


CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 12, 2019

AGENDA ITEM: PA19-014 – Planned Residential Development Amendments	AGENDA SECTION: New Business	
PREPARED BY: Angela Gemmer, Senior Planner	APPROVED BY: 	
ATTACHMENTS: 1. Memo to City Council dated October 11, 2019 2. PC Minutes dated September 10 and 24, 2019 3. Adopting Ordinance <ul style="list-style-type: none"> · Exhibit A – PC Recommendation dated September 24, 2019 · Exhibit B – Planned Residential Development Amendments 	MAYOR	CAO
	BUDGET CODE:	AMOUNT:

DESCRIPTION:

Attached are proposed amendments to Marysville Municipal Code (MMC) Chapter 22G.080, *Planned Residential Developments*. A Planned Residential Development (PRD) is a type of residential development that is pursued when greater flexibility in site design, and modified density and dimensional standards (i.e. smaller setbacks, lot sizes, etc.) are desired or necessary. The proposed amendments to the Planned Residential Development (PRD) code consist of clarifying:

- The specific underlying land use actions that a PRD can be processed with;
- That Mixed Use and multi-family zoned properties using the PRD process are not subject to a minimum lot size; and
- The improvements needed within the required open space. Presently the code is vague on what improvements are expected within the open space areas. The amendment is to clearly establish the minimum expectation for improvements within open space areas.

The Planning Commission (PC) held a public workshop on September 10, 2019, and a duly advertised public hearing on September 24, 2019 to review the proposed Planned Residential Development code amendments. There was no public testimony provided at the public hearing. Following the public hearing, the PC made a motion to recommend the Planned Residential Development code amendments to Marysville City Council for adoption by Ordinance.

RECOMMENDED ACTION: Affirm the Planning Commission’s recommendation and adopt the Planned Residential Development code amendments by Ordinance.
COUNCIL ACTION:



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

DATE: October 11, 2019
TO: Planning Commission
FROM: Angela Gemmer, Senior Planner
RE: Planned Residential Development (PRD) Amendments
CC: Jeff Thomas, Community Development Director
Chris Holland, Planning Manager
Cheryl Dungan, Senior Planner
Amy Hess, Associate Planner

Attached are proposed amendments to Marysville Municipal Code (MMC) Chapter 22G.080, *Planned Residential Developments*. A Planned Residential Development (PRD) is a type of residential development that is pursued when greater flexibility in site design, and modified density and dimensional standards (i.e. smaller setbacks, lot sizes, etc.) are desired or necessary. PRDs are often pursued on sites encumbered by critical areas and associated buffers. In exchange for greater flexibility, significant open space preservation and different on-site amenities such as recreational facilities, alternate access and parking configurations (e.g. modified road standard, decorative paved auto courts, shared driveways, etc.), decorative lighting, and enhanced landscaping are required to be incorporated into the site design.

The proposed amendments to the Planned Residential Development (PRD) code consist of clarifying:

- The specific underlying land use actions that a PRD can be processed with;
- That Mixed Use and multi-family zoned properties using the PRD process are not subject to a minimum lot size; and
- The improvements needed within the required open space. Presently the code is vague on what improvements are expected within the open space areas. The amendment is to clearly establish the minimum expectation for improvements within open space areas.

Staff respectfully requests that the City Council affirm the recommendation of the Planning Commission and adopt the proposed Planned Residential Development amendments by Ordinance.

PLANNING COMMISSION



MINUTES

September 10, 2019

7:00 p.m.

City Hall

CALL TO ORDER

Chair Leifer called the September 10, 2019 meeting to order at 7:00 p.m.

Marysville

Chairman: Steve Leifer

Commissioners: Roger Hoen, Kay Smith, Tom Thetford, Brandon Whitaker

Staff: Senior Planner Angela Gemmer

Absent: Jerry Andes, Kelly Richards

APPROVAL OF MINUTES

June 11, 2019

Motion made by Commissioner Hoen, seconded by Commissioner Smith, to approve the June 11, 2019 Meeting Minutes as amended. **Motion** passed unanimously (5-0).

AUDIENCE PARTICIPATION

None

NEW BUSINESS

- A. MMC Section 22C.020.060, Permitted Uses – amendments requested by Puget Sound Regional Council (PSRC) for Light Industrial (LI) zoning within Cascade Industrial Center (CIC)

Senior Planner Gemmer reviewed the proposed changes as requested by PSRC. She explained that PSRC's concern was that the LI zoning allows for too many uses which are inconsistent with their goal of preserving industrial land in regional centers. As a

result, the City committed to considering limiting certain non-industrial uses within the LI zone. Some proposed changes would be:

- Limitations on hotels and motels to make sure they are not in conflict with Arlington Airport flight paths
- Limiting some uses such as dry cleaning, pet daycares, etc. to location along the Smokey Point Blvd./State Avenue corridor
- Eliminating the BP zoning designation
- Prohibiting convalescent/retirement, residential care facilities, and self-storage uses within the General Commercial zone

There was some discussion about the reason for the amendment to the hotel/motel provisions.

Chair Leifer commented that he agrees with the basics and the percentages as outlined in CAO Hirashima's letter to the PSRC.

Motion made by Commissioner Thetford, seconded by Commissioner Smith, to set this for a public hearing at the next meeting. **Motion** passed unanimously.

B. MMC Chapter 226.100, Binding Site Plan (BSP)

Senior Planner Gemmer reviewed this item which would amend the final approval procedure to authorize the Mayor to sign the final binding site plan map, and amend the acknowledgements and certificates that are required on the final binding site plan map to align with those required for subdivisions and short subdivisions.

Motion made by Commissioner Whitaker, seconded by Commissioner Thetford, to set this for a public hearing at the next meeting. **Motion** passed unanimously.

C. MMC Chapter 226.080, Planned Residential Development (PRD)

Senior Planner Gemmer reviewed the proposed amendments to PRDs. The amendments would clarify:

- The specific underlying land use actions that a PRD can be processed with;
- That Mixed Use and multi-family zoned properties using the PRD process are not subject to a minimum lot size; and
- The improvements needed within the required open space, and clearly establish the minimum expectation for improvements within open spaces.

An amendment to the residential permitted uses matrices footnote is also proposed to indicate that multiple single-family residences on a single lot are only permissible within a cottage housing development or for accessory dwelling units.

Chair Leifer noted that there is a separate code for cottage housing concept, but this verbiage implies that it is a part of the PRD ordinance. Senior Planner Gemmer clarified that the footnote only states that "no more than one single-family detached or duplex

dwelling unit is allowed per lot except in cottage housing developments that are developed with all cottages located on a common lot or Accessory Dwelling Units.” There won’t be any reference to PRD’s in the footnote.

Commissioner Whitaker asked approximately how many PRD’s have been permitted in the last five years. Senior Planner Gemmer replied that most of the subdivisions in the Sunnyside/Whiskey Ridge area are PRD’s. She indicated she would bring back more details about the numbers.

Chair Leifer referred to item 4(d) under 22G.080.100 Open Spaces on the last page and expressed concern about the subjective nature of the size of the trails. Senior Planner Gemmer commented that for private trails the requirement would be 5-foot paved trails unless there is a circumstance where gravel makes more sense. For regional trails she has seen up to 8 feet in width. She indicated she could bring back more specific numbers about the widest trail which could be expected. Chair Leifer also suggested that there should be a credit given to developers who do more than what is considered normal. Senior Planner Gemmer explained that residential density incentives are presently available by code when a developer goes above and beyond on the park improvements or provides surplus park area.

Motion made by Commissioner Thetford, seconded by Commissioner Whitaker, to set this for a public hearing at the next meeting. **Motion** passed unanimously.

Other discussion:

There was some discussion about modifications to the townhome provisions that may be proposed in the future.

CITY COUNCIL AGENDA ITEMS AND MINUTES

ADJOURNMENT

Motion made by Commissioner Smith, seconded by Commissioner Thetford, to adjourn the meeting at 7:37 p.m. **Motion** passed unanimously.

NEXT MEETING:

September 24, 2019



Laurie Huggahl, Recording Secretary

DRAFT

PLANNING
COMMISSION



MINUTES

September 24, 2019

7:00 p.m.

City Hall

CALL TO ORDER

Chair Leifer called the September 24, 2019 meeting to order at 7:00 p.m.

Roll Call

Chairman: Steve Leifer

Commissioners: Roger Hoen, Jerry Andes, Kay Smith, Tom Thetford,
Brandon Whitaker

Staff: Senior Planner Angela Gemmer

Absent: Kelly Richards (excused)

APPROVAL OF MINUTES

September 10, 2019

Motion made by Commissioner Smith, seconded by Commissioner Thetford, to approve the September 10, 2019 Meeting Minutes as presented. **Motion** passed unanimously (6-0).

AUDIENCE PARTICIPATION

None

NEW BUSINESS

None

PUBLIC HEARING – CODE AMENDMENTS

Senior Planner Gemmer reviewed the following code amendments which were presented at the September 10, 2019 Planning Commission meeting. Staff is requesting approval of the amendments with a recommendation for approval to the City Council.

a) **MMC Section 22C.020.060, Permitted Uses – amendments requested by Puget Sound Regional Council (PSRC) for Light Industrial (LI) zoning within Cascade Industrial Center (CIC)**

Senior Planner Gemmer summarized the code amendments as presented at the September 10, 2019 meeting.

The public hearing for this item was opened at 7:05 p.m. Seeing no public comments, the public testimony portion of the public hearing was closed at 7:05 p.m.

Commission deliberation: None

Motion made by Commissioner Thetford, seconded by Commissioner Smith, to forward this item to City Council with a recommendation of approval. **Motion** passed unanimously.

The public hearing for this item was closed at 7:07 p.m.

b) **MMC Chapter 22G.100, Binding Site Plan (BSP)**

Senior Planner Gemmer summarized the code amendments as presented at the September 10, 2019 meeting.

Senior Planner Gemmer also responded to Commissioner Whitaker's inquiry at a previous meeting about the number of Planned Residential Developments (PRDS) that were permitted in the City in the last five years. She reported that from 2014-2019 there have been 14 PRDs.

The public hearing for this item was opened at 7:10 p.m. Seeing no public comments, the public testimony portion of the public hearing was closed at 7:10 p.m.

Commission deliberation:

Commissioner Andes referred to the *Certificates* page and the *Acknowledgement* page and noted one scrivener's error on each page. Commissioner Gemmer indicated those would be corrected.

Motion made by Commissioner Andes, seconded by Commissioner Smith, to forward this item to City Council with a recommendation of approval. **Motion** passed unanimously.

The public hearing for this item was closed at 7:12 p.m.

c) MMC Chapter 22G.080, Planned Residential Development (PRD) amendments

Senior Planner Gemmer summarized the code amendments as presented at the September 10, 2019 meeting.

The public hearing for this item was opened at 7:14 p.m. Seeing no public comments, the public testimony portion of the public hearing was closed at 7:14 p.m.

Commission deliberation:

Commissioner Whitaker asked if the impetus for these corrections was requests from the development community or staff corrections. Senior Planner Gemmer explained that it was a combination of both. She reviewed how these had been handled in the past.

Chair Leifer asked if there are any cottage housing proposals in the pipeline. Senior Planner Gemmer replied that there was just the one in the Sunnyside area that was discussed at the Planning Commission previously.

Motion made by Commissioner Thetford, seconded by Commissioner Smith, to forward this item to City Council with a recommendation of approval. **Motion** passed unanimously.

The public hearing was closed at 7:20 p.m.

CITY COUNCIL AGENDA ITEMS AND MINUTES

GENERAL DISCUSSION

Commissioner Andes referred to a map of the Arlington Airport Districts and Zones which had been distributed by staff and asked for clarification of the zones. Senior Planner Gemmer provided a brief explanation of the zones, and indicated that additional information is contained in the Arlington's Airport Master Plan.

Commissioner Whitaker asked if there has been only offers on the Public Works property. Senior Planner Gemmer indicated she wasn't aware of anything, but would check to see if there were any updates.

Commissioner Hoen commented that there was a good article in the Seattle Times this week about the positive advantages of cottage housing developments. Specifically, these developments create a neighborhood and sense of community. He is looking forward to seeing more of this kind of development.

ADJOURNMENT

Motion made by Commissioner Whitaker, seconded by Commissioner Smith, to adjourn the meeting at 7:31 p.m. **Motion** passed unanimously.

NEXT MEETING:

October 8, 2019

Laurie Hugdahl, Recording Secretary

CITY OF MARYSVILLE
Marysville, Washington
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON, UPDATING THE CITY'S DEVELOPMENT REGULATIONS, AND AMENDING SECTIONS 22G.080.050, 22G.080.080, AND 22G.080.100 OF CHAPTER 22G.080, PLANNED RESIDENTIAL DEVELOPMENTS, OF THE MARYSVILLE MUNICIPAL CODE.

WHEREAS, the State Growth Management Act, Chapter 36.70A RCW mandates that cities periodically review and amend development regulations, including zoning ordinances and official controls; and

WHEREAS, RCW 36.70A.106 requires the processing of amendments to the City's development regulations in the same manner as the original adoption of the City's comprehensive plan and development regulations; and

WHEREAS, the State Growth Management Act requires notice and broad public participation when adopting or amending the City's comprehensive plan and development regulations; and

WHEREAS, the City, in reviewing and amending its development regulations has complied with the notice, public participation, and processing requirements established by the Growth Management Act, as more fully described below; and

WHEREAS, the City Council of the City of Marysville finds that from time to time it is necessary and appropriate to review and revise provisions of the City's municipal code and development code (MMC Title 22); and

WHEREAS, during public meetings on September 10 and 24, 2019, the Planning Commission discussed proposed amendments to MMC Sections 22G.080.050, *Procedures for review and approval*, 22G.080.080, *Modification of development regulations*, and 22G.080.100, *Open spaces*; and

WHEREAS, the City of Marysville has submitted the proposed development regulation revisions to the Washington State Department of Commerce on September 10, 2019, as required by RCW 36.70A.106; and

WHEREAS, after providing notice to the public as required by law, on September 24, 2019, the Marysville Planning Commission held a Public Hearing on the proposed amendments to the City's development regulations; and

WHEREAS, on September 24, 2019 the Planning Commission made a Recommendation to the City Council recommending the adoption of the proposed amendments to MMC Sections 22G.080.050, *Procedures for review and approval*, 22G.080.080, *Modification of development regulations*, and 22G.080.100, *Open spaces*; and

WHEREAS, at a public meeting on November 12, 2019 the Marysville City Council reviewed and considered the Planning Commission's Recommendation and proposed amendments to the development regulations; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Approval of Planning Commission's Recommendation and Adoption of Findings and Conclusions. The Planning Commission's September 24, 2019 Recommendation regarding the proposed development regulation amendments, including the Findings and Conclusions contained therein, as set forth in the attached **Exhibit A**, is hereby adopted and incorporated herein by this reference.

Section 2. Required Findings. In accordance with MMC 22G.010.520, the following findings are made regarding the development regulation amendments which comprise this ordinance:

- (1) The amendments are consistent with the purposes of the comprehensive plan; and
- (2) The amendments are consistent with the purpose of Title 22 MMC; and
- (3) There have been significant changes in the circumstances to warrant a change; and
- (4) The benefit or cost to the public health, safety, and welfare is sufficient to warrant the action.

Section 3. MMC Sections 22G.080.050, 22G.080.080, and 22G.080.100 of the Marysville Municipal Code are hereby amended as set forth in **Exhibit B** attached hereto.

Section 4. MMC Section 22A.010.160, *Amendments*, of the Marysville Municipal Code is hereby amended as follows by adding reference to this adopted ordinance in order to track amendments to the City's Unified Development Code:

"22A.010.160 Amendments.

The following amendments have been made to the UDC subsequent to its adoption:

<u>Ordinance</u>	<u>Title (description)</u>	<u>Effective Date</u>
_____	Planned Residential Development Amendments	_____, 2019"

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

Section 6. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

Section 7. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2019.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
TINA BROCK, DEPUTY CITY CLERK

Approved as to form:

By: _____
JON WALKER, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____
(5 days after publication)

EXHIBIT A



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

PC Recommendation: Planned Residential Development (PRD) Amendments

The Planning Commission (PC) of the City of Marysville, having held a public hearing on September 24, 2019 in review of NON-PROJECT action amendments of the Marysville Municipal Code, proposing amendments to Chapter 22G.080, *Planned Residential Developments*. Having considered the exhibits and testimony presented, PC does hereby enter the following findings, conclusions and recommendation for consideration by the Marysville City Council:

FINDINGS:

1. The Community Development Department held a public meeting to introduce the NON-PROJECT action Planned Residential Development Code Amendments to the community on September 10, 2019.
2. The proposal was submitted to the State of Washington Department of Commerce for 14-day expedited review on September 10, 2019, in accordance with RCW 36.70A.106.
4. The PC held public work sessions to review the NON-PROJECT action amendments proposing adoption of the NON-PROJECT action Planned Residential Development Code Amendments as described above, on September 10 and 24, 2019.
5. The PC held a duly-advertised public hearing on September 24, 2019 and received testimony from city staff and the public.
6. At the public hearing, the PC reviewed and considered the Planned Residential Development Amendments.

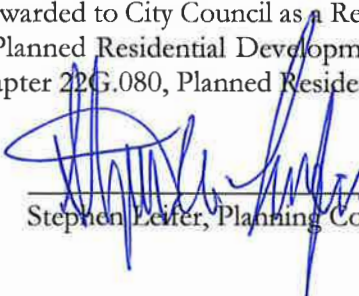
CONCLUSION:

At the public hearing, held on September 24, 2019, the PC recommended **APPROVING** the Planned Residential Development Code Amendments.

RECOMMENDATION:

Forwarded to City Council as a Recommendation of **APPROVAL** of the NON-PROJECT action known as Planned Residential Development Code Amendments, an amendment to Marysville Municipal Code Chapter 22G.080, Planned Residential Developments, this **September 24, 2019**.

By:



Stephen Leiter, Planning Commission Chair

EXHIBIT B

22G.080.050 Procedures for review and approval.

The PRD review and approval process shall occur concurrently with the underlying land use action. ~~Underlying land use actions which can utilize the PRDs shall be processed~~ using the underlying land use actions set forth in ~~include binding~~ Chapters 22G.090, Subdivisions or Short Subdivisions, 22G.100, Binding Site Plan, or 22G.120, Site Plan Review. ~~site plans, short subdivisions, and short subdivisions.~~ The decision-making authority for the underlying land use action shall also be the decision-making authority for the PRD.

The director is authorized to promulgate guidelines, graphic representations, and examples of designs and methods of construction that do or do not satisfy the intent of this chapter. The following resources can be used in interpreting the guidelines: Residential Development Handbook for Snohomish County Communities (prepared for Snohomish County Tomorrow by Makers, Inc.), Site Planning and Community Design for Great Neighborhoods (Frederick D. Jarvis, 1993), and City Comforts (David Sucher, 1996).

(1) Site Plan. A site plan meeting the requirements of this chapter, Chapters 22C.010, 22C.020, 22G.090 and 22G.100 MMC shall be submitted with all applications for a PRD. The site plan may be approved, approved with conditions, or denied by the city. Specific development regulations may be modified in accordance with this chapter and special requirements may be applied to the property within the PRD. Modifications and special requirements shall be specified in the approval and shown on the approved site plan.

(2) Decision Criteria. It is the responsibility of the applicant to demonstrate the criteria have been met. The city may place conditions on the PRD approval in order to fulfill the requirements and intent of the city's development regulations, comprehensive plan, and subarea plan(s). The following criteria must be met for approval of a PRD to be granted:

(a) Consistency with Applicable Plans and Laws. The development will comply with all applicable provisions of state law, the Marysville Municipal Code, comprehensive plan, and any applicable subarea plan(s).

(b) Quality Design. The development shall include high quality architectural design and well conceived placement of development elements including the relationship or orientation of structures.

(c) Design Criteria. Design of the proposed development shall achieve two or more of the following results above the minimum requirements of this title and Chapters 22G.090 and 22G.100 MMC; provided, that such design elements may also be used to qualify for residential density incentives as provided in Chapter 22C.090 MMC.

(i) Improving circulation patterns or the screening of parking facilities;

(ii) Minimizing the use of impervious surfacing materials;

(iii) Increasing open space or recreational facilities on-site;

(iv) Landscaping, buffering, or screening in or around the proposed PRD;

(v) Providing public facilities;

(vi) Preserving, enhancing, or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;

(vii) Incorporating energy-efficient site design or building features;

(viii) Incorporating a historic structure(s) or a historic landmark in such a manner as preserves its historic integrity and encourages adaptive reuse.

(d) Public Facilities. The PRD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer, and parks and recreation facilities.

(e) When PRDs are located within or adjacent to single-family residential zones and are, or may be, surrounded by traditional development with detached dwelling units, PRDs shall be designed and developed so as to be consistent with a single-family residential environment. If attached dwellings and multiple-family dwellings are part of the PRD they will be dispersed throughout the project to create an integrated mix of housing types.

(f) Perimeter Design. The perimeter of the PRD shall be compatible in design, character, and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property.

(g) Open Space and Recreation. Open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD and surrounding uses.

(h) Streets, Sidewalks and Parking. Existing and proposed streets and sidewalks within a PRD shall be suitable and adequate to carry anticipated motorized and pedestrian traffic within

the proposed project and in the vicinity of the subject property. A safe walking path to schools shall be provided if the development is within one-quarter mile of a school (measured via existing or proposed streets or pedestrian corridors) or if circumstances otherwise warrant. Adequate parking shall be provided to meet or exceed the requirements of the MMC.

(i) Landscaping. Landscaping shall be provided for public and semi-public spaces and shall integrate them with private spaces. Landscaping shall create a pleasant streetscape and provide connectivity between homes and common areas, using trees, shrubs, and groundcover throughout the development and providing for shade and visual relief while maintaining a clear line of sight throughout the public and semi-public spaces.

(j) Maintenance Provisions. A means of maintaining all common areas, such as a homeowners' association, shall be established, and legal instruments shall be executed to provide maintenance funds and enforcement provisions.

(3) Amendments. An approved PRD may be amended through the provisions of Chapters 22G.090 and 22G.100 MMC and Chapter 58.17 RCW.

(4) Duration of Approval. The duration of approval for a PRD shall be the same as the underlying land use action set forth in MMC Chapters 22G.090, Subdivisions or Short Subdivisions, 22G.100, Binding Site Plan, or 22G.120, Site Plan Review. plat, or binding site plan.

(5) Compliance. Any use of land which requires PRD approval, as provided in this chapter, and for which approval is not obtained, or which fails to conform to an approved PRD and final site plan, constitutes a violation of this title. (Ord. 2852 § 10 (Exh. A), 2011).

22G.080.080 Modification of development regulations.

The city's standard development regulations shall be modified for a PRD as provided in this section:

(1) Density, Dimension, and Parking. The standard development regulations shall apply to all lots and development in a PRD except as specifically modified below and as provided in the design review standards in Chapters 22C.010 and 22C.020 MMC.

Modified Density, Dimension and Parking Table

	PRD
Density: Dwelling unit/acre	As allowed per the underlying zone
Maximum density: ¹	As allowed per the underlying zone or modified through the residential density incentives in Chapter <u>22C.090</u> MMC
Minimum street setback: ²	10 feet
Minimum side yard setback:	5 feet (if no lot line between homes, 10 feet separation required)
Minimum rear yard setback: ³	10 feet (if no lot line between homes, 20 feet separation required)
Base height:	As allowed per the underlying zone
Maximum building coverage:	No maximum building coverage

Modified Density, Dimension and Parking Table

	PRD
Maximum impervious surface:	70 percent
Minimum lot area: ⁴	3,500 square feet
Minimum lot width: ⁵	30 feet
Minimum driveway length: ⁶	20 feet
Minimum parking: ⁷	3 stalls per detached single-family dwelling

Development Conditions:

1. Density may be increased consistent with density incentives, Chapter 22C.090 MMC.
2. Porches may extend as close as seven feet from the street, sidewalk, right-of-way, or public/community improvement.
3. Consistent with MMC 22C.010.310(3), rear yard setbacks may be reduced to zero feet for garages if an alley is provided. Living space is allowed up to the rear property line or alley when above a garage. If the garage does not extend to the property line, the dwelling unit above the garage may be extended to the property line.
4. No minimum lot area for Mixed Use and multifamily zoned properties. In single-family zones, the minimum lot area/dwelling unit area may be reduced to 2,000 square feet for attached single-family dwellings, and duplexes require 5,250 feet per two-dwelling duplex.
5. Minimum lot width may be reduced to 25 feet for zero lot line attached single-family dwellings.
6. Minimum driveway length may be reduced in accordance with MMC 22C.010.310.
7. Parking for multifamily and attached single-family will be computed pursuant to Chapter 22C.130 MMC, Parking and Loading. Detached single-family dwellings will provide three stalls per dwelling unit. Two of the stalls must be on the site and readily available to the dwelling unit. The third stall may be on-street parking or provided nearby to the dwelling.

(2) Street Standards. The city's PRD street standards, as set forth in the engineering development and design standards (EDDS), apply to small lot developments and may be modified as provided below.

The "PRD Access Street with Parking" and "PRD Access Street" road sections may be used in a PRD and modified as follows:

(a) "PRD Access Street with Parking" standard is required for developments containing 20 or more dwellings. For developments containing less than 20 dwelling units the "PRD Access Street" standard may be used, provided parking requirements are met and community parking is provided at a ratio of at least one parking space for each four dwelling units.

(b) Modifications to the "PRD Access Street with Parking" and "PRD Access Street" standards may be requested for sidewalks, planter strips, and on-street parking. The burden to clearly demonstrate the proposed modification meets the requirements of this section is the applicant's. (Note: it is not likely multiple reductions will be allowed along a single section of road.) If requesting a modification, the applicant shall submit an integrated pedestrian travel, landscape and parking plan as well as other information to demonstrate:

(i) Safe, aesthetically pleasing pedestrian travel is provided throughout the development.

(ii) Pedestrian travel within the development shall be tied to pedestrian travel routes outside the development, actual and/or planned.

(iii) Reduction of planter strips shall require additional equivalent or greater landscaping to benefit the development.

(iv) Reduction of on-street parking shall generally require alley access and community parking be provided, such as bump-out parking on the street at a ratio in excess of one parking spot for each four dwelling units.

(v) Any proposed modifications shall allow for efficient flow and movement of automobiles and pedestrians without negatively altering or constraining their movement.

(3) Open Space. Open space requirements may be modified consistent with this chapter.

(4) Additional Modifications. An applicant may request additional dimensional, open space, street, and design standard modifications beyond those provided in this section. Granting of the requested modification(s) will be based on innovative and exceptional architectural design features and/or innovative and exceptional site design and layout that contribute to achieving the purpose of this chapter. (Street modifications may include the elimination of sidewalks on one or both sides, when alternate safe pedestrian connections are provided, and/or the movement of planter strips behind the sidewalk or the elimination of planter strips altogether, when the streetscape is enhanced to provide for a significantly more pleasing appearance.)

(5) Other Development Code Modifications. Modification of development code requirements beyond those provided for in this section may be requested through the variance process set forth in the MMC.

22G.080.100 Open spaces.

(1) A minimum of 15 percent of the net project area shall be established as open space. Critical areas and buffers may be used to satisfy a maximum of 65 percent of the required open space. Thirty five (35) percent of the required open space shall be active open space as outlined in subsection (4)(e) below. Parking areas, driveways, access streets and required yards are not considered to be open space for purposes of this section. Fencing and/or landscaping shall separate, while maintaining visual observability of, recreation areas from public streets, parking areas and driveways.

(2) Open space and recreational facilities shall be owned, operated and maintained in common by the PRD property owners; provided, that by agreement with the city council, open space may be dedicated in fee to the public.

(3) The open space requirements outlined in subsection (1) may be reduced if substantial and appropriate recreational facilities (such as recreational buildings, swimming pools or tennis courts) are provided. If an open space reduction is proposed, detailed plans showing the proposed recreational facilities must be submitted with the preliminary site plan.

(4) Open space excluding critical areas and buffers shall:

(a) Be of a grade and surface suitable for recreation;

(b) Be on the site of the proposed development;

(c) Be one continuous parcel if less than 3,000 square feet in size, not to be located in the front yard setback;

(d) Have no dimensions less than 30 feet (except trail segments). Trail segments shall: be a minimum of five feet in width, meet Americans with Disabilities Act (ADA) standards, and be improved with an appropriate all-weather surface (gravel surfacing is not considered an all-weather surface). Trail segments that are being dedicated to the public, or connecting to a regional or city parks system trail, may be required to be increased in width or construction standard as determined by the parks, culture, and recreation director.

(e) Include a minimum of one large recreational amenity or two small recreational amenities per ¼ acre of active recreation space. Small recreational amenities include commercial-grade benches, picnic tables, small play equipment, and similar amenities. Large recreational amenities include commercial-grade half sport courts, large play equipment, gazebos, and similar amenities. The community development director is specifically authorized to determine what qualifies as a recreational amenity, and whether the recreational amenity should be considered a small or large recreational amenity.

(ef) Be situated and designed to be observable by the public; and

(fg) Be accessible and convenient to all residents within the development.

(h) The community development director is authorized to allow deviations to the standards outlined in subsection (4) when the applicant has clearly demonstrated that the intent of these standards has been met.