

June 5, 2019

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING DEVELOPMENT REGULATIONS ENUMCLAW MUNICIPAL CODE, EMC CHAPTER 19.12 AND EMC CHAPTER 18.06 PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

Whereas, the City of Enumclaw has adopted a comprehensive plan for the purpose of guiding and informing future growth, development, and infrastructure planning pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A which covers the incorporated city limits as well as adjacent unincorporated lands within the Urban Growth Area; and

Whereas, the City Council adopted the City's Comprehensive Plan in July 2016 via Ordinance No. 2589; and

Whereas, the Planning Commission and the City Council has received staff reports, took testimony from public hearing; and

Whereas, the GMA requires that the comprehensive plan and development regulations be subject to continuing review and evaluation by the city; and

Whereas, an environmental review of the proposed Comprehensive Plan amendments has been conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and a SEPA threshold determination of nonsignificance (DNS) was issued on June XX, 2019 and sent to state agencies and interested parties; and

Whereas, an early and continuous public participation in compliance with the Growth Management Act was provided; and

Whereas, after holding public hearings and considering public testimony on June

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27, 2019, the Planning Commission issued a recommendation to the City Council to adopt the revisions Chapter 19.12; and

Whereas, the City Council held its own public hearing on July XX, 2019, and has considered all recommendations and reports submitted to it and all comments made at the public hearing; and

Whereas, to promote the health, safety and welfare of the citizens, a revised comprehensive plan is necessary and would promote the desires of the citizenry; and

Whereas, the City Council has carefully considered, and the amendments set forth in this ordinance satisfy, all applicable state laws and the City's review criteria as set forth in EMC 15.32.

Now, therefore, the City Council of the City of Enumclaw, King County, Washington do ordain as follows:

Section 1: Adopts the Findings as set forth above.

Section 2: Chapter 19.12 Enumclaw Municipal Code (EMC) is amended as follows:

19.12.020 Exemptions.

These design regulations apply to all property improvements except the following, which will not materially affect implementation of the comprehensive plan's design goals, or are addressed in the context of other permit approvals, and are therefore exempt:

A. Development permits not immediately associated with any physical improvements, such as short plats or rezones unaccompanied by any building permit application;

B. Single-family residences and accessory uses constructed in accordance with an approved Planned Unit Development (PUD);

C. Construction activities which do not require a building permit (example: the repainting of buildings), sign permit (example: change in copy of existing signs), or any other permit from the building official;

D. Modifications to existing structures which will not be visible from outside the structure;

E. Additions or remodels to existing single-family residential units;

F. Modifications or additions to existing multifamily, commercial, industrial, office, and public properties when the modification or addition:

1. Constitutes less than 10 percent of the existing horizontal square footage of the use or structure, and
2. Constitutes less than 10 percent of the existing building's exterior facade, and
3. Is estimated to cost under \$5,000;

~~G. New signs under 10 square feet in size, for which the administrator deems design review unnecessary;~~

HG. Signs to which Chapter [19.10](#) EMC does not apply, per EMC [19.10.040](#);

HH. Multifamily residences and accessory uses. Both new construction and modifications/additions of multifamily developments are subject to Chapter [19.40](#) EMC;

HJ. Mixed use developments. Both new construction and modifications/additions of mixed use developments are subject to Chapter [19.38](#) EMC.

KJ. "Designated manufactured homes" (as defined in EMC 15.04) and any other structures in approved mobile home parks.

D. Site and Structure Design.

1. Building Siting and Compatibility. New homes should be built in scale with the existing neighborhood. Square footage of living space should be no more than 50% greater or less than the average of three homes to the left and right of the new home.
2. Garages. Garages fronting the street, detached or attached, and less than 100 feet from the street shall constitute not more than sixty percent (60%) of the overall façade of the structure(s) fronting the street. ~~The face of the garage shall be a minimum of three feet behind the plane of the front of the residential portion of the house. Three car tandem garages are exempt from this provision.~~
 - a. The face of the garage shall be a minimum of three (3) feet behind the plane of the residential portion of the house; or
 - b. A garage that extends in front of the residential portion of the house shall be setback from the property line a minimum of 23 lineal feet.
3. Front Setbacks. The residential structure should be set back from the front property line either: (a) the distance required by the zoning code, or (b) within 20% of the average of three existing setbacks to the left and right of the new home, whichever of (a) & (b) is greater.

E. Walls and Fences.

1. Fences and walls should be built with materials such as wood, wrought iron, textured concrete block, vinyl or formed concrete with reveals. All metal fences shall be designed with corrosion resistant materials.
2. Construction or installation of fences composed of chain link or corrugated metal are prohibited.
3. Fences shall provide opening(s) to connect walkways to the sidewalk or street.

F. Architectural and Site Design Guidelines.

1. Porch or Stoop. Homes shall be designed with either a covered or uncovered porch ~~or stoop~~ no less than 50 sq.ft. of floor area and incorporating doorway access to the home.
2. Walkways. Homes shall be designed with convenient entrance/egress for pedestrians. This shall be accomplished by design of a hard surface walkway, from porch or stoop, to the sidewalk or street. For narrow frontage lots (~~in this case,~~ less than 60 feet of frontage) a driveway may constitute a portion of the hard surface walkway.
3. Roof Pitch. Roof pitch should be a minimum of 3:12 and maximum of 12:12 for the primary roof structure.
4. Windows. Street or sidewalk facing windows ~~shall~~ should be balanced left-to-right across the façade and with the entryway or other façade fixtures. Windows shall constitute a minimum of ~~20~~ 10 percent of front facade wall planes, excluding garages and doorways. This shall be measured from the sill plate to the top-plate by the façade length. Total area to include windows, doors and other architectural features that fall within the described area. Gabled areas are not included in the based wall calculation when determining the minimum 10 percent calculation for windows, however windows located in those areas will count towards this requirement.
 - a. At least 10 percent of the area of each street-facing façade must be windows.
 1. Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and obscure windows do not meet this standard. Windows provided with garage doors and front doors can count towards this requirement.

2. Window area is considered the entire area within the outer window frame, including any interior window grid.
5. Architectural Trim. All windows, doors and garage doors visible from a street or sidewalk shall be distinctly emphasized, by exterior trim or designs such as recess or bay style. Trim shall be a minimum of ~~average width~~ in width of nominal dimension of three inches. Painting is not an acceptable substitute for window trim.
6. All buildings shall include at least 3 of the following features on any street-facing façade:
 - a. Cantilevered second story.
 - b. Offset on the building face at least 16 inches from one exterior wall surface to the other
 - c. Dormer that is at least four (4) feet wide and integrated into the roof form.
 - d. Roof eaves with a minimum projection of twelve (12) inches from the intersection of the roof and exterior walls.
 - e. Tile or 30 year Composition roof shingles.
 - f. Horizontal lap siding minimum of three (3) inch exposure wide. Siding materials may be wood, fiber-cement or composite.
 - g. Brick, stone, shingles, or other similar accent materials covering at least 30% of the street-facing façade or the first floor or gable.
 - h. Gable roof, hip roof, Dutch Gable, Salt Box or gambrel roof design.
 - i. Window recesses, in all windows, of at least three (3) inch as measured horizontally from the face of the building façade.
 - j. Bay window as least sixteen inches deep and five (5) feet wide.
 - k. Any other architectural feature approved by the director.

Section 3: Chapter 18.06 Enumclaw Municipal Code (EMC) is amended as follows:

18.06.100 Yard exceptions and permitted encroachments.

C. Projecting Building Features.

d. An extension of the principal structure may project into any side yard setback, provided such projections are limited to two per lot, are not wider than 10 feet, are not more than eighteen inches in depth, and are at least five feet from a property line. Extensions include but are not limited to, chimneys, bay windows, etc.

Section 4: The amendments set forth above have no adverse environmental affect.

Section 5: Severability. If any section, sentence, clause or phrase of this ordinance should be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6: Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as required by law.

Jan Molinaro
INTRODUCED _____
PASSED _____
APPROVED _____
PUBLISHED _____

Attested:

Maureen Burwell
City Clerk

Approved as to form:

June 5, 2019

Michael J. Reynolds
City Attorney

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