

SNOHOMISH COUNTY COUNCIL

ORDINANCE NO. 94-003



AMENDING SNOHOMISH COUNTY CODE
TITLE 18 TO ALLOW
PLANNED RESIDENTIAL RETIREMENT APARTMENTS

BE IT ORDAINED:

Section 1: Snohomish County Code Title 18, Section 18.51.010, last amended by Ordinance 90-078, Section 1, May 23, 1990, is amended to read:

18.51.010 Purpose. This chapter is designed to provide for small and large scale developments incorporating a single housing type or a variety of housing types and related uses, ~~((and which))~~ that are planned and developed as a unit and ~~((to))~~ which may also accommodate the diverse needs of a growing elderly population including assisted-living elderly ((population)) who do not require nursing home care. Planned Residential Developments (PRDs) may consist of individual lots or may have common building sites. Commonly owned land which is an essential and major element of the plan should be related to and preserve the long-term value of the overall project. The increased densities allowed in retirement apartment and retirement housing PRDs are supported by the need to provide alternative housing for the elderly that will facilitate privacy and independence while providing necessary support services and the fact that the impacts resulting from the increased densities are minimized since the elderly generate fewer automobile trips and place fewer demands on public park services due to the normal provision of transportation and recreational amenities in conjunction with retirement apartment and retirement housing developments. A pattern of development which incorporates creative housing types; provides affordable housing to meet the needs of a range of income groups; promotes innovative site planning techniques; preserves natural site amenities such as trees, topography and geologic features shall be encouraged. A retirement apartment or retirement housing PRD should provide a pleasant and safe residential environment consistent with the needs of elderly citizens and compatible with the surrounding neighborhood.

Section 2: Snohomish County Code Title 18, Section 18.51.020, last amended by Ordinance 90-078, Section 2, May 23, 1990, is amended to read:

18.51.020 Permissible zones. The PRD designation shall be utilized as an overlay on residential zones. PRDs shall be denoted as follows: PRD (9600), PRD (MR), etc. The PRD overlay may be applied only to the MR, LDMR, R-7200, R-8400, R-9600, R-12,500, R-20,000, SA-1 and WFB zones. The Retirement Apartment or Retirement Housing PRD overlay may be applied only to the MR, LDMR, NB, PCB, CB and GC zones. Except for the Retirement Apartment and Retirement Housing PRDs, the density proposed for the PRD designation shall be consistent with the adopted comprehensive plan. This section shall not be construed to negate SCC 18.51.050(1).

Section 3: Snohomish County Code Title 18, Section 18.51.050, last amended by Ordinance 90-078, Section 3, May 23, 1990, is amended to read:

18.51.050 PRD standards. The following special conditions shall be met in all PRD overlay zones except where the optional PRD standards for bulk requirements of SCC 18.51.055 are followed:

(1) Number of Dwelling Units. For all PRDs except Retirement Apartment and Retirement Housing PRDs, the maximum number of dwelling units shall be one hundred twenty percent of the maximum computed density of the underlying zone. For Retirement Apartment PRDs the maximum density shall be calculated on the basis of 1300 square feet of land per dwelling unit in the MR zone and in commercial zones in the Paine Field, Alderwood, Southwest County and Marysville comprehensive plan subareas. In the LDMR zone and in all commercial zones in the remaining comprehensive plan subareas, the maximum density shall be calculated on the basis of 2600 square feet of land per dwelling unit. For Retirement Housing PRDs the maximum (~~number of dwelling units~~) density shall be calculated (~~based~~) on the basis of 900 square feet of land per dwelling unit in the MR zone and in commercial zones in the Paine Field, Alderwood, Southwest County and Marysville comprehensive plan subareas. In the LDMR zone and in all (~~other~~) commercial zones in the remaining comprehensive plan subareas, the maximum (~~permitted~~) density shall be calculated (~~based~~) on the basis of 1800 square feet of land per dwelling unit. The density of the underlying zone for all PRDs shall be computed as follows:

(a) Determine Gross Development Land Area. Subtract from gross area (i) unbuildable land, (ii) publicly owned community facility land other than parks, and (iii) commercial or industrial land area,

(b) Determine Net Development Area. Subtract from gross development land area the actual percentage of gross development area devoted to circulation system; except that whenever the circulation system accounts for more than twenty percent of the gross development area, the net development area shall be eighty percent of the gross development area,

(c) Divide net development area by the minimum lot area per dwelling unit or, where MR and LDMR standards apply, by the number of dwelling units permitted in the underlying zone, and

(d) Multiply the resulting number of units by 2.2 for Retirement Housing PRDs, 1.54 for Retirement Apartment PRDs and 1.2 for all other PRDs;

(2) Open space and recreation. Twenty percent of the net development area shall be established as open space and community recreational facilities. ~~((For all PRDs except Retirement Housing PRDs))~~ ~~((u))~~ Up to one half of the common open space land may consist of unbuildable land upon a showing that such land can and will be utilized in a specific recreational use. ~~((For Retirement Housing PRDs, the open space and community recreational areas shall consist only of buildable lands and shall be developed to provide for the specific recreational needs of the retirement residents))~~;

(3) Underlying zone requirements. Unless specifically modified by this chapter, all requirements of the underlying residential zone shall apply within the planned residential development;

(4) Minimum lot width. Except for townhouse lots, the minimum lot width shall be sixty feet for interior lots and sixty-five feet for corner lots. There shall be no minimum lot width for townhouse lots;

(5) Minimum lot area and bulk requirements for single family dwellings and duplex dwellings.

(a) The minimum lot area shall be five thousand square feet,

(b) The minimum front building setback shall be one-half the width of planned rights-of-way or easements as measured from the center line of the right-of-way plus fifteen feet,

(c) The sum of side setbacks shall be not less than ten feet. If the side setback adjoins public open space, these setback requirements may be reduced by an amount equal to the distance from the property line to the center line of the open space. A modified setback shall be endorsed upon the approved site plan. No portion of a building or appurtenance shall be constructed as to project into any commonly owned space. No structure or portion thereof shall be closer than six feet to any structure on an adjacent lot,

(d) Rear setbacks shall be a minimum of five feet. If the rear setback adjoins public open space, the minimum rear setback requirements may be reduced by an amount equal to the distance from the rear lot line to the center line of the open space. Such modified setback shall be endorsed upon the approved site plan. No portion of any building or appurtenance shall be constructed as to project into any commonly owned open space, and

(e) The maximum lot coverage shall be thirty-five percent of the lot area or two thousand five hundred twenty square feet, whichever is greater;

(6) Minimum lot area and bulk requirements for townhouse dwellings.

(a) Minimum lot area per dwelling unit shall be an average of two thousand square feet.

(b) Every townhouse lot shall have a front setback of not less than fifteen feet and a rear setback of not less than five feet, both measured from the property line; PROVIDED, that when two or more townhouse dwelling units are being developed on adjacent lots, minimum front setbacks may be reduced by not more than ten feet in order to give individual identity and privacy to the units, as long as the average of all front setbacks in a townhouse structure is not less than fifteen feet, and each lot has a combined total of thirty feet of front and rear setbacks.

(c) Every townhouse at each end of a group of attached units shall maintain a side setback of not less than five feet with a minimum building separation of not less than ten feet; PROVIDED, that if the side setback adjoins public open space, this setback requirement may be reduced by an amount equal to the distance from the side lot line to the center line of the open space. Such modified setback shall be endorsed upon the approved site plan. No portion of any building or appurtenance shall be constructed as to project into any commonly owned open space.

(d) Bulk and setback variation. Each townhouse structure shall have horizontal or vertical variation either within each dwelling unit's front building face and/or between the front building faces of all adjoining units to provide visual diversity to the townhouse structure and individual identity to townhouse units. Upon building permit application, a plot plan of the entire structure in which each unit is located shall be provided by the builder to show compliance with this requirement. The ((Planning)) Community Development Division shall review and approve or deny the building design which may incorporate variations in roof lines, common wall "fin" extensions, setbacks and other structural variations. Disagreements between the applicant and the ((Planning)) Community Development Division may be appealed to the Hearing Examiner.

(e) Lot coverage requirements shall be as follows:

(i) townhouse and accessory structures shall together cover no more than fifty-five percent of the lot, and
(ii) patios, driveways and walkways shall not increase the total lot coverage to more than sixty-five percent of the lot, unless paved with perforated concrete blocks or other permeable material.

(f) Townhouse building height shall not exceed thirty feet.

(7) Minimum lot area and bulk requirements for multiple family dwellings. Multiple family dwellings shall also be allowed in any PRD, provided the following requirements are met:

(a) The maximum lot coverage shall be forty percent,

(b) There will be no minimum lot size,

(c) There will be no maximum height,

(d) Front setbacks and side setbacks facing streets shall be set back not less than one-half of the width of planned rights-of-way or easements as measured from the center line of the right-of-way plus twenty-five feet,

(e) The sum of the side setbacks shall be not less than ten feet with one side setback not less than five feet for single story structures,

(f) The rear setback shall be not less than twenty-five feet for single-story structures,

(g) The side and rear setbacks of subsections (5) and (6) herein may be modified as follows:

(i) If the setback adjoins a public open space, then each applicable minimum setback requirement may be reduced by an amount equal to the distance from the property line to the center line of the open space,

(ii) The resultant requirement shall then be endorsed upon the approved site plan as a base setback requirement,

(iii) In the case of multistory structures, the base setback requirement of subsections (d), (e), (f) and (g)(i) above for such structures shall be increased for each story or fraction thereof by an amount equal to four feet for the sum of the side setbacks and two feet each for the minimum width side setbacks, designated rear setback and designated front setback, and

(h) No portion of any building or appurtenance shall be constructed as to project into any commonly owned open space;

(8) Mobile homes, single or multisectioned, shall be allowed on individual single-family platted lots in a PRD, subject to the same requirements for detached, single-family units. Mobile home parks are allowed only in accordance with Chapters 18.32 and 18.55 SCC.

Section 4: Snohomish County Code Title 18, Section 18.51.057, last amended by Ordinance 90-078, Section 4, May 23, 1990, is amended to read:

18.51.057 Retirement Housing and Retirement Apartment PRD Standards. Except as specifically noted, ((E)) every proposed Retirement Housing or Retirement Apartment PRD shall meet all of the following special conditions in addition to the requirements of SCC 18.51.050:

(1) The minimum lot area shall be 20,000 square feet;

(2) All buildings and structures shall maintain a minimum side yard setback of 15 feet and a minimum rear yard setback of 25 feet;

(3) A public transit stop shall be located within one-quarter mile of the site and shall be accessible from the site by a direct sidewalk or walkway route. The public transit stop shall include a covered shelter and provide frequent off-peak hour and weekend service;

(4) A special transportation program, such as a public or private van pool, shall be available to the residents of the site for transportation to activities including, but not limited to, churches, cultural events, libraries, medical facilities, parks, post offices, personal services, retail shopping and senior centers;

(5) Off-street parking requirements are subject to reduction pursuant to SCC 18.45.055. Parking stall width shall be increased to a minimum of nine feet. The parking lot area shall have a maximum grade of 5 percent. Angled parking at 30, 45 or 60 degrees is recommended in lieu of parallel parking. Installation of the deferred parking space and landscaping will be required at such time the development is no longer used as retirement housing or retirement apartments;

(6) For Retirement Housing only, ((E)) comply with all of the laws, rules, regulations and standards for Boarding Homes pursuant to RCW 18.20;

(7) All buildings and structures shall be designed to project a residential, rather than an institutional appearance through the use of architecture, landscaping and building materials; and

(8) The on-site circulation system shall not account for more than twenty percent of the gross development area.

Section 5: Snohomish County Code, Title 18, Section 18.90.711, last amended by Ordinance 87-026, Section 8, April 29, 1987, is amended to read:

18.90.711 Retirement apartments. "Retirement apartments" are dwellings exclusively designed for and occupied by senior citizen residents 62 years of age or older in accordance with the requirements of state and/or federal programs for senior citizen housing. There is no minimum age requirement for the spouse of a resident who is 62 years of age or older.

Section 6: Snohomish County Code, Title 18, Section 18.90.712 last amended by Ordinance 90-078, Section 5, May 23, 1990, is amended to read:

18.90.712 Retirement housing. "Retirement housing" are dwellings exclusively designed for and occupied by senior citizen residents 62 years of age or older (~~(, except there is no minimum age for the spouse,)~~) in a building with central kitchen facilities providing meals for the residents. There is no minimum age requirement for the spouse of a resident who is 62 years of age or older.

Dated this 16th day of February, 1994.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Karen Miller
Chairman

ATTEST:

Barbara Sitoristi
Clerk of the Council, Asst.

- () APPROVED
() EMERGENCY
() VETOED

DATE

2/18/94

[Signature]
County Executive

ATTEST:

Jane A. Tarran, DPA
Approved as to form only on

October 11, 1993
(Date)

Marilyn B. Abel