

A. An adult family home provider is a person who is licensed by the State of Washington to operate an Adult Family Home. The provider shall reside at the adult family home unless an exception is authorized by the State Department of Social and Health Services (DSHS) for good cause. A provider shall not be licensed for more than one Adult Family Home unless an exception is authorized by the DSHS for good cause.

B. For the purposes of this section, an adult is a person eighteen years of age or older.

C. Each Adult Family Home shall meet all applicable local licensing, zoning, building and housing codes and State and local fire safety regulations. It is the responsibility of the provider to meet local codes. (Ord. 703, 1995)

18.22.170 Comprehensive Plan/Concurrency and Consistency Required.

All new developments within the city must be consistent with the provisions of the comprehensive plan, including but not limited to the following:

A. All developments within the city shall be consistent with the land use map as adopted in the land use element of the comprehensive plan.

B. All developments within the City shall be consistent with the applicable goals and policies of the comprehensive plan.

C. Developments shall not cause a reduction in the level of service for transportation and/or neighborhood park facilities below the minimum standards established within the capital facilities plan, unless improvements or strategies to accommodate the impacts of the development are made concurrent with the development.

For the purpose of this section, "concurrent with the development" is defined as the required improvements or strategies are in place at the time of occupancy, or that a financial commitment is in place to complete the improvements or strategies within six (6) years. (Ord. 703, 1995)

18.22.180 Cottage Housing

The following regulations apply to cottage housing developments (CHDs):

A. Density and minimum lot area.

1. In CHDs the permitted density shall be one (1) dwelling unit per two thousand nine hundred and four (2,904) square feet of lot area (fifteen units per acre).

2. The minimum lot area for a CHD shall be eleven thousand six hundred and sixteen (11,616) square feet.

3. On a lot to be used for a CHD, an existing detached single-family residential or duplex structure, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased.

B. Height limit and roof pitch.

1. The height limit permitted for structures in CHDs shall be eighteen (18) feet.

2. The ridge of pitched roofs with a minimum slope of six to twelve may extend up to 25 feet. All parts of the roof above eighteen feet shall be pitched.

C. Lot coverage and floor area.

1. The maximum lot coverage permitted for principal and accessory structures in CHD shall not exceed forty percent (40%).

2. The maximum first floor or main floor area for an individual principal structure in a CHD shall be as follows:

a. For at least fifty (50) percent of the units, floor area shall not exceed six hundred and fifty (650) square feet;

b. For no more than fifty (50) percent of the units, the floor area may be up to eight hundred (800) square feet.

3. The total floor area of each cottage shall not exceed either 1.5 times the area of the main level or nine hundred seventy-five (975) square feet, whichever is less.

D. Yards.

1. Front Yards. The front yard shall be an average of ten (10) feet and at no point shall be less than five (5) feet.

2. Rear yards. The minimum rear yard shall be ten (10) feet.

3. Side yards. The minimum required side yard shall be five (5) feet.

E. Required Open Space.

1. A minimum of four hundred (400) square feet per unit of common open space is required.

2. At least 50% of the cottage unit shall abut the common open space, all of the cottage units shall be within 60 feet walking distance of the common open space, and the common open space shall have cottages abutting at least two sides.

F. Parking.

1. One and one quarter (1.25) spaces per dwelling unit shall be required.

2. Location.

a. Parking shall be on the CHD property.

b. Parking may be in or under a structure or outside a structure, provided that:

1. The parking is screened from direct street view by one or more street facades, by garage doors, or by a fence and landscaping.

2. Parking between structures is only allowed when it is located toward the rear of the principal structure and is served by an alley or private driveway.

3. Parking may not be located in the front yard.

4. Parking may be located between any structure and the rear lot line of the lot or between any structure and a side lot line, which is not a street side lot line.

G. Design Review.

Cottage housing developments are subject to design review per the requirements set forth in Chapter 18.34 of this code. (Ord. 699, 1995; Ord. 733, 1997; Ord. 771, 1999; Ord. 788, 2000)

18.22.190 Wireless Communications Facilities

The following provisions apply to wireless communications facilities:

A. Wireless Communication Antenna Arrays are permitted in any zone as long as they are located upon an existing structure (sign structures are not considered structures for this purpose) that provides sufficient elevation for the array's operation without

the necessity of constructing an apparatus to extend the antenna array more than fifteen (15) feet above the highest point of the structure.

B. The following limits apply to the number of arrays on a structure:

1. All residential zones: one.

2. Commercial zones: three

3. Public use zone: three

C. Installation on City property is subject to execution of the necessary agreement(s) with the City.

D. Landscaping and screening – equipment shelter and cabinets and other on-the-ground ancillary equipment shall be screened by the use of shrubs that achieve sufficient height and fullness upon maturity to screen such facilities.

E. Color and lighting – the antenna array shall be placed and colored to blend into the architectural detail and coloring of the host structure.

F. Setback requirements – all equipment shelters, cabinets or other in-the-ground ancillary equipment shall meet the setback requirements of the zone in which the equipment is located.

G. Electromagnetic field/radio frequency radiation standards shall conform to such standards as are required by the Federal Communication Commission's regulations.

H. Co-location of facilities – it is the policy of the City to encourage the co-location of antenna arrays of more than one wireless communication service provider on a single support structure.

I. Discontinuance of use – any wireless communication facility that is no longer needed and its use is discontinued shall be reported immediately by the service provider to the City. Discontinued facilities shall be completely removed within six months and the site restored to the pre-existing condition. (Ord. 754, 1997)

18.22.200 Clustered residential development (CRD)

The following provisions apply to clustered residential development: