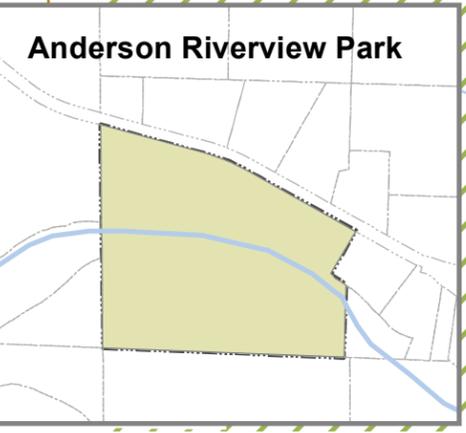
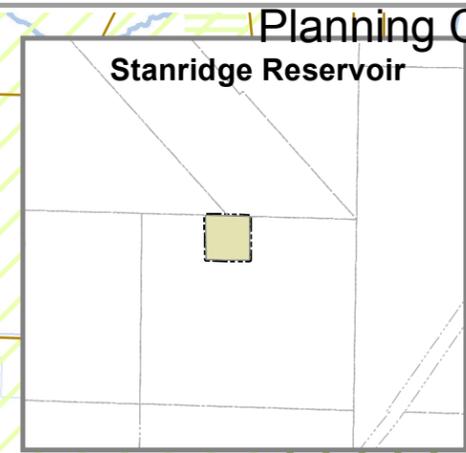
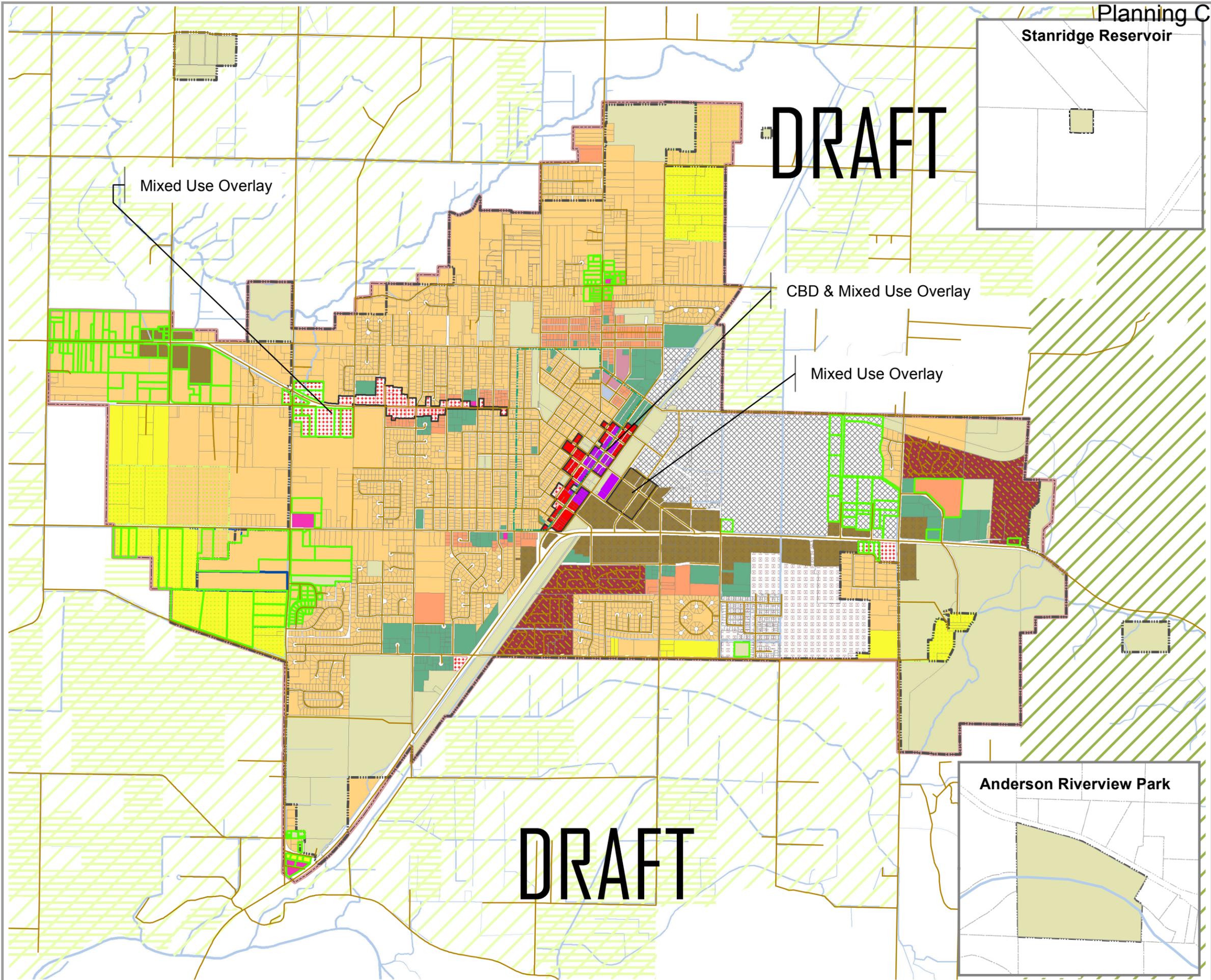




DEPARTMENT OF PLANNING
1309 MYRTLE AVE, ENUMCLAW, WA. 98022
PHONE (360) 825-3593 FAX (360) 825-7232

ENUMCLAW FUTURE ZONING MAP



- Streets
- ▭ FLU Map Amendment/Zoning
- ▭ City Limits
- ▭ Urban Growth Boundary
- ▨ King County Ag Resource Land
- ▨ King County Forest Resource land
- ▭ Airport
- ▭ Mixed Use Overlay
- ▭ Old Town Overlay
- ▭ Airport Overlay
- ▭ Home Occupation Overlay
- ▭ Urban Rural Transition Overlay
- Stream or Ditch

- ▭ Residential 1 (15,000 sq. ft.)
- ▭ Residential 2 (8,400 sq. ft.)
- ▭ Residential 3 (6,200 sq. ft.)
- ▭ Residential 4 (6,200 sq. ft.)
- ▭ Residential Mobile Home Park
- ▭ Planned Unit Development
- ▭ Central Business 1
- ▭ Central Business 2
- ▭ Neighborhood Business
- ▭ Highway and Community Business
- ▭ General Office
- ▭ General Office-Hospital
- ▭ Hospital
- ▭ Light Industrial
- ▭ Public
- ▭ KC Farmland Preservation Program



The City of Enumclaw makes every effort to provide correct information, but makes no representation as to the completeness or accuracy of this map.

PLANNING COMMISSION DRAFT
NOT ADOPTED
MARCH 2016

Proposed Code Amendment for Manufactured Homes on Individual Lots

(Add to EMC 19.32)

19.32.050- Manufactured Homes on Individual Lots

“No manufactured or modular home shall be placed on an individual lot except as provided for in this section or as otherwise provided for in this Title. A manufactured home that is placed on an individual lot pursuant to this section shall be considered a single-family detached dwelling unit. Such manufactured home shall:

A. Be placed on a permanent foundation as specified by the manufacturer, and the space from the bottom of the home to the ground shall be enclosed by concrete or an approved concrete product which can be either load bearing or decorative, and set up in accordance with building code requirements.

B. Comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located, including the development standards of the zoning district.

C. Be comprised of at least two (2) fully enclosed parallel sections each not less than twelve (12) feet wide by thirty-six (36) feet long.

D. The manufactured home shall be a new manufactured home or otherwise meet all requirements for a designated manufactured home as defined in RCW 35.63.160, including requirements that the unit was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and that the unit has exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single-family residences.

E. The manufactured home shall be thermally equivalent to the state energy code.”

Definitions. 15.04.020

(1) A "designated manufactured home" is a manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which:

(a) Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;

(b) Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and

(c) Has exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single-family residences.

(2) "New manufactured home" means any manufactured home required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2).

Proposed Code Amendment for Private Streets

EMC Chapter 17.16

“The public works director (or designee) may approve a private street if he determines that there is good cause for not having the street as part of the city public road system. The location of private streets relative to the proposed platted parcels shall be analyzed by the public works director (or designee) for location, adequacy, possible conflicts with future developments and existing plans, maps, sketches or studies for a city public street. A performance bond shall be filed with the city prior to the final approval and recording of the plat, for the construction of the street, which shall be built to current city standards at the time of construction. All persons and their successors who own the land adjoining to the road within the plat have equal legal right to use the private street area. Streets shall be designed and the designs approved by the city relative to grades, width, pavement type, adequacy of pavement, low impact development facilities, storm drainage, other affective items, and city street standards. Street right-of-way of private streets may be required to be 60 feet in width, if in the opinion of the city such right-of-way provisions are necessary. The developer and/or adjoining landowners and their successors shall bear the expense of constructing and maintaining the street and a note to this effect shall be made on the face of the plat.”

EMC section 17.16.110(S) would be amended as follows:

“Private Streets and Reserve Strips. There shall be no private streets in any subdivision, except as permitted in EMC 17.08.120 and EMC 17.XX.XXX, and every lot and block shall be served from an accessible street. There shall be no privately held or owned reserve strips paralleling or terminating street ends or otherwise controlling access to streets.”

EMC section 17.16.110(L) would be amended as follows:

“Cul-de-Sacs. Cul-de-sacs should be avoided, but may be permitted if it can be demonstrated that development of a through street is not practical given the constraints of natural features or existing plats and development; and provided, they do not exceed 500 feet in length, which length the administrator can waive if the street is expected to eventually be extended so as to no longer be a dead end. Cul-de-sacs shall not have a right-of-way radius less than that indicated in EMC 12.18.057.

1. The city may approve a T- or Y-shaped paved area in lieu of a cul-de-sac.
2. The length of a cul-de-sac shall be measured along the centerline of the street from the public right-of-way of the street intersection to the center of the cul-de-sac; or
3. The city may approve Cul-de-sacs as part of a private street.

EMC Section 19.34.090 “Size” would be amended as follows:

An accessory dwelling ~~shall be no larger than 40 percent of the livable floor area of the principal dwelling unit,~~ shall not exceed 800 square feet in size, and shall not have more than two bedrooms. When an accessory dwelling unit is completely located on a single floor of a multiple-floor dwelling, the administrator may allow increased size up to 50 percent of the principal dwelling unit's livable floor area in order to efficiently use all floor area.