1 to the ordinance~~ *included as Exhibit A to the Ordinance.*
- a. Nine feet wide and 18 feet long for a standard space;
 - b. ~~Eight and one-half feet wide and fifteen long for a compact space;~~
 - c. ~~As required by applicable State of Washington and federal standards for designated disabled person parking spaces.~~

K L. Compact Car Allowance. In any development containing more than twenty (20) parking spaces, up to fifty percent (50%) of the total number of the spaces may be sized to accommodate compact cars, subject to the following:

- 1. Each space shall be clearly identified as a compact car space by painting the word "COMPACT" in capital letters, a minimum of eight (8) inches high, on the pavement at the base of the parking space and centered between the striping;
- 2. Aisle widths shall conform to the standards set ~~for standard size cars~~ in Figures 1 and 2 above;
- 3. Apartment developments with less than twenty (20) parking spaces may designate up to forty percent (40%) of the required parking spaces as compact spaces.

L.M. Handicapped Accessible Parking Requirements. Off-street parking and access for physically handicapped persons shall be provided in accordance with RCW 19.27, State Building Code, as detailed in WAC 51-30, and RCW 70.92, Public Buildings Provision for aged and handicapped.

Section 4. Improvements. Section ___.35.140, Improvements, of the Zoning Code is amended to modify Subparagraphs B, Sidewalks; C, Subdivisions; E, Access; and F, Lighting; as follows:

B. Sidewalks: Sidewalks shall be constructed by the developer of any new development, ~~or major tenant improvement, or subdivision.~~ Sidewalks shall be located along all ~~arterial~~ streets contiguous to the property line and shall ~~serve to~~ provide a pedestrian right-of-way and prevent interference or encroachment by fencing, walls, hedges, and other plantings and structures. Sidewalks shall be constructed with curb and gutter and shall meet the ~~standards of the University Place Street, Drainage and Right Of-Way Regulations~~ Public Works Standards.

C. Subdivisions: In all subdivisions, ~~-~~ in addition to sidewalks along exterior arterial streets sidewalks shall be installed by the developer on all plat roads.

E. Access : Multi-family, commercial and industrial development shall be located on arterial streets or have access to arterial streets. All new residential ~~new~~ lots shall access off internal plat roads, except as authorized by the City Engineer.

F. Lighting: Street lighting shall be provided in conjunction with all new ~~industrial, commercial, and multi-family development or major tenant improvement, or subdivision.~~ Street lighting shall be provided along arterial streets in accordance with specification and standards approved by the City Engineer.

In multi-family, commercial, and industrial developments, and Major Tenant Improvements lighting and glare shall be shielded or directed away from moderate density single family zones and other residential uses.

Section 5. Temporary Signs. Section ___.45.415.C, Temporary Signs, of the Zoning Code is amended as follows:

C. Types of locations of temporary signs shall be as follows:

1. The total number of temporary signs shall not exceed one (1) for any use at any one period of time; such signs are not permitted for single family and duplex dwellings.

2. The total area of temporary sign shall not exceed twenty-four (24) square feet and no more than twelve (12) square feet per face; such signs are not permitted for single family and duplex dwellings. The permitted area for a banner shall be no more than twenty-four (24) square feet per face with the total sign area not to exceed forty-eight (48) square feet. Banners in the Right of Ways shall be permitted only with written permission by the City Engineer who shall indicate maximum size.

Section 6. Planned Development Districts - Redevelopment - Street Vacations. Section .75.050.F, Redevelopment - Street Vacations, of the Zoning Code is amended as follows.

F. Redevelopment - Street Vacations. When deemed necessary, prior to development of a PDD, the Examiner may require the removal of all or portions of existing structures. It is the further purpose of this Chapter to encourage development of a PDD upon contiguous land and property. When deemed appropriate and necessary, the Examiner may require the vacation of all or portions of existing streets within the PDD. The Examiner may, as an alternative to vacation of streets, permit the inclusion of existing rights-of-way within a PDD, when it can be shown that the existing rights-of-way serve a functional purpose for the PDD and does not act to separate or divide a PDD into non-contiguous units. Rights-of-way within the context of this Section shall not include ~~freeways, limited access roads, or major arterials.~~

Section 7. Planned Development Districts - Permissive Variation from Standard Requirements. Subsection .75.050(P)(6) Internal Roads is amended to widen the minimum width and a new Subparagraph 7 is added relating to private road provisions for condominiums and business parks, as follows:


Internal Roads. All internal roads shall be constructed to public road standards except when permitted by the Examiner, the road easement right of way width may be reduced to not less than ~~36~~ 40 feet. Road easement right of way area cannot be counted in allowed density calculations. To offset the reduction in road easement right of way width, an area adjacent to public property not smaller than the area equal to the difference in area between the reduced road right of way width and the required road right of way width shall be dedicated or transferred into public ownership. The City must approve the area for dedication or transfer. The area dedicated or transferred to the public may be used in density calculations.

7. Private Roads All roads in a Planned Development District shall be public roads and constructed to public road standards notwithstanding Subsection .75.050(P)(6) unless the Planned Development District is a short plat consisting of no more than four (4) residential lots, or serves any number of residential or business units on a property under single ownership.

Section 8. 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 effect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.


Section 9. 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 be effective five (5) days after publication.

PASSED BY THE CITY COUNCIL ON JUNE 2, 1997.




Linda P. Bird, Mayor

ATTEST:



Susan Matthew, City Clerk

APPROVED AS TO FORM:

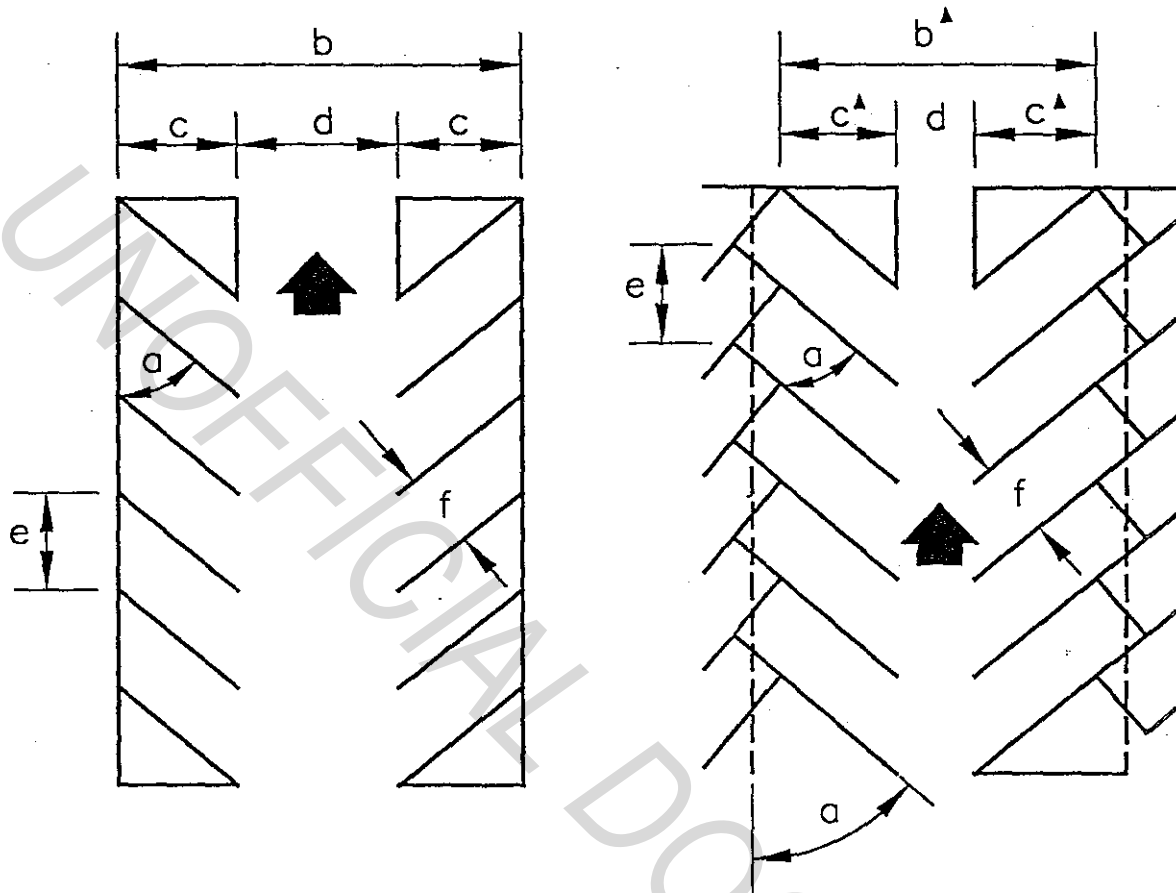


Timothy X. Sullivan, City Attorney

Published: June 5, 1997
Effective Date: June 10, 1997

Figure 1

ONE WAY TRAFFIC



	a	b	c	d	e	f		
Parallel	0°	28'	8'	12'	23'	8'		
							b^A	c^A
Angled	35°	48'	18'	12'	14.8'	8.5'	41'	14.5'
	40°	49'	18.5'	12'	13.2'	8.5'	42'	15'
	45°	50'	19'	12'	12'	8.5'	43'	15.5'
	50°	51'	19.5'	12'	11.1'	8.5'	45'	16.5'
	55°	53'	20'	13'	10.4'	8.5'	48'	17.5'
	60°	55'	20'	15'	9.8'	8.5'	50'	17.5'
	65°	57'	20'	17'	9.7'	8.5'	53'	18'
	70°	59'	20'	19'	9.6'	8.8'	56'	18.5'
Compact	45°		17'	11'		8'		
	60°		16.7'	14'		8'		
	75°		16.3'	17.4'		8'		
	90°		15'	20'		8'		