



City of Stevenson

Planning Department

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TO: City Council
FROM: Ben Shumaker
DATE: June 12th, 2017
SUBJECT: ZON2017-01- Residential Density & Development

Introduction

This memo introduces the final Planning Commission recommendations on the Residential Planned Unit Development (R-PUD) process and other measures to encourage density and flexibility within the land development process. Grammatical changes made by staff, but not reviewed by the Planning Commission are also proposed for the City Council review. The Council is expected to take public comment, request any desired changes, and consider adoption of Ordinance 2017-1104.

Amendment Process and Rationale

Staff asks the Council to refer to the May report on this issue which discussed 1) the results of the joint City Council/Planning Commission meeting on residential growth, 2) the Planning Commission policy development process, and 3) the Comprehensive Plan policies implemented by this proposal. This public hearing would represent the culmination of a 6-month policy development process from conception to adoption.

Policies Included in Amendment

The proposed amendment incorporates policies related to:

- Residential Planned Unit Developments—This concept has been considered in Stevenson for more than 2 decades, but never implemented. At its core, the process allows flexibility for developers who are willing to accept a greater level of City involvement in the design of their development. The proposed amendments also allow developers to increase site densities if certain public amenities and goods are provided by the development.
- Mobile Homes—By definition, no “Mobile Home” has been built since 1976. The current Zoning Code was adopted in 1994, meaning that some Mobile Homes could’ve been only 18 years old at that time. The use then was allowed in the relatively permissive SR Suburban Residential District. Today, no Mobile Home is younger than 41 years, and presumably beyond its useful life. The current proposal prohibits future relocation of such homes within the City’s residential districts.
- Townhomes—Whereas detached dwellings, apartment buildings and condominiums are currently allowed in the City, Townhomes are not. The current proposal allows Townhomes to be constructed in the R3 Multi-Family Residential District, subject to new siting, construction, and design standards and guidelines.
- Dimensional Flexibility—The minimum lot dimensions have been reduced to allow owners with some flexibility in the location of lot lines within a development.

- Increased Density—In the R2 Two-Family Residential and R3 districts, minimum lot sizes are reduced. Under the current standards, 1 acre could yield 14 units in the R2 District and 17 units in the R3 District. The proposal would increase this yield to 17 units and 21 units, respectively.
- Increased Lot Coverage—In order to accommodate the smaller lot size and townhome allowance, the maximum lot coverage for the R2 and R3 districts have been increased. This has the effect of reducing lot size without also reducing the footprint of construction allowed on the lot.

All of the above policies are directed by Comprehensive Plan objectives 2.10 and 8.9 and have limited applicability to lots served by public water and sewer systems.

Grammatical Changes Not Reviewed by Planning Commission

Some changes were made by staff as part of the final review and editing of the draft ordinance, these include:

- Fiber-to-the-Home Definition (SMC 17.10.306)—This definition has been modified to more clearly indicate the actual—not potential—presence of fiber optic cables.
- Affordable & Workforce Housing Definitions (SMC 17.10.835, 837)—Extraneous “a” typos have been removed from these definitions.
- Driveway Length Measurement (SMC 17.17.050.B.2 & 17.38.085.H)—These descriptions have been updated to reference “property line” to more directly relate to the illustration of the concept.
- Fiber-to-the-Home Bonus (SMC 17.17.060.B.2)—This provision has been modified to more clearly indicate that actual fiber optic cables are not required. This provision anticipates that private communications providers will install the cables and does not hold the developer responsible for their installation.
- Density Bonus Submittals (SMC 17.17.120.G)—A suggested set of submittals has been added.
- Wetland Jurisdictional Determinations (SMC 17.17.130.C.1)—A leftover reference to wetland delineation has been changed to match the previously recommended use of jurisdictional determinations as controlling documents.

Next Steps

After public input and Council Discussion, Ordinance 2017-1104 may be considered for final adoption.

Prepared by,

Ben Shumaker
Planning Director

Attachments

1. Draft Ordinance 2017-1104
2. Chapter 17.10-Draft Changes
3. Chapter 17.13-Draft Changes
4. Chapter 17.15-Draft Changes
5. Chapter 17.17-Draft Changes
6. Chapter 17.38-Draft Changes

CITY OF STEVENSON, WASHINGTON

ORDINANCE NO. 2017-1104

AN ORDINANCE ADDING FLEXIBILITY TO THE SUBDIVISION PROCESS BY CREATING A RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-PUD) CHAPTER TO THE STEVENSON ZONING CODE (SMC 17.17); MODIFYING RESIDENTIAL DENSITY AND DIMENSIONAL REGULATIONS; PROHIBITING MOBILE HOMES; AND REPEALING PORTIONS OF ORDINANCES 894 AND 2017-1103 AS SPECIFIED HEREIN.

RECITALS

WHEREAS, the Stevenson Comprehensive Plan seeks to encourage a range of residential land uses, housing sizes, types, and price ranges through appropriate development criteria, including planned unit developments that allow trade-offs as a development incentive(3.2, 3.2-1); and

WHEREAS, the Stevenson Comprehensive Plan seeks to preserve and provide historic areas and buildings, ecologically sensitive areas, scenic spaces, open spaces, recreation areas, and recreational facilities (1.16-2, 2.2-4, 2.5-4, 3.7-1, 9.2-3) in ways that do not reduce the density which can be achieved on sites within the city; and

WHEREAS, the Stevenson Comprehensive Plan seeks to promote housing affordability, utility provision, burial of powerlines, and quality site planning and design (2.10, 2.10-1, 3.3-1, 3.8, 8.8, 8.8-2, 8.9); and

WHEREAS, the Planning Commission has reviewed and recommended that the City Council approve these regulations.

WHEREAS, the City has issued a Determination of Nonsignificance under the State Environmental Policy Act, City file number SEPA2017-01; and

AND WHEREAS, the City Council have given due public notice of hearings relating to this ordinance and have held such hearings;

NOW, THEREFORE, the City Council of the City of Stevenson do ordain as follows:

Section 1-

THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.10:

1.A- Section SMC 17.10.250, a portion of page 5 of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.10.250 Driveway. “Driveway” means that portion of the vehicle ~~accommodation-travel~~ area [SMC 17.10.855] that consists of a ~~travel land bounded on either side by an area that is not part of the vehicle accommodation area~~ minor private way providing access for vehicles and pedestrians to a lot, parking space, garage, dwelling, or other structure. For residential uses, a driveway frequently serves a secondary purpose as a parking space [SMC 17.10.630].”

1.B- A new section, SMC 17.10.307, shall be added as follows:

“SMC 17.10.307 Fiber-to-the-Home, Underground. “Underground Fiber-to-the-Home” means a system of vaults, conduits, handholds, and/or pedestals wherein fiber optic cables are installed and spliced to provide direct service to a dwelling unit.”

1.C- A new section, SMC 17.10.385, shall be added as follows:

“SMC 17.10.385 Housing, Affordable. “Affordable Housing” means housing intended for occupancy by families whose income does not exceed 80% of the Area Median Income for Skamania County, and where the occupants pay no more than 30% of said income for housing costs, including utilities other than telephone and cable/satellite television.”

1.D- A new section, SMC 17.10.387, shall be added as follows:

“SMC 17.10.387 Housing, Workforce. “Workforce Housing” means housing intended for occupancy by families whose income does not exceed 120% of the Area Median Income for Skamania County, and where the occupants pay no more than 30% of said income for housing costs, including utilities other than telephone and cable/satellite television.”

Section 2-

THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.13:

2.A- Use 1.a. of SMC Table 17.13.010-1 Residential Districts Use Table, originally adopted through Section 3.B.2 of Ordinance 2017-1103 shall be repealed in its entirety and replaced as follows:

2.A.1- “

a.	Single-Family Dwelling	<p>Single-family dwellings are distinguished by the following types:</p> <ol style="list-style-type: none"> 1. “Single-Family Detached Dwelling” is a single detached building, which term shall include manufactured home and modular home, containing one dwelling unit. 2. “Townhome” is a dwelling unit within a building containing 2 or more attached dwelling units in which the dwelling units 1) share one or more common walls at the lot line, 2) are on separate lots, and 3) have separate entrances. Other common terms for this use include townhouse, brownstone, row house, etc. 	SMC 17.38.085
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Section 3-

THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.15:

3.A- SMC Table 17.15.040-1 Residential Districts Use Table, originally adopted through Section 5.D.2.1 of Ordinance 2017-1103 shall be repealed in its entirety and replaced as follows:

3.A.1- “

Table 17.15.040-1 Residential Districts Use Table

Use	R1	R2	R3	MHR	SR
Residence or Accommodation Uses					
Dwelling Unit					
Single-Family Detached Dwelling	P	P	P	P	P
Townhome (SMC 17.38.085)	-	-	P	-	-
Manufactured Home	P	P	P	P	P
Modular Home	P	P	P	P	P
Mobile Home	-X	-X	-X	P	PX
Travel Trailer	-	-	-	-	X
Accessory Dwelling Unit (SMC 17.40.040)	A	-	-	-	A
Two-Family Dwelling	C¹⁻	P	P	C¹⁻	C¹⁻
Multi-Family Dwelling	C¹⁻	C¹⁻	P	C¹⁻	C¹⁻
Temporary Emergency, Construction or Repair Residence	E[±]C²	E[±]C²	E[±]C²	-	E[±]C²
Renting of no more than 2 rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.	A	A	A	A	A
Boarding House	C	C	C	-	C
Residential Care					
Adult Family Home	P	P	P	P	P
Assisted Living Facility	-	-	C	-	C
Nursing Home	-	-	C	-	-
Overnight Lodging					
Vacation Rental Home	P	P	P	P	P
Bed & Breakfast	C	C	P	C	C
Hostel	C	C	P	C	C
Hotel	X	X	C	X	C
Campground	X	X	X	C	C

Dormitory facility related to a public, private or parochial school	C	C	C	-	C
Miscellaneous Incidental Uses					
Residential Outbuilding	A/C ^{2,3,4}	A/C ^{2,3,4}	A/C ^{2,3,4}	A/C ^{2,3,4}	A/C ^{2,3}
Garage or storage building for the parking of commercial vehicles	-	-	-	-	C
Swimming pool, spa or hot tub, and associated equipment	A	A	A	A	A
Buildings and uses related to, and commonly associated with a mobile home park such as a recreation area, laundry, facility office, and meeting rooms	-	-	-	A	-
General Sales or Service Uses					
Electric Vehicle Station					
Restricted Access, Gradual Charging EV Station	A	A	A	A	A
Restricted Access, Rapid charging EV Station	C	C	C	C	C
Public Access, Gradual Charging EV Station	-	-	C	-	-
Street-Side Access, Gradual Charging EV Station	-	-	C	-	-
Retail and wholesale sales of agricultural and animal products raise or produced on the premises	-	-	-	-	A
Veterinarian	-	-	-	-	C
Professional Office	-	C	C	-	-
Child Day Care Facility					
Family Day Care Home	P	P	P	P	P
Mini-Day Care Center	C	C	C	C	C
Child Day Care Center	-	C	C	C	C
Home Occupation	A	A	A	A	A
Transportation, Communication, Information, and Utilities Uses					
Public Transportation Stop or Shelter	-	-	-	-	C
Utility or Communication Facility	C	C	C	C ^{4,5}	C
Wireless Telecommunications Facility⁵ Facility⁶					
Minor Wireless Telecommunications Facility	P	P	P	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C	C	C	C
Major Wireless Telecommunications Facilities (SMC 17.39.170)	C	-	-	-	C
Wind Power Generation Facility⁵ Facility⁶					
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C	C	C
Hazardous Waste Storage	C	C	C	C	C
Arts, Entertainment, and Recreation Uses					
Park, Playground or Outdoor Recreation Area	C	C	C	C	C
Golf Course	-	-	-	-	C
Education, Public Administration, Health Care, and Other Institutions Uses					
Public, Private or Parochial School	C	C	C	-	C
Nursery School or Similar Facility	-	-	-	C	-
Library	C	C	C	-	-
Government Administration Building	-	-	C	-	-
Fire, Police, or Emergency Services Station	C	C	C	-	C
Hospital	-	-	C	-	-
Church or Other Religious or Charitable Organization	C	C	C	-	C
Cemetery or Mausoleum	-	-	-	-	C
Agriculture, Forestry, Fishing and Hunting Uses					
Subsistence or hobby type gardening	P	P	-	P	P
Indoor or Outdoor Horticultural Activity	P	P	-	P	P
Nursery	-	-	-	-	P
Farm Animals (SMC 17.40.095)	C ^{6,7}	X	X	X	P
Urban Farm Animals (SMC 17.40.095)	A	A	A	A	P

Pets	A	A	A	A	A
Kennel	C	X	X	X	C
Miscellaneous/Other Uses					
Signs listed with a "C" in Table 17.15.145-1 and any other sign identifying and/or related to any conditional use or existing nonconforming use.	C	C	C	C	C
Signs identifying and/or related to any principal or accessory use allowed in this chapter.	A	A	A	A	A

1-Conditional Use Permits for these uses are only considered when submitted as part of an R-PUD proposal under SMC 17.17-Residential Planned Unit Developments.

12-A Conditional Use Permit is only required for a Temporary Emergency, Construction or Repair Residence after the expiration of the initial 6-month grace period.

23-Up to 4 Residential Outbuildings on a property is considered an Accessory Use. When at least 4 Residential Outbuildings already exist on a lot then an additional Residential Outbuilding is considered a Conditional Use. During the conditional use review process, the Planning Commission may establish size, serial proliferation and other limitations on such buildings.

34- A Residential Outbuilding that is subordinate to the main use on the lot is considered an Accessory Use. A Residential Outbuilding which is not subordinate to the main use on the lot is considered a Conditional Use. During the conditional use review process, the Planning Commission may establish size, serial proliferation and other limitations on such buildings.

45- Despite the general exclusion of overhead elements from this use category, any Utility or Communication Facility in the MHR District with an overhead element greater than 35 feet is considered a Conditional Use.

56- See also SMC 17.36-WW Wind/Wireless Overlay District.

67- In granting a conditional use request for Farm Animals in the R1 District, the Planning Commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

”

3.B. SMC Table 17.15.050-1 Residential Density Standards, Section 5.E.1.1 of Ordinance 2017-1103 shall be repealed in its entirety and replaced as follows:

3.B.1. “

Table 17.15.050-1: Residential Density Standards

District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number of Dwelling Units	Maximum Lot Coverage
R1	Water, Sewer	6,000 sf	60-40 ft	100-90 ft	1 Unit ²	35%
	Water, Septic	15,000 sf ¹	90 ft	120 ft	1 Unit ²	25%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%
R2	Water, Sewer	7,500 sf/6,000 sf <u>5,000 sf + 2,000 sf per unit over 1</u>	60-50 ft ³	100-90 ft	2 Units/1 Unit	40 50%
	Water, Septic	15,000 sf ¹	90 ft	120 ft	2 Units	30%
	Well, Septic	-	-	-	-	-
R3	Water, Sewer	4,000 sf + 2,000 sf per unit over 1 <u>7,500 sf + 2,500 sf per unit over 3</u>	75 ft ³ -ft ⁵	100-90 ft	-	50 65%
	Water, Septic	15,000 sf ¹ + 5,000 sf per unit over 2	90 ft	120 ft	-	40%
	Well, Septic	-	-	-	-	-
MHR	Water, Sewer	5 ac + 5,000 sf per unit over 40	200 ft	200 ft	-	40%
	Water, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	-	40%
	Well, Sewer	5 ac + 2 acres per unit over 2	200 ft	200 ft	-	40%
	Well, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	-	40%
SR	Water, Sewer	15,000 sf	100 ft	100 ft	1 Unit ²	25%
	Water, Septic	20,000 sf ¹	100 ft	100 ft	1 Unit ²	20%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%

1 - When sewer is unavailable, minimum lot area may be increased based on current health district regulations.

2 - Unless an Accessory Dwelling Unit (SMC 17.13.010) is allowed under SMC 17.40.040.

3 – Except 40 ft for single-family detached dwellings.

4 – Except 2,500 sf for townhomes.

~~3-5~~ - Except 25 ft for townhomes, 60-40 ft for single-family detached dwellings, and 50 ft for two-family dwellings residential construction.

3.C- The following subsection shall be added to SMC 17.15.050.B:

“3. Properties receiving modification approval in accordance with SMC 17.17 – Residential Planned Unit Developments.”

3.D- The following subsection shall be added to SMC 17.15.060.B:

“3. Properties receiving modification approval in accordance with SMC 17.17 – Residential Planned Unit Developments.”

Section 4-

THAT, the following new chapter shall be added to the Stevenson Municipal Code as 17.17 – Residential Planned Unit Developments.

4.A- A new section, SMC 17.17.010, shall be added as follows:

“SMC 17.17.010 Purpose, Intent.”

4.A.1- “A. The Residential Planned Unit Development (R-PUD) is an alternative to the traditional approach to subdividing property. It accommodates changing social and economic needs of residents by:”

4.A.1.1- “1. Allowing innovative residential land division design;”

4.A.1.2- “2. Encouraging a range of residential land uses, housing sizes, types and price ranges;”

4.A.1.3- “3. Allowing trade-offs as a development incentive.”

4.A.2- “B. The R-PUD provisions of this chapter are intended to:”

4.A.2.1- “1. Preserve historic and cultural resources; preserve ecologically sensitive areas; preserve scenic areas; provide open space and recreation areas, lands and facilities; provide pathways and trails.”

4.A.2.2- “2. Promote housing affordability through inclusionary zoning;”

4.A.2.3- “3. Promote the efficient and cost-effective extension of public utilities;”

4.A.2.4- “4. Facilitate the expansion of high-speed communication utilities;”

4.A.2.5- “5. Facilitate the burial of utility lines;”

4.A.2.6- “6. Ensure a design that is compatible with the value, character, and integrity of surrounding areas that have been or are being developed under the Stevenson Comprehensive Plan.”

4.B- A new section, SMC 17.17.020, shall be added as follows:

“SMC 17.17.020 Applicability.”

4.B.1- “A. An R-PUD may be permitted in any LDR Low Density Residential or HDR High Density Residential area on the Future Land Use Map (SMC 17.10.400).”

4.B.2- “B. An R-PUD may be permitted only when its lots will be served by municipal water and sanitary sewer systems.”

4.B.3- “C. An R-PUD may be permitted for one or more contiguous properties. If there is more than one owner of the properties, the application shall show that the property is under unified control through the use of enforceable covenants or other commitments that run to the benefit of the City.”

4.C- A new section, SMC 17.17.030, shall be added as follows:

“SMC 17.17.030 Development Area and Site Specific Density Calculations.”

4.C.1- “A. Gross Development Area is calculated by subtracting the following from overall Lot Area (SMC 17.10.430):”

4.C.1.1- “1. The area of any wetland delineated according the most recent Department of Ecology guidance and for which the US Army Corps of Engineers has determined to be jurisdictional;”

4.C.1.2- “2. The area of any lands lying below any ordinary high water mark determined according to the most recent Department of Ecology guidance;”

4.C.1.3- “3. The area of any slope exceeding 40%;”

4.C.1.4- “4. Any area included in a public utility easement or public right-of-way identified within a current Subdivision Guarantee.”

4.C.2- “B. The Site Specific Density is calculated by dividing the gross development area by SMC Table 17.15.050-1’s minimum lot area for single-family dwellings in the underlying zoning district.”

4.D- A new section, SMC 17.17.040, shall be added as follows:

“SMC 17.17.040 Allowed Uses.

The uses permitted in an R-PUD shall be governed by the use regulations of the underlying zoning district, however, alternative housing types may be permitted according to SMC 17.17.160 and any Development Agreement terms entered into pursuant to SMC 17.17.190.”

4.E- A new section, SMC 17.17.050, shall be added as follows:

“SMC 17.17.050 Allowed Modification of Density and Development Standards.”

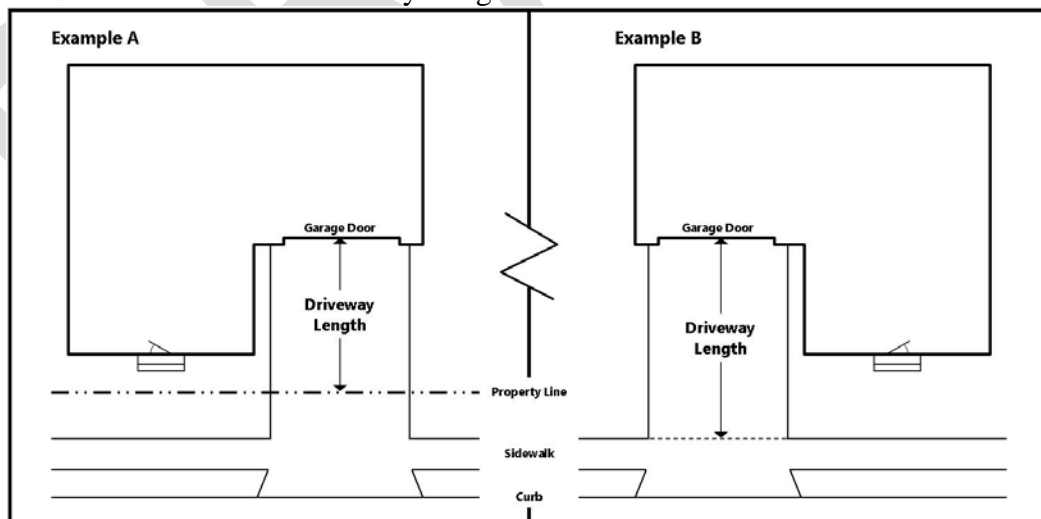
4.E.1- “A. An R-PUD may be permitted to modify the Density and Dimensional Standards of SMC Table 17.15.050-1 and SMC Table 17.15.060-01 and similar standards in SMC 16.02.190 – Review Standards—Lot Sizes, Dimensions and Proportions and SMC 16.30 – Design Standards.”

4.E.2- “B. Under no circumstances shall an R-PUD permit:”

4.E.2.1- “1. A lot width less than 20 feet;”

4.E.2.2- “2. A driveway [SMC 17.10.250] less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.

FIGURE 17.17.050-1 Driveway Length Illustration



”

4.E.2.3- “3. A setback along the outside perimeter of the R-PUD which is less than 1/2 the distance required in SMC Table 17.15.060-1.”

4.E.3- “C. An R-PUD may be permitted to modify the parking location requirements of SMC 17.15.130(B). If a location modification is approved, an R-PUD may be required to provide up to 20% more spaces than would otherwise be required under SMC 17.15.130(A).”

4.E.4- “D. The provisions of all other applicable codes and ordinance of the City of Stevenson shall apply to any R-PUD.”

4.F- A new section, SMC 17.17.060, shall be added as follows:

“SMC 17.17.060 Density Bonuses.”

4.F.1- “A. Density Bonus Allowed- An R-PUD may be used to permit densities greater than the Site Specific Density.”

4.F.2- “B. Minimum Criteria- No density bonus shall be permitted unless the R-PUD agrees to:”

4.F.2.1- “1. Underground all new and existing utility lines within the property boundaries and within the right-of-way immediately adjacent to the property. Proponents of an R-PUD are expected to underground all single-phase electrical lines, but may ask the City for relief from an obligation to underground any existing 3-phase electrical lines. Proponents of an R-PUD are not expected to underground existing utility lines if the lines are located across a right-of-way and immediately adjacent to a property under separate ownership;”

4.F.2.2- “2. Install an underground fiber-to-the-home [SMC 17.10.306] system to serve all lots within the development. Proponents of an R-PUD are not expected to install the actual fiber optic cables as part of the system, however, the remainder of the underground fiber-to-the-home system shall be installed and reserved for future installation of fiber optic cables;”

4.F.2.3- “3. Make one lot available for purchase by Columbia Cascade Housing Corporation or some other entity capable of creating and maintaining workforce housing [SMC 17.10.387] or affordable housing [SMC 17.10.385] options in Stevenson. As an alternative to selling a lot, an R-PUD proponent may develop such housing and attach CC&Rs to maintain the property as workforce or affordable housing for no less than 60 years.”

4.F.3- “C. Optional Criteria- The City may increase Site Specific Density within an R-PUD by up to 30%. All increases are calculated based on the percentage increase over the site specific density established for the property in SMC 17.17.130. Density Bonuses will be considered if the R-PUD proposes to:”

4.F.3.1- “1. Donate additional lots to the entity described in SMC 17.17.060(B)(3). A Density increase of 10% is allowed for the first lot donated and a 2.5% increase for each additional lot. In its review of this density increase, the City may modify proposals to ensure that the donated lots are not unnecessarily clustered in one area of the development. As an alternative to donating these lots, an R-PUD proponent may develop such housing as described above.”

4.F.3.2- “2. Create public pedestrian ways [SMC 17.10.660] beyond conventional sidewalk requirements. A density increase of up to 5% is allowed based on this provision.”

4.F.3.3- “3. Create public open space, recreational amenities, or viewpoints for the benefit of the general public. A density increase of up to 5% is allowed based on this provision.”

4.F.3.4- “4. Preserve significant landscape features, such as trees, rock outcrops, etc. A density increase of up to 5% is allowed based on this provision, depending on the size and significance of the area or feature being preserved.”

4.F.3.5- “5. Preserve historic/cultural resources. A density increase of up to 5% is allowed based on this provision, depending on the size and significance of the area or feature being preserved.”

4.F.3.6- “6. Restore and/or enhance critical areas and buffers. A density increase of up to 5% is allowed based on this provision, depending on the size and significance of the area or feature being restored and/or enhanced. Any critical area or buffer area restored or enhanced shall be set aside as designated open space.”

4.G- A new section, SMC 17.17.100, shall be added as follows:

“SMC 17.17.100 R-PUD Review—Process Overview.

Review of R-PUDs occur over the following 4 stages:”

4.G.1- “A. Concept planning between the applicant and city staff;”

4.G.2- “B. Planning Commission review and recommendation to City Council;”

4.G.3- “C. City Council Action on R-PUD and Development Agreement;”

4.G.4- “D. Subdivision review according to SMC Title 16 – Subdivisions.”

4.H- A new section, SMC 17.17.110, shall be added as follows:

“SMC 17.17.110 R-PUD Review—Concept Plan.”

4.H.1- “A. Prior to submitting an R-PUD application, applicants shall consult with the Zoning Administrator and other City staff at a pre-application conference. The purpose of conference is to review the concept plan prepared by the applicant, and for City staff to explain whether the plan can comply with the purpose and code provisions of this chapter.”

4.H.2- “B. The concept plan developed for this conference shall be prepared by a professional.”

4.H.2.1- “1. Architect licensed by the State of Washington,”

4.H.2.2- “2. Civil engineer registered in the State of Washington,”

4.H.2.3- “3. Surveyor licensed in the State of Washington, or”

4.H.2.4- “4. Landscape architect licensed by the State of Washington.”

4.H.3- “C. The concept plan prepared for this conference shall include the following information:”

4.H.3.1- “1. A vicinity map showing all properties, rights-of-way, parks, and recreational amenities within 1,000’ of the site;”

4.H.3.2- “2. A preliminary gross development area map of the project area displaying the approximate location of all ordinary high water marks, wetlands, slopes greater than 40%, and public easements and rights-of-way assumed to exist on the site;”

4.H.3.3- “3. A preliminary development plan identifying:”

4.H.3.3.1- “a. The general location of proposed building sites, utility systems, and pedestrian and vehicular circulation systems;”

4.H.3.3.2- “b. The general locations where density and dimensional modifications and alternative housing types will be proposed;”

4.H.3.3.3- “c. The general locations, amenities, and features to be used to achieve density bonuses, if applicable.”

4.H.3.4- “4. A preliminary list of the provisions of SMC Title 16 – Subdivisions for which the developer intends to seek pre-clearance.”

4.H.4- “D. At this conference, City staff will review the concept plan and discuss what items must be submitted with the application. A written summary of this conference and resulting submittal requirements may be prepared to assist the remainder of the review process.”

4.I- A new section, SMC 17.17.120, shall be added as follows:

“SMC 17.17.120 R-PUD Review—Submittal Requirements.”

4.I.1- “A. Application form,”

4.I.2- “B. Application fee, which may be established and amended from time to time by resolution of the City Council.”

4.I.3- “C. An updated R-PUD Concept Plan including the following information:”

4.I.3.1- “1. A vicinity map;”

4.I.3.2- “2. A proposed gross development area map of the project area displaying the location of all ordinary high water marks, wetlands, slopes greater than 40%, and public easements and rights-of-way existing on the site,”

4.I.3.3- “3. A proposed development plan identifying:”

4.I.3.3.1- “a. The location of proposed building sites, utility systems, and pedestrian and vehicular circulation systems;”

4.I.3.3.2- “b. The locations where density and dimensional modifications and alternative housing types are proposed;”

4.I.3.3.3- “c. The locations, amenities, and features to be used to achieve density bonuses, if applicable;”

4.I.4- “D. Any applicable written reports used to justify Gross Development Area and Site Specific Density. Wetland jurisdictional determinations shall be prepared by the US Army Corps of Engineers. Habitat area assessments shall be prepared by a qualified professional. Slope assessment shall be prepared by a civil engineer registered in the State of Washington. Subdivision guarantees shall be prepared by a title company showing public utility easements and rights-of-way.”

4.I.5- “E. Preliminary Plat Pre-Clearance Submittals. A final list of the provisions of SMC Title 16 – Subdivisions for which pre-clearance is sought.”

4.I.6- “F. Traffic Impact Study. A study, prepared by a civil engineer registered in the State of Washington, documenting the existing traffic condition of the receiving roads in the vicinity, estimating the added traffic expected from the proposed R-PUD, and analyzing the resulting impacts on the receiving roads and intersections.”

4.I.7- “G. Density Bonus Submittals.”

4.I.7.1- “1. A signed statement indicating the developer’s agreement to comply with the minimum criteria listed in SMC 17.17.060(B). This statement should be accompanied by agreements-in-principle and/or draft CC&Rs which demonstrate the R-PUD’s ability to comply with the minimum criteria.”

4.I.7.2- “2. Professionally prepared reports containing enough detail to review the significance and appropriateness of the amenity proposed for density bonus purposes.”

4.I.8- “H. Any additional information the administrator deems necessary to adequately inform the Planning Commission of the R-PUD proposal, including any items necessary for the review of any provisions for which preliminary plat pre-clearance is sought.”

4.J- A new section, SMC 17.17.130, shall be added as follows:

“SMC 17.17.130 R-PUD Review—Site Specific Density, Density & Dimensional Modifications.”

4.J.1- “A. Site Specific Density and Density & Dimensional Modifications are presumed to be design-dependent and approval of development at the maximum permissible density is not assured in every instance;”

4.J.2- “B. Burden is on the applicant to demonstrate that innovative site planning techniques and/or buffering can be employed to accommodate densities and dimensional standards comparable with those provided for in other city residential zones in a manner that is: responsive to the specific characteristics of the R-PUD site and compatible with surrounding residential areas that have been or are being developed under the Stevenson Comprehensive Plan.”

4.J.3- “C. Site Specific Density. The following minimum qualifications shall be reviewed by the City prior to the establishment of site specific density:”

4.J.3.1- “1. The Gross Development Area has been calculated based on written a wetland jurisdictional determination by the US Army Corps of Engineers, habitat area assessment by a qualified professional, slope assessment by a civil engineer registered in the State of Washington, and title report showing public utility easements and rights-of-way, as applicable.”

4.J.4- “D. Density & Dimensional Modifications. An applicant requesting approval of an R-PUD has the burden of proving, by a preponderance of the evidence that:”

4.J.4.1- “1. All applicable standards have been met, modified or can be adequately addressed by conditions of approval;”

4.J.4.2- “2. The proposal uses an innovative approach to meet the purposes and intents stated in SMC 17.17.010;”

4.J.4.3- “3. Structures located on the site are located on ground that is not subject to instability;”

4.J.4.4- “4. Public services will not be overburdened by the proposed development:”

4.J.4.4.1- “a. The R-PUD plan shall demonstrate that local, collector and arterial streets have the capacity to carry increased traffic from the R-PUD. Site design shall prioritize street connectivity and use of collector or arterial streets for R-PUD main access point with secondary access provided to adjacent local streets.”

4.J.4.4.2- “b. The applicant shall work with the Public Works Director and/or City Engineer to confirm adequacy of water, sanitary sewer, onsite surface/stormwater, and all other utilities. If improvements are determined necessary to accommodate increased demand, improvements will be made at the developer’s expense. The city and developer may agree on a cost sharing strategy if included in a Development Agreement adopted pursuant to SMC 17.17.190. All utilities shall be constructed to city approved standards of design, consistent with accepted engineering practices.”

4.J.4.4.3- “c. The applicant shall submit proof of adequacy of services including but not limited to: fire and police protection, schools, health care.”

4.J.5- “E. Any modification allowed under this section shall be clearly noted on the subdivision final plat.”

4.K- A new section, SMC 17.17.140, shall be added as follows:

“SMC 17.17.140 R-PUD Review—Density Bonuses.”

4.K.1- “A. Density bonuses are presumed to be design-dependent and approval of development at the maximum permissible density is not assured in every instance. The goal of a density bonus is to have added amenities offset any negative effects of increased density, and any proposed amenities must advance that goal to be permitted;”

4.K.2- “B. Burden is on the applicant to demonstrate that innovative site planning techniques and/or buffering can be employed to accommodate densities comparable with densities provided for in other city residential zones in a manner that is: responsive to the specific characteristics of the R-PUD site and compatible with surrounding residential areas that have been or are being developed under the Stevenson Comprehensive Plan.”

4.K.3- “C. Required Standards. In addition to the statement required in SMC 17.17.120(G), the applicant shall meet the following standards prior to the City allowing any specific density bonus:”

4.K.3.1- “1. Affordability Standard. The Planning Commission must find that any agreement-in-principle and/or draft CC&Rs submitted for this bonus has been reviewed by the City Attorney and found to contain adequate provisions to ensure the lots will be developed and will remain as workforce and/or affordable housing.”

4.K.3.2- “2. Adequacy of Amenities. The Planning Commission must find that any creation, preservation, or restoration of public amenities proposed for the purposes of obtaining a density bonus adequately considers the context of the proposal’s location and its relative proximity and contribution to other existing or needed public amenities or resources.”

4.L- A new section, SMC 17.17.150, shall be added as follows:

“SMC 17.17.150 R-PUD Review—Preliminary Plat Pre-Clearance.

When preliminary plat pre-clearance is sought as part of an R-PUD approval, the Planning Commission shall review all submittals according to the specific provision of SMC Title 16 – Subdivisions for which pre-clearance is sought.”

4.M- A new section, SMC 17.17.160, shall be added as follows:

“SMC 17.17.160 R-PUD Review—Alternative Housing Types.

The R-PUD process is created to support design innovation and a range of housing types. Land use standards and approval criteria provide essential guidance to applicants and administrators but not every circumstance can be anticipated in the drafting of standards and criteria. An applicant may request inclusion of an alternative housing type within an R-PUD subject to the conditional use standards of SMC 17.39. The Planning Commission review of such a proposal shall occur concurrently with the R-PUD Review and shall only be valid upon City Council approval of the final plat.”

4.N- A new section, SMC 17.17.170, shall be added as follows:

“SMC 17.17.170 R-PUD Review—Planning Commission Recommendation.”

4.N.1- “A. Density & Dimensional Modifications. Based on its review under SMC 17.17.130 the Planning Commission may recommend City Council approval of site specific density and dimensional tables for the R-PUD. The tables should resemble SMC tables 17.15.050-1 and 17.15.060-1.”

4.N.2- “B. Density Bonuses. Based its review under SMC 17.17.140 the Planning Commission may recommend City Council approval of a Density Bonus. The total percentage of any Density Bonus recommended may be less than that requested but not more.”

4.N.3- “C. Preliminary Plat Pre-Clearance. Based on its review under SMC 17.17.150 the Planning Commission may recommend pre-clearance of any preliminary plat provision requested.”

4.O- A new section, SMC 17.17.180, shall be added as follows:

“SMC 17.17.180 R-PUD Review—City Council Action.”

4.O.1- “A. Upon receipt of the Planning Commission’s recommendation on an R-PUD, the Council shall, at its next public meeting, either:”

4.O.1.1- “1. Consider the planning commission recommendation, or”

4.O.1.2- “2. Set a date for the public meeting at which the council shall consider the record established by the planning commission.”

4.O.2- “B. The Council shall, after reviewing the recommendations of the Planning Commission, the administrator, the public works director, the public utility district and any other relevant evidence presented to it, either concur in or reject the Planning Commission’s recommendation.”

4.O.3- “C. If the Council does not summarily approve the Planning Commission recommendation on any R-PUD, it may remand the proposal back to the Planning Commission by citing the specific findings of fact and conclusions of law being remanded. The Planning Commission shall then reopen the public hearing to complete the R-PUD review of the remand. At the conclusion of such public hearing and receipt of a revised Planning Commission recommendation the Council may approve, conditionally approve, or disapprove the R-PUD or a revised version thereof.”

4.P- A new section, SMC 17.17.190, shall be added as follows:

“SMC 17.17.190 Effect of Approval—Development Agreement.”

4.P.1- “A. All approved R-PUDs shall be accompanied by a development agreement mutually approved by the applicant and the city pursuant to RCW 36.70B.170 through .210.”

4.P.2- “B. The provisions of a development agreement authorized under this chapter shall be reviewed for acceptability by the City Attorney and shall include:”

4.P.2.1- “1. The approved Site Specific Density for the development.”

4.P.2.2- “2. Any approved modifications to the Density and Dimensional Standards of SMC 17.15.”

4.P.2.3- “3. Any approved Density Bonuses, including specific descriptions of how the developer intends to satisfy the Minimum and Optional Criteria.”

4.P.2.4- “4. Any approved pre-clearance of the provisions of SMC 16 – Subdivisions which has been reviewed for acceptability during the R-PUD process. Any such description vests the proposal in the subdivision ordinance effective at the time of the complete R-PUD application is received and may be cited in the preliminary plat application as prima facie evidence of compliance with the provision described.”

4.P.2.5- “5. A preliminary understanding regarding the entity to be responsible for maintenance of all easements, open spaces, amenities, or areas to be provided in the R-PUD.”

4.P.3- “C. Any development agreement authorized under this chapter shall expire 5 years after the effective date of the agreement. If a preliminary plat is not approved

within the initial 5 years, the applicant may make written request for extension prior to the expiration date of the development agreement. The City Council may grant an extension for up to 2 additional years upon demonstration of good faith effort to file for preliminary plat approval and finding by the City that such extension is in the City's best interests."

Section 5-

THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.38:

5.A- A new section, SMC 17.38.085, shall be added as follows:

"SMC 17.38.085 Side Setback—Townhomes Restricted"

5.A.1- "A. Unit Width. Each Townhome shall have a minimum width of 20 feet."

5.A.2- "B. Determining Lot Lines."

5.A.2.1- "1. When proposed on existing lots of record, pre- and post-construction surveys shall be submitted prior to approval of the building permit and certificate of occupancy."

5.A.2.2- "2. When proposed as part of a land division, a preliminary plat shall be submitted and approved prior to issuing a building permit. A post-construction survey shall be submitted prior to approval of the final plat. Each division shall conform to SMC Title 16 – Subdivisions."

5.A.2.3- "3. Surveys prepared under this section shall be certified by a surveyor licensed in the state of Washington and shall show all floorplans and all existing and proposed structures and setbacks, including common wall location."

5.A.3- "C. Reconstruction. If a townhome is destroyed in any manner, it shall be replaced in compliance with these standards or the lot shall be legally combined with its adjacent lot(s)."

5.A.4- "D. Project Design Guidelines."

5.A.4.1- "1. Building facades should be broken up by design elements providing identity for individual units. Such elements include but are not limited to offsets, setbacks, stepped unit heights, gables, building projections and articulation."

5.A.4.2- "2. Architectural features such as bay windows, chimneys, projecting eaves, and porches are encouraged to provide human scale and to break up building mass and bulk."

5.A.5- "E. Fire Safety. Common walls shall be designed and constructed to meet or exceed the fire separation and safety standards of SMC Title 15 – Buildings and Construction."

5.A.6- "F. Landscaping. At least one tree per unit shall be provided in the front yard."

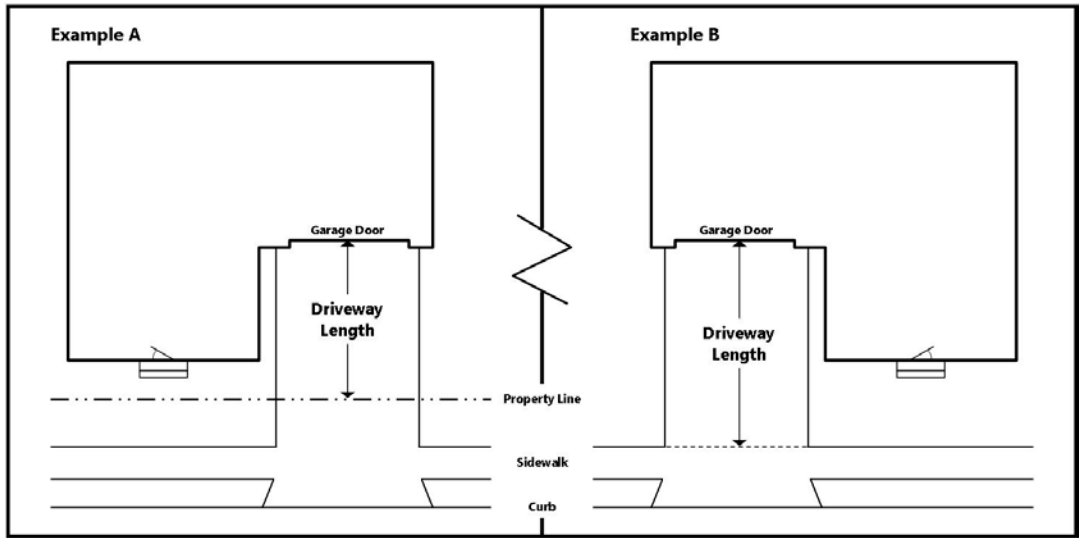
5.A.7- "G. Garage Designs."

5.A.7.1- "1. All garage structures shall be consistent and compatible with the architecture and materials of the dwellings."

5.A.7.2- "2. Garages may be detached, attached or located underneath the units."

5.A.8- "H. Driveway Length. No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line."

FIGURE 17.38.085-1 Driveway Length Illustration



”

5.A.9- “I. Adequate Storage and Mechanical Equipment.”

5.A.9.1- “1. Each unit shall have at least 80 square feet of enclosed storage area (typically, in the garage area and in addition to area dedicated to parking requirements) so that residents will have some place to store bulky personal effects (such as recreational equipment) allowing garage space to remain available for parking.”

5.A.9.2- “2. Garbage collection areas and ground-mounted electrical and mechanical equipment shall be fenced and/or screened from the street. Any remaining visual impacts to adjacent dwelling units shall be minimized.”

Section 6-

THAT, this ordinance affects Title 17 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of Title 17 shall remain in full force and effect, and where the provisions of this ordinance are the same as the provisions they replace, the provisions of this ordinance shall be interpreted as a continuation of those previous provisions and not as a new enactment.

Section 7-Severability

THAT, if any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

This Ordinance shall take effect and be in force five (5) days after its publication according to law.

PASSED by the City Council of the City of Stevenson and approved by the Mayor this _____ day of _____, 2017.

Mayor of the City of Stevenson

ATTEST:

Nick Hogan, Clerk of the City of Stevenson

APPROVED AS TO FORM:

DRAFT

Title 17 – Zoning

Chapter 17.10 – Definitions

Section 17.10.010—17.10.240 **[No Changes]**

Section 17.10.250 – Driveway [Amended]

“Driveway” means that portion of the vehicle travel area [SMC 17.10.855] that consists of a minor private way providing access for vehicles and pedestrians to a lot, parking space, garage, dwelling, or other structure. For residential uses, a driveway frequently serves a secondary purpose as a parking space [SMC 17.10.630].

Section 17.10.280—17.10.305 **[No Changes]**

Section 17.10.307 – Fiber-to-the-Home, Underground [New]

“Underground Fiber-to-the-Home” means a system of vaults, conduits, handholds, and/or pedestals wherein fiber optic cables are installed and spliced to provide direct service to a dwelling unit.

Section 17.10.310—17.10.375 **[No Changes]**

Section 17.10.385 – Housing, Affordable [New]

“Affordable Housing” means housing intended for occupancy by families whose income does not exceed 80% of the Area Median Income for Skamania County, and where the occupants pay no more than 30% of said income for housing costs, including utilities other than telephone and cable/satellite television.

Section 17.10.387 – Housing, Workforce [New]

“Workforce Housing” means housing intended for occupancy by families whose income does not exceed 120% of the Area Median Income for Skamania County, and where the occupants pay no more than 30% of said income for housing costs, including utilities other than telephone and cable/satellite television.

Title 17 – Zoning

Chapter 17.13 – Use Classifications and Descriptions

Section 17.13.005 – Purpose [No Change]

Section 17.13.010 – Residence or Accommodation Uses

Residence or Accommodation land uses are classified together based on the presence of a dwelling unit, the provision of temporary accommodations, and/or a specific preemption of Stevenson’s local authority. The Residence or Accommodation uses considered by the Stevenson Zoning Code appear in Table 17.13.010-1.

Table 17.13.010-1: Residence or Accommodation Uses

Use	Description	Reference
1. Dwelling Unit	An independent living unit within a building, designed and intended for occupancy by not more than one family and having its own housekeeping, kitchen, sleeping and bathroom facilities.	
a. Single-Family Detached Dwelling	<p><u>Single-family dwellings are distinguished by the following types:</u></p> <p><u>1. “Single-Family Detached Dwelling” is a</u> single detached building, which term shall include manufactured home and modular home, containing one dwelling unit.</p> <p><u>2. “Townhome” is a dwelling unit within a building containing 2 or more attached dwelling units in which the dwelling units 1) share one or more common walls at the lot line, 2) are on separate lots, and 3) have separate entrances. Other common terms for this use include townhouse, brownstone, row house, etc.</u></p>	SMC 17.38.085
b. Manufactured Home	A single-family detached dwelling built according to the United States Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national preemptive building code. A manufactured home: (1) includes plumbing, heating, air conditioning, and electrical systems; (2) is built on a permanent chassis; (3) can be transported in one or more sections with each section at least 8 feet wide and 40 feet long when transported, or when installed on the site is 320 square feet or greater, and (4) when sited, is designed to be permanently connected to required utilities.	RCW 35A.21.312, RCW 35A.63.146, RCW 43.22A, RCW 59.20.030, WAC 296-150M, SMC 17.40.120
c. Modular Home	A factory assembled structure designed primarily for use as a dwelling when connected to the required utilities. A Modular Home (1) includes plumbing, heating and electrical systems contained therein, (2) does not contain its own running gear, (3) must be mounted on a permanent foundation, and (4) shall conform to the structural design requirements of the local jurisdiction. A modular home does not include a travel trailer, mobile home or manufactured home.	RCW 43.22, RCW 46.04.303, WAC 296-150F
d. Mobile Home	A factory-built dwelling built prior to June 15, 1976, to standards other than the United States Department of Housing and Urban Development code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the United States Department of Housing and Urban Development Manufactured Home Construction and Safety Act. Mobile home does not include recreational vehicles, travel trailers, modular homes, or manufactured homes.	RCW 43.22A, RCW 59.20.030

e.	Travel Trailer	A trailer built on a single chassis transportable upon the public streets and highways that is designed to be used as a temporary dwelling without a permanent foundation and may be used without being connected to utilities.	
f.	Accessory Dwelling Unit (ADU)	An ancillary (i.e., secondary) dwelling unit, having its own living, kitchen, sleeping and bathroom facilities, within or attached to the primary dwelling unit. An ADU is distinguishable from a duplex in that, unlike a duplex unit, it is clearly subordinate to the primary dwelling in terms of size, use and appearance, and has common utility connections and the same address as the primary unit.	RCW 35A.63.230, RCW 43.63A.215, SMC 17.40.040
g.	Two-Family Dwelling	A building containing 2 dwelling units in which the dwelling units share a common wall, floor/ceiling or roof (including without limitation the wall of an attached garage or porch) and which have separate entrances.	
h.	Multi-Family Dwelling	A building containing 3 or more dwelling units in which the dwelling units share a common wall, floor/ceiling or roof (including without limitation the wall of an attached garage or porch) and which have separate entrances. Multi-family dwelling also includes apartments, cluster-type housing, condominiums, and multiple dwellings or groups of structures on a single lot.	
i.	Temporary Emergency, Construction or Repair Residence	A residence (which may be a mobile home or travel trailer) that is: (1) located on the same lot as a residence made uninhabitable by fire, flood or other natural disaster and occupied by the persons displaced by such disaster; or (2) located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed; or (3) located on a nonresidential construction site and occupied by persons having construction or security responsibilities over such construction site. However, no such temporary emergency, construction or repair residence shall be inhabited for more than 6 months, unless authorized by the Planning Commission.	
2.	Renting of no more than 2 rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.		SMC 17.42
3.	Boarding House	A building consisting of at least one dwelling unit together with 3 to 6 rooms inclusive, which rooms are rented or designed or intended to be rented by the month or longer; provided that such rooms, individually or collectively, do not constitute a separate dwelling unit.	
4.	Mobile Home Park	A parcel of land on which 2 or more mobile homes are located and used as dwellings.	
5.	Residential Care		
a.	Adult Family Home	A land use, licensed by the State under RCW 70.128, for which local zoning authority is largely preempted. This use is described as a residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than 6 adults who are not related by blood or marriage to the person or persons providing the services.	RCW 70.128.010, RCW 70.128.140

b.	<u>Assisted Living Facility</u>	A land use, licensed by the State under RCW 18.20, described as any home or other institution, however named, which is advertised, announced, or maintained for the express or implied purpose of providing housing, basic services, and assuming general responsibility for the safety and well-being of the residents, and may also provide domiciliary care to 7 or more residents.	RCW 18.20.020
c.	Nursing Home	A land use licensed by the State under RCW 15.81.	RCW 18.51.010
6.	Overnight Lodging	A classification of land uses where an owner or manager receives or seeks compensation for use or occupancy of visitor accommodations for a period of less than 30 consecutive days per rental period and which are subject to taxation under SMC 3.03 – Excise Tax on Furnishing of Lodging. Overnight lodging includes Bed & Breakfast, Campground, Hostel, Hotel, Vacation Rental Home, and other similar uses.	SMC 3.03
a.	Vacation Rental Home	A form of Overnight Lodging where an entire dwelling unit is offered for occupancy by visitors and not shared with the owner, manager, or anyone outside the visitor's party. Vacation Rental Homes are further regulated under SMC 5.20 - Vacation Rental Homes.	SMC 5.20
b.	Bed & Breakfast	A form of Overnight Lodging where up to 6 guest rooms are offered for occupancy by visitors. Bed & Breakfasts are located in owner- or manager-occupied, preexisting dwelling units.	
c.	Hostel	An affordable form of Overnight Lodging where individual beds are offered for occupancy by visitors. Hostels are supervised by an owner or manager at all times.	
d.	Hotel	A form of Overnight Lodging where more than 6 guest rooms are offered for occupancy by visitors. Hotels include single buildings or a group of buildings on the same lot and a building where 6 or fewer guest rooms are offered when the building is not an owner- or manager-occupied preexisting dwelling unit.	
e.	Campground	A form of Overnight Lodging where sites are offered for occupancy by camping in tents, travel trailers, recreational vehicles, or similar movable or temporary sleeping quarters of any kind.	
7.	Dormitory facility related to a public, private or parochial school		
8.	Miscellaneous Incidental Uses		
a.	Residential Outbuilding	An accessory building that is detached from another residential use on the same lot. Residential outbuildings include carports, garages for the storage of noncommercial vehicles, greenhouses, storage buildings, and the like, but do not include patios or play structures.	
b.	Garage or storage building for the parking of commercial vehicles		
c.	Swimming pool, spa or hot tub, and associated equipment		

- d. Buildings and uses related to, and commonly associated with a mobile home park such as a recreation area, laundry, facility office, and meeting rooms
-

Section 17.13.020 – General Sales or Service Uses **[No Change]**

Section 17.13.030 – Manufacturing and Wholesale Trade Uses **[No Change]**

Section 17.13.040 – Transportation, Communication, Information, and Utility Uses **[No Change]**

Section 17.13.050 – Arts, Entertainment, and Recreation Uses **[No Change]**

Section 17.13.060 – Education, Public Administration, Health Care, and Other Institution Uses **[No Change]**

Section 17.13.070 – Construction-Related Business Uses **[No Change]**

Section 17.13.080 – Mining and Extraction Uses **[No Change]**

Section 17.13.090 – Agriculture, Forestry, Fishing and Hunting Uses **[No Change]**

Section 17.13.099 – Miscellaneous Land Uses **[No Change]**

Chapter 17.15 – Residential Districts

Section 17.15.010 – Purpose (No Change)

Section 17.15.020 – List of Zoning Districts (No Change)

Section 17.15.030 – Residential District Location Criteria (No Change)

Section 17.15.040 – Uses

- A. (No Change)
- B. Use Table. A list of permitted, accessory, conditional and prohibited uses in Residential Districts is presented in Table 17.15.040-1: Residential District Use Table.

Table 17.15.040-1 Residential Districts Use Table

Use	R1	R2	R3	MHR	SR
Residence or Accommodation Uses					
Dwelling Unit					
Single-Family Detached Dwelling	P	P	P	P	P
<u>Townhome (SMC 17.38.085)</u>	-	-	<u>P</u>	-	<u>X</u>
Manufactured Home	P	P	P	P	P
Modular Home	P	P	P	P	P
Mobile Home	<u>X-</u>	<u>X-</u>	<u>X-</u>	P	<u>XP</u>
Travel Trailer	-	-	-	-	X
Accessory Dwelling Unit (SMC 17.40.040)	A	-	-	-	A
Two-Family Dwelling	<u>C¹-</u>	<u>PP</u>	<u>PP</u>	<u>C¹-</u>	<u>C¹-</u>
Multi-Family Dwelling	<u>C¹-</u>	<u>C¹-</u>	<u>PP</u>	<u>C¹-</u>	<u>C¹-</u>
Temporary Emergency, Construction or Repair Residence	C ¹	C ¹	C ¹	-	C ¹
Renting of no more than 2 rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.	A	A	A	A	A
Boarding House	C	C	C	-	C
Residential Care					
Adult Family Home	P	P	P	P	P
Assisted Living Facility	-	-	C	-	C
Nursing Home	-	-	C	-	-
Overnight Lodging					
Vacation Rental Home	P	P	P	P	P
Bed & Breakfast	C	C	P	C	C
Hostel	C	C	P	C	C
Hotel	X	X	C	X	C
Campground	X	X	X	C	C
Dormitory facility related to a public, private or parochial school	C	C	C	-	C
Miscellaneous Incidental Uses					
Residential Outbuilding	<u>A/C</u> <u>3,4 A/C</u> <u>2,3</u>	<u>A/C</u> <u>3,4 A/C</u> <u>2,3</u>	<u>A/C</u> <u>3,4 A/C</u> <u>2,3</u>	<u>A/C</u> <u>3,4 A/C</u> <u>2,3</u>	<u>A/C³A/C²</u>
Garage or storage building for the parking of commercial vehicles	-	-	-	-	C
Swimming pool, spa or hot tub, and associated equipment	A	A	A	A	A

Buildings and uses related to, and commonly associated with a mobile home park such as a recreation area, laundry, facility office, and meeting rooms	-	-	-	A	-
General Sales or Service Uses					
Electric Vehicle Station					
Restricted Access, Gradual Charging EV Station	A	A	A	A	A
Restricted Access, Rapid charging EV Station	C	C	C	C	C
Public Access, Gradual Charging EV Station	-	-	C	-	-
Street-Side Access, Gradual Charging EV Station	-	-	C	-	-
Retail and wholesale sales of agricultural and animal products raise or produced on the premises	-	-	-	-	A
Veterinarian	-	-	-	-	C
Professional Office	-	C	C	-	-
Child Day Care Facility					
Family Day Care Home	P	P	P	P	P
Mini-Day Care Center	C	C	C	C	C
Child Day Care Center	-	C	C	C	C
Home Occupation	A	A	A	A	A
Transportation, Communication, Information, and Utilities Uses					
Public Transportation Stop or Shelter	-	-	-	-	C
Utility or Communication Facility	C	C	C	C ⁵ E ⁴	C
Wireless Telecommunications Facility⁶Facility⁵					
Minor Wireless Telecommunications Facility	P	P	P	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C	C	C	C
Major Wireless Telecommunications Facilities (SMC 17.39.170)	C	-	-	-	C
Wind Power Generation Facility⁶Facility⁵					
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C	C	C
Hazardous Waste Storage	C	C	C	C	C
Arts, Entertainment, and Recreation Uses					
Park, Playground or Outdoor Recreation Area	C	C	C	C	C
Golf Course	-	-	-	-	C
Education, Public Administration, Health Care, and Other Institutions Uses					
Public, Private or Parochial School	C	C	C	-	C
Nursery School or Similar Facility	-	-	-	C	-
Library	C	C	C	-	-
Government Administration Building	-	-	C	-	-
Fire, Police, or Emergency Services Station	C	C	C	-	C
Hospital	-	-	C	-	-
Church or Other Religious or Charitable Organization	C	C	C	-	C

Cemetery or Mausoleum	-	-	-	-	C
Agriculture, Forestry, Fishing and Hunting Uses					
Subsistence or hobby type gardening	P	P	-	P	P
Indoor or Outdoor Horticultural Activity	P	P	-	P	P
Nursery	-	-	-	-	P
Farm Animals (SMC 17.40.095)	C ⁶	X	X	X	P
Urban Farm Animals (SMC 17.40.095)	A	A	A	A	P
Pets	A	A	A	A	A
Kennel	C	X	X	X	C
Miscellaneous/Other Uses					
Signs listed with a "C" in Table 17.15.145-1 and any other sign identifying and/or related to any conditional use or existing nonconforming use.	C	C	C	C	C
Signs identifying and/or related to any principal or accessory use allowed in this chapter.	A	A	A	A	A

1-Conditional Use Permits for these uses are only considered when submitted as part of an R-PUD proposal under SMC 17.17-Residential Planned Unit Developments.

~~12~~-A Conditional Use Permit is only required for a Temporary Emergency, Construction or Repair Residence after the expiration of the initial 6-month grace period.

~~23~~-Up to 4 Residential Outbuildings on a property is considered an Accessory Use. When at least 4 Residential Outbuildings already exist on a lot then an additional Residential Outbuilding is considered a Conditional Use. During the conditional use review process, the Planning Commission may establish size, serial proliferation and other limitations on such buildings.

~~34~~- A Residential Outbuilding that is subordinate to the main use on the lot is considered an Accessory Use. A Residential Outbuilding which is not subordinate to the main use on the lot is considered a Conditional Use. During the conditional use review process, the Planning Commission may establish size, serial proliferation and other limitations on such buildings.

~~45~~- Despite the general exclusion of overhead elements from this use category, any Utility or Communication Facility in the MHR District with an overhead element greater than 35 feet is considered a Conditional Use.

~~56~~- See also SMC 17.36-WW Wind/Wireless Overlay District.

~~67~~- In granting a conditional use request for Farm Animals in the R1 District, the Planning Commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

Section 17.15.050 – Residential Density

A. Density & Lot Size. The maximum density and minimum lot dimensions for Residential Districts are contained in Table 17.15.050-1: Residential Density Standards.

Table 17.15.050-1: Residential Density Standards

District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number of Dwelling Units	Maximum Lot Coverage
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R1	Water, Sewer	6,000 sf	60-40 ft	100-90 ft	1 Unit ²	35%
	Water, Septic	15,000 sf ¹	90 ft	120 ft	1 Unit ²	25%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%
R2	Water, Sewer	7,500 sf/6,000 sf <u>5,000 sf + 2,000 sf per unit over 1</u>	60-50 ft ³	100-90 ft	2 Units/ 1 Unit	40 <u>50</u> %
	Water, Septic	15,000 sf ¹	90 ft	120 ft	2 Units	30%
	Well, Septic	-	-	-	-	-
R3	Water, Sewer	4,000 sf + 2,000 sf per unit over 1⁴ 7,500 sf + 2,500 sf per unit over 3	75 ft³-ft⁵	100-90 ft	-	50 <u>65</u> %
	Water, Septic	15,000 sf ¹ + 5,000 sf per unit over 2	90 ft	120 ft	-	40%
	Well, Septic	-	-	-	-	-
MHR	Water, Sewer	5 ac + 5,000 sf per unit over 40	200 ft	200 ft	-	40%
	Water, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	-	40%
	Well, Sewer	5 ac + 2 acres per unit over 2	200 ft	200 ft	-	40%
	Well, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	-	40%
SR	Water, Sewer	15,000 sf	100 ft	100 ft	1 Unit ²	25%
	Water, Septic	20,000 sf ¹	100 ft	100 ft	1 Unit ²	20%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%

1 - When sewer is unavailable, minimum lot area may be increased based on current health district regulations.

2 - Unless an Accessory Dwelling Unit (SMC 17.13.010) is allowed under SMC 17.40.040.

~~3~~ - Except 40 ft for detached single-family detached dwellings.

~~4~~ - Except 2,500 sf for townhome construction.

~~3-5~~ - Except 25 ft for townhomes, 60-40 ft for single-family detached dwellings, and 50 ft for two-family dwellings residential construction.

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.050-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 – Supplementary Provisions.

2. Properties obtaining variance approval in accordance with SMC 17.46 – Adjustments, Variances, and Appeals.

2-3. Properties receiving modification approval in accordance with SMC 17.17 – Residential Planned Unit Developments.

Section 17.15.060 – Residential Dimensional Standards

A. (No Change)

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.060-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 – Supplementary Provisions.

2. Properties obtaining variance approval in accordance with SMC 17.46 – Adjustments, Variances, and Appeals.

2-3. Properties receiving modification approval in accordance with SMC 17.17 – Residential Planned Unit Developments.

Section 17.15.130 – Residential Districts Parking (No Change)

Section 17.15.145 – Residential Districts Signs (No Change)

SMC 17.17 Residential Planned Unit Developments

SMC 17.17.010 Purpose, Intent.

- A. The Residential Planned Unit Development (R-PUD) is an alternative to the traditional approach to subdividing property. It accommodates changing social and economic needs of residents by:
 - 1. Allowing innovative residential land division design;
 - 2. Encouraging a range of residential land uses, housing sizes, types, and price ranges;
 - 3. Allowing trade-offs as a development incentive (CP 3.2, 3.2-2).
- B. The R-PUD provisions of this chapter are intended to:
 - 1. Preserve historic and cultural resources; preserve ecologically sensitive areas; preserve scenic areas; provide open space and recreation areas, lands and facilities; provide pathways and trails; (CP 1.16-2, 2.2-4, 2.5-4, 3.7-1, 9.2-3, 9.6)
 - 2. Promote housing affordability through inclusionary zoning; (CP 3.3-1)
 - 3. Promote the efficient and cost-effective extension of public utilities; (CP 8.8, 8.8-2, 8.9)
 - 4. Facilitate the expansion of high-speed communication utilities; (CP 8.14)
 - 5. Facilitate the burial of utility lines; (CP 8.15 & 8.16)
 - 6. Ensure a design that is compatible with the value, character, and integrity of surrounding areas that have been or are being developed under the Stevenson Comprehensive Plan. (CP 3.8)

SMC 17.17.020 Applicability

- A. An R-PUD may be permitted in any LDR Low Density Residential or HDR High Density Residential area on the Future Land Use Map (SMC 17.10.400).
- B. An R-PUD may be permitted only when its lots will be served by municipal water and sanitary sewer systems.
- C. An R-PUD may be permitted for one or more contiguous properties. If there is more than one owner of the properties, the application shall show that the property is under unified control through the use of enforceable covenants or other commitments that run to the benefit of the City.

SMC 17.17.030 Development Area and Site Specific Density Calculations

- A. Gross Development Area is calculated by subtracting the following from overall Lot Area (SMC 17.10.430):
 - 1. The area of any wetland delineated according the most recent Department of Ecology guidance and for which the US Army Corps of Engineers has determined to be jurisdictional;
 - 2. The area of any lands lying below any ordinary high water mark determined according to the most recent Department of Ecology guidance;
 - 3. The area of any slope exceeding 40%;
 - 4. Any area included in a public utility easement or public right-of-way identified within a current Subdivision Guarantee.

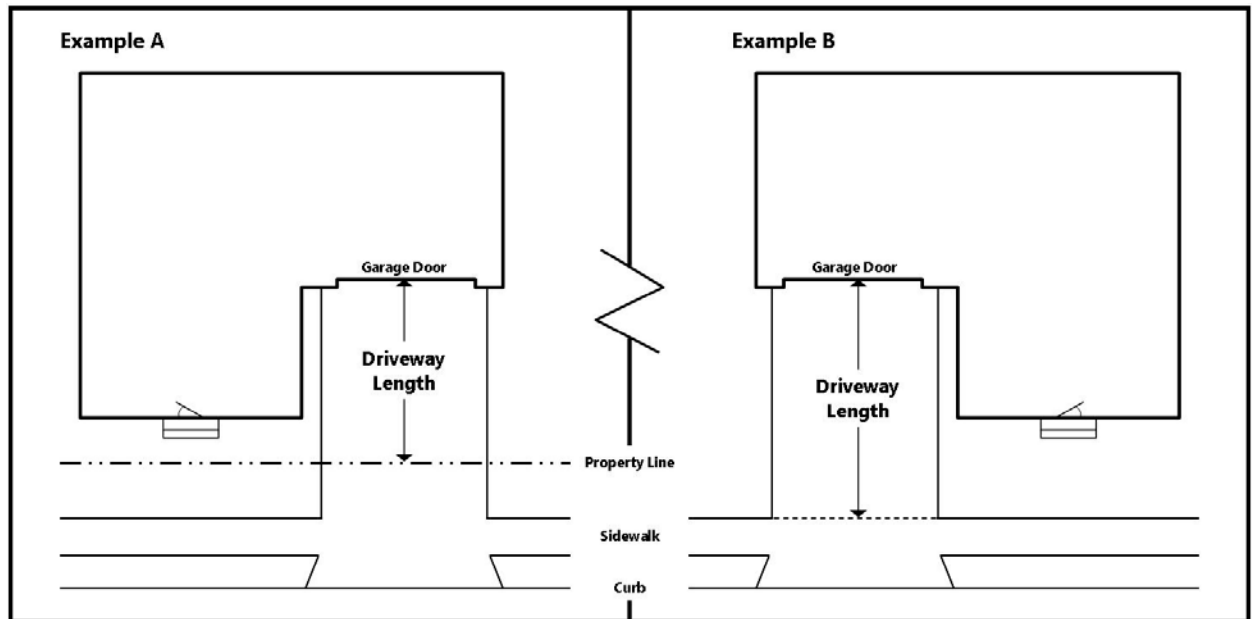
- B. The Site Specific Density is calculated by dividing the gross development area by SMC Table 17.15.050-1's minimum lot area for single-family dwellings in the underlying zoning district.

SMC 17.17.040 Allowed Uses. The uses permitted in an R-PUD shall be governed by the use regulations of the underlying zoning district, however, alternative housing types may be permitted according to SMC 17.17.160 and any Development Agreement terms entered into pursuant to SMC 17.17.190.

SMC 17.17.050 Allowed Modification of Density and Dimensional Standards.

- A. An R-PUD may be permitted to modify the Density and Dimensional Standards of SMC Table 17.15.050-1 and SMC Table 17.15.060-01 and similar standards in SMC 16.02.190 – Review Standards—Lot Sizes, Dimensions and Proportions and SMC 16.30 – Design Standards.
- B. Under no circumstances shall an R-PUD permit:
1. A lot width less than 20 feet;
 2. A driveway [SMC 17.10.250] less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas (SMC 17.10.855). For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way (SMC 17.10.660), property line, or right-of-way line.

FIGURE 17.17.050-1 Driveway Length Illustration



3. A setback along the outside perimeter of the R-PUD which is less than 1/2 the distance required in SMC Table 17.15.060-1.
- C. An R-PUD may be permitted to modify the parking location requirements of SMC 17.15.130(B). If a location modification is approved, an R-PUD may be required to provide up to 20% more spaces than would otherwise be required under SMC 17.15.130(A).
- D. The provisions of all other applicable codes and ordinance of the City of Stevenson shall apply to any R-PUD.

SMC 17.17.060 Density Bonuses.

- A. Density Bonus Allowed- An R-PUD may be used to permit densities greater than the Site Specific Density.
- B. Minimum Criteria- No density bonus shall be permitted unless the R-PUD agrees to:
 - 1. Underground all new and existing utility lines within the property boundaries and within the right-of-way immediately adjacent to the property. Proponents of an R-PUD are expected to underground all single-phase electrical lines, but may ask the City for relief from an obligation to underground any existing 3-phase electrical lines. Proponents of an R-PUD are not expected to underground existing utility lines if the lines are located across a right-of-way and immediately adjacent to a property under separate ownership;
 - 2. Install an underground fiber-to-the-home [SMC 17.10.306] system to serve all lots within the development. Proponents of an R-PUD are not expected to install the actual fiber optic cables as part of the system, however, the remainder of the underground fiber-to-the-home system shall be installed and reserved for future installation of fiber optic cables;
 - 3. Make one lot available for purchase by Columbia Cascade Housing Corporation or some other entity capable of creating and maintaining workforce housing [SMC 17.10.387] or affordable housing [SMC 17.10.385] options in Stevenson. As an alternative to selling a lot, an R-PUD proponent may develop such housing and attach CC&Rs to maintain the property as workforce or affordable housing for no less than 60 years.
- C. Optional Criteria- The City may increase Site Specific Density within an R-PUD by up to 30%. All increases are calculated based on the percentage increase over the site specific density established for the property in SMC 17.17.130. Density Bonuses will be considered if the R-PUD proposes to:
 - 1. Donate additional lots to the entity described in SMC 17.17.060(B)(3). A Density increase of 10% is allowed for the first lot donated and a 2.5% increase for each additional lot. In its review of this density increase, the City may modify proposals to ensure that the donated lots are not unnecessarily clustered in one area of the development. As an alternative to donating these lots, an R-PUD proponent may develop such housing as described above.
 - 2. Create public pedestrian ways [SMC 17.10.660] beyond conventional sidewalk requirements. A density increase of up to 5% is allowed based on this provision.
 - 3. Create public open space, recreational amenities, or viewpoints for the benefit of the general public. A density increase of up to 5% is allowed based on this provision.
 - 4. Preserve significant landscape features, such as trees, rock outcrops, etc. A density increase of up to 5% is allowed based on this provision, depending on the size and significance of the area or feature being preserved.
 - 5. Preserve historic/cultural resources. A density increase of up to 5% is allowed based on this provision, depending on the size and significance of the area or feature being preserved.
 - 6. Restore and/or enhance critical areas and buffers. A density increase of up to 5% is allowed based on this provision, depending on the size and significance of the area or feature being restored and/or enhanced. Any critical area or buffer area restored or enhanced shall be set aside as designated open space.

SMC 17.17.100 R-PUD Review—Process Overview.

Review of R-PUDs occur over the following 4 stages:

- A. Concept planning between the applicant and city staff;
- B. Planning Commission review and recommendation to City Council;
- C. City Council Action on R-PUD and Development Agreement;
- D. Subdivision review according to SMC Title 16 – Subdivisions.

SMC 17.17.110 R-PUD Review—Concept Plan.

- A. Prior to submitting an R-PUD application, applicants shall consult with the Zoning Administrator and other City staff at a pre-application conference. The purpose of conference is to review the concept plan prepared by the applicant, and for City staff to explain whether the plan can comply with the purpose and code provisions of this chapter.
- B. The concept plan developed for this conference shall be prepared by a professional:
 - 1. Architect licensed by the State of Washington,
 - 2. Civil engineer registered in the State of Washington,
 - 3. Surveyor licensed in the State of Washington, or
 - 4. Landscape architect licensed by the State of Washington.
- C. The concept plan prepared for this conference shall include the following information:
 - 1. A vicinity map showing all properties, rights-of-way, parks, and recreational amenities within 1,000' [Service area of Pocket Parks identified in CP] of the site;
 - 2. A preliminary gross development area map of the project area displaying the approximate location of all ordinary high water marks, wetlands, slopes greater than 40%, and public easements and rights-of-way assumed to exist on the site;
 - 3. A preliminary development plan identifying:
 - a. The general location of proposed building sites, utility systems, and pedestrian and vehicular circulation systems;
 - b. The general locations where density and dimensional modifications and alternative housing types will be proposed;
 - c. The general locations, amenities, and features to be used to achieve density bonuses, if applicable.
 - 4. A preliminary list of the provisions of SMC Title 16 – Subdivisions for which the developer intends to seek pre-clearance.
- D. At this conference, City staff will review the concept plan and discuss what items must be submitted with the application. A written summary of this conference and resulting submittal requirements may be prepared to assist the remainder of the review process.

SMC 17.17.120 R-PUD Review—Submittal Requirements.

The following shall be submitted as part of a complete R-PUD application:

- A. Application form,
- B. Application fee, which may be established and amended from time to time by resolution of the City Council.
- C. An updated R-PUD Concept Plan including the following information:
 - 1. A vicinity map;

2. A proposed gross development area map of the project area displaying the location of all ordinary high water marks, wetlands, slopes greater than 40%, and public easements and rights-of-way existing on the site,
3. A proposed development plan identifying:
 - a. The location of proposed building sites, utility systems, and pedestrian and vehicular circulation systems;
 - b. The locations where density and dimensional modifications and alternative housing types are proposed;
 - c. The locations, amenities, and features to be used to achieve density bonuses, if applicable;
- D. Any applicable written reports used to justify Gross Development Area and Site Specific Density. Wetland jurisdictional determinations shall be prepared by the US Army Corps of Engineers. Habitat area assessments shall be prepared by a qualified professional. Slope assessment shall be prepared by a civil engineer registered in the State of Washington. Subdivision guarantees shall be prepared by a title company showing public utility easements and rights-of-way.
- E. Preliminary Plat Pre-Clearance Submittals. A final list of the provisions of SMC Title 16 – Subdivisions for which pre-clearance is sought.
- F. Traffic Impact Study. A study, prepared by a civil engineer registered in the State of Washington, documenting the existing traffic condition of the receiving roads in the vicinity, estimating the added traffic expected from the proposed R-PUD, and analyzing the resulting impacts on the receiving roads and intersections.
- G. Density Bonus Submittals.
 1. A signed statement indicating the developer’s agreement to comply with the minimum criteria listed in SMC 17.17.060(B). This statement should be accompanied by agreements-in-principle and/or draft CC&Rs which demonstrate the R-PUD’s ability to comply with the minimum criteria.
 2. Professionally prepared reports containing enough detail to review the significance and appropriateness of the amenity proposed for density bonus purposes
- H. Any additional information the administrator deems necessary to adequately inform the Planning Commission of the R-PUD proposal, including any items necessary for the review of any provisions for which preliminary plat pre-clearance is sought.

SMC 17.17.130 R-PUD Review—Site Specific Density, Density & Dimensional Modifications.

- A. Site Specific Density and Density & Dimensional Modifications are presumed to be design-dependent and approval of development at the maximum permissible density is not assured in every instance;
- B. Burden is on the applicant to demonstrate that innovative site planning techniques and/or buffering can be employed to accommodate densities and dimensional standards comparable with those provided for in other city residential zones in a manner that is: responsive to the specific characteristics of the R-PUD site and compatible with surrounding residential areas that have been or are being developed under the Stevenson Comprehensive Plan.
- C. Site Specific Density. The following minimum qualifications shall be reviewed by the City prior to the establishment of site specific density:

1. The Gross Development Area has been calculated based on written a wetland jurisdictional determination by the US Army Corps of Engineers, habitat area assessment by a qualified professional, slope assessment by a civil engineer registered in the State of Washington, and title report showing public utility easements and rights-of-way, as applicable.
- D. Density & Dimensional Modifications. An applicant requesting approval of an R-PUD has the burden of proving, by a preponderance of the evidence that:
1. All applicable standards have been met, modified or can be adequately addressed by conditions of approval;
 2. The proposal uses an innovative approach to meet the purposes and intents stated in SMC 17.17.010;
 3. Structures located on the site are located on ground that is not subject to instability;
 4. Public services will not be overburdened by the proposed development:
 - a. The R-PUD plan shall demonstrate that local, collector and arterial streets have the capacity to carry increased traffic from the R-PUD. Site design shall prioritize street connectivity and use of collector or arterial streets for R-PUD main access point with secondary access provided to adjacent local streets.
 - b. The applicant shall work with the Public Works Director and/or City Engineer to confirm adequacy of water, sanitary sewer, onsite surface/stormwater, and all other utilities. If improvements are determined necessary to accommodate increased demand, improvements will be made at the developer's expense. The city and developer may agree on a cost sharing strategy if included in a Development Agreement adopted pursuant to SMC 17.17.190. All utilities shall be constructed to city approved standards of design, consistent with accepted engineering practices.
 - c. The applicant shall submit proof of adequacy of services including but not limited to: fire and police protection, schools, health care.
- E. Any modification allowed under this section shall be clearly noted on the subdivision final plat.

SMC 17.17.140 R-PUD Review—Density Bonuses.

- A. Density bonuses are presumed to be design-dependent and approval of development at the maximum permissible density is not assured in every instance. The goal of a density bonus is to have added amenities offset any negative effects of increased density, and any proposed amenities must advance that goal to be permitted;
- B. Burden is on the applicant to demonstrate that innovative site planning techniques and/or buffering can be employed to accommodate densities comparable with densities provided for in other city residential zones in a manner that is: responsive to the specific characteristics of the R-PUD site and compatible with surrounding residential areas that have been or are being developed under the Stevenson Comprehensive Plan.
- C. Required Standards. In addition to the statement required in SMC 17.17.120(F), the applicant shall meet the following standards prior to the City allowing any specific density bonus:
 1. Affordability Standard. The Planning Commission must find that any agreement-in-principle and/or draft CC&Rs submitted for this bonus has been reviewed by the City Attorney and found to contain adequate provisions to ensure the lots will be developed and will remain as workforce and/or affordable housing.

2. Adequacy of Amenities. The Planning Commission must find that any creation, preservation, or restoration of public amenities proposed for the purposes of obtaining a density bonus adequately considers the context of the proposal's location and its relative proximity and contribution to other existing or needed public amenities or resources.

SMC 17.17.150 R-PUD Review—Preliminary Plat Pre-Clearance. When preliminary plat pre-clearance is sought as part of an R-PUD approval, the Planning Commission shall review all submittals according to the specific provision of SMC Title 16 – Subdivisions for which pre-clearance is sought.

SMC 17.17.160 R-PUD Review—Alternative Housing Types. The R-PUD process is created to support design innovation and a range of housing types. Land use standards and approval criteria provide essential guidance to applicants and administrators but not every circumstance can be anticipated in the drafting of standards and criteria. An applicant may request inclusion of an alternative housing type within an R-PUD subject to the conditional use standards of SMC 17.39. The Planning Commission review of such a proposal shall occur concurrently with the R-PUD Review and shall only be valid upon City Council approval of the final plat.

SMC 17.17.170 R-PUD Review—Planning Commission Recommendation.

- A. Density & Dimensional Modifications. Based on its review under SMC 17.17.130 the Planning Commission may recommend City Council approval of site specific density and dimensional tables for the R-PUD. The tables should resemble SMC tables 17.15.050-1 and 17.15.060-1.
- B. Density Bonuses. Based on its review under SMC 17.17.140(B) the Planning Commission may recommend City Council approval of a Density Bonus. The total percentage of any Density Bonus recommended may be less than that requested but not more.
- C. Preliminary Plat Pre-Clearance. Based on its review under SMC 17.17.150 the Planning Commission may recommend pre-clearance of any preliminary plat provision requested.

SMC 17.17.180 R-PUD Review—City Council Action.

- A. Upon receipt of the Planning Commission's recommendation on an R-PUD, the Council shall, at its next public meeting, either:
 1. Consider the planning commission recommendation, or
 2. Set a date for the public meeting at which the council shall consider the record established by the planning commission.
- B. The Council shall, after reviewing the recommendations of the Planning Commission, the administrator, the public works director, the public utility district and any other relevant evidence presented to it, either concur in or reject the Planning Commission's recommendation.
- C. If the Council does not summarily approve the Planning Commission recommendation on any R-PUD, it may remand the proposal back to the Planning Commission by citing the specific findings of fact and conclusions of law being remanded. The Planning Commission shall then reopen the public hearing to complete the R-PUD review of the remand. At the conclusion of such public hearing and receipt of a revised Planning Commission recommendation the Council may approve, conditionally approve, or disapprove the R-PUD or a revised version thereof.

SMC 17.17.190 Effect of Approval—Development Agreement.

- A. All approved R-PUDs shall be accompanied by a development agreement mutually approved by the applicant and the city pursuant to RCW 36.70B.170 through .210.
- B. The provisions of a development agreement authorized under this chapter shall be reviewed for acceptability by the City Attorney and shall include:
 - 1. The approved Site Specific Density for the development.
 - 2. Any approved modifications to the Density and Dimensional Standards of SMC 17.15.
 - 3. Any approved Density Bonuses, including specific descriptions of how the developer intends to satisfy the Minimum and Optional Criteria.
 - 4. Any approved pre-clearance of the provisions of SMC 16 – Subdivisions which has been reviewed for acceptability during the R-PUD process. Any such description vests the proposal in the subdivision ordinance effective at the time of the complete R-PUD application is received and may be cited in the preliminary plat application as prima facie evidence of compliance with the provision described.
 - 5. A preliminary understanding regarding the entity to be responsible for maintenance of all easements, open spaces, amenities, or areas to be provided in the R-PUD.
- C. Any development agreement authorized under this chapter shall expire 5 years after the effective date of the agreement. If a preliminary plat is not approved within the initial 5 years, the applicant may make written request for extension prior to the expiration date of the development agreement. The City Council may grant an extension for up to 2 additional years upon demonstration of good faith effort to file for preliminary plat approval and finding by the City that such extension is in the City’s best interests. [Based on WS 17.75.060]

Chapter 17.38 – Supplementary Provisions

Section 17.38.010 – Purpose **[No Change]**

Section 17.38.015 – Combination of Lots Authorized **[No Change]**

Section 17.38.020 – Lot Area Reduction Restricted **[No Change]**

Section 17.38.030 – Minimum Lot Area and Dimension Exception **[No Change]**

Section 17.38.040 – Irregular-Shaped Lots—Building Proximity Restricted **[No Change]**

Section 17.38.050 – Front Setback—Building Proximity Restricted **[No Change]**

Section 17.38.060 – Front Setback—Projections Restricted **[No Change]**

Section 17.38.070 – Side Setback—Building Proximity Restricted **[No Change]**

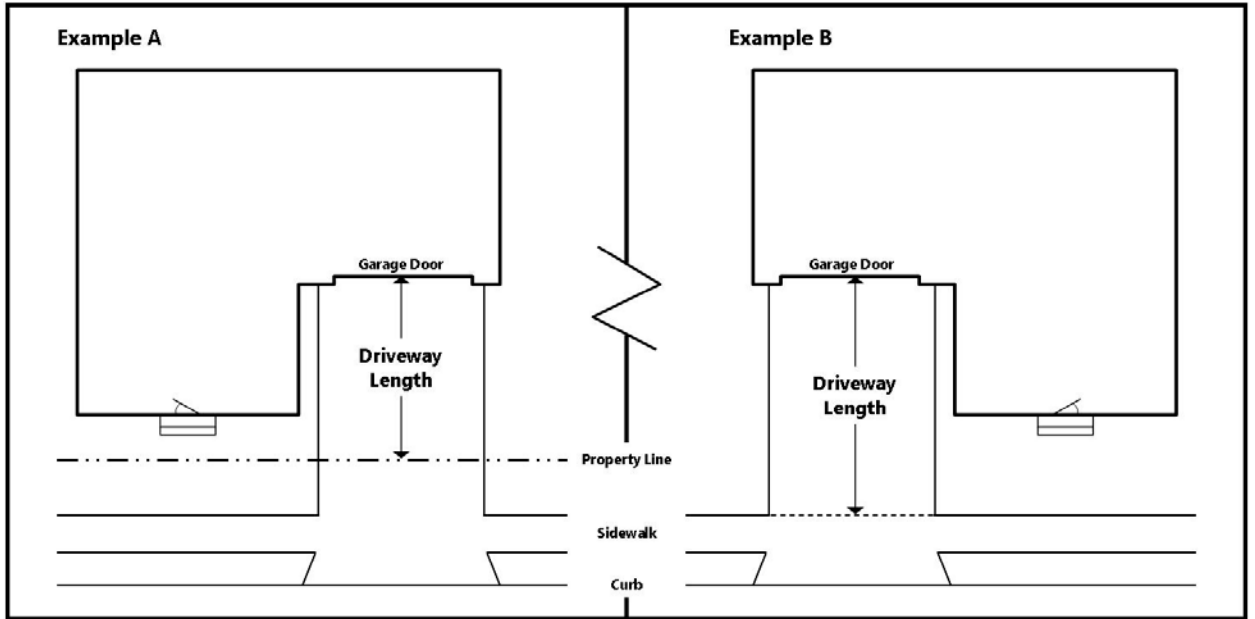
Section 17.38.080 – Side Setback—Projections Restricted **[No Change]**

Section 17.38.085 – Side Setback—Townhomes Restricted [NEW]

Interior side setback requirements may be waived for Townhomes subject to compliance with the following standards.

- A. Unit Width. Each Townhome shall have a minimum width of 20 feet.
- B. Determining Lot Lines.
 1. When proposed on existing lots of record, pre- and post-construction surveys shall be submitted prior to approval of the building permit and certificate of occupancy.
 2. When proposed as part of a land division, a preliminary plat shall be submitted and approved prior to issuing a building permit. A post-construction survey shall be submitted prior to approval of the final plat. Each division shall conform to SMC Title 16 – Subdivisions.
 3. Surveys prepared under this section shall be certified by a surveyor licensed in the state of Washington and shall show all floorplans and all existing and proposed structures and setbacks, including common wall location.
- C. Reconstruction. If a townhome is destroyed in any manner, it shall be replaced in compliance with these standards or the lot shall be legally combined with its adjacent lot(s).
- D. Project Design Guidelines.
 1. Building facades should be broken up by design elements providing identity for individual units. Such elements include but are not limited to offsets, stepbacks, stepped unit heights, gables, building projections and articulation.
 2. Architectural features such as bay windows, chimneys, projecting eaves, and porches are encouraged to provide human scale and to break up building mass and bulk.
- E. Fire Safety. Common walls shall be designed and constructed to meet or exceed the fire separation and safety standards of SMC Title 15 – Buildings and Construction.
- F. Landscaping. At least one tree per unit shall be provided in the front yard.
- G. Garage Designs.
 1. All garage structures shall be consistent and compatible with the architecture and materials of the dwellings.
 2. Garages may be detached, attached or located underneath the units.
- H. Driveway Length. No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.

FIGURE 17.38.085-1 Driveway Length Illustration



- I. Adequate Storage and Mechanical Equipment.
 1. Each unit shall have at least 80 square feet of enclosed storage area (typically, in the garage area and in addition to area dedicated to parking requirements) so that residents will have some place to store bulky personal effects (such as recreational equipment) allowing garage space to remain available for parking.
 2. Garbage collection areas and ground-mounted electrical and mechanical equipment shall be fenced and/or screened from the street. Any remaining visual impacts to adjacent dwelling units shall be minimized.

Section 17.38.090 – Rear Setback—Projections Restricted **[No Change]**