

CITY OF MUKILTEO
MUKILTEO, WASHINGTON

ORDINANCE NO. 1228

AN ORDINANCE OF THE CITY OF MUKILTEO, WASHINGTON, AMENDING MMC 17.12.010 TO ADD A NEW CB(S)-2 ZONING DISTRICT; AMENDING MMC 17.16.040 TO ADD CB(S)-2 TO THE PERMITTED USE MATRIX; AMENDING MMC 17.20.020 TO ADD CB(S)-2 TO THE BULK MATRIX; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, MMC 17.12.010, establishes the zoning districts in the City of Mukilteo.

WHEREAS, the City anticipates annexing areas currently in unincorporated Snohomish County sometime in the future, and wishes to pre-zone said areas so that potential residents would know what their zoning is prior to annexing pursuant to RCW 35A.14.330.

WHEREAS, the South Mukilteo Annexation Area contains property with different characteristics than anything within existing City limits so they require zoning regulations different than anything contemplated by the existing zoning code.

WHEREAS, creating a new CB(S)-2 zoning district that would be similar to the existing CB(S) district but would allow mixed use and taller buildings would better regulate certain parcels on SR525 in the annexation area and would thus enhance the economic diversity and employment base of the City.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MUKILTEO, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. MMC 17.12.010 MMC 17.12.010 – Districts shall be amended to read as follows:

In order to implement the comprehensive plan, to provide for protection of property and to preserve the health, safety and welfare of the community, the city is divided into the following classes of districts:

- RD 20.0 Single-family residential district, 20,000 square feet minimum lot area
- RD 12.5 Single-family residential district, 12,500 square feet minimum lot area
- RD 12.5(S) Single-family residential district-south, 12,500 square feet minimum lot area
- RD 9.6 Single-family residential district, 9,600 square feet minimum lot area
- RD 9.6(S) Single-family residential district-south, 9,600 square feet minimum lot area
- RD 8.4 Single-family residential district, 8,400 square feet minimum lot area
- RD 7.5 Single-family residential district, 7,500 square feet minimum lot area
- RD 7.2 Single-family residential district, 7,200 square feet minimum lot area
- WFB Waterfront beach (single-family residential), 7,200 square feet minimum lot area
- MRD Multiple-family residential district, 3,350 square feet of usable land per dwelling unit

MR	Multiple-family residential district, 2,000 square feet of usable land per dwelling unit
DB	Downtown business district
CB	Community business district
CB(S)	Community business district-south
<u>CB(S)-2</u>	<u>Community business district-south-2</u>
PCB	Planned community business district
PCB(S)	Planned community business district-south
BP	Business park district
PI	Planned industrial district
IP	Industrial park district
LI	Light industrial district
HI	Heavy industrial district
OS	Open space district
PSP	Public/semi-public district
WMU	Waterfront mixed-use district

Section 2 MMC 17.16.040. MMC 17.16.040 – Permitted Use Matrix shall be amended to read as shown in Exhibit A to add a new column, CB(S)-2, to the Commercial Zoning District:

Section 3. MMC 17.20.020. MMC 17.20.020A, Table 1: Bulk Matrix shall be amended to read as shown in Exhibit B to add a new row, CB(S)-2.

Section 4. Severability. If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. Authority to make necessary corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener’s clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. Conflict. In the event that there is a conflict between the provisions of this Ordinance and any other City ordinance, the provisions of this Ordinance shall control.

Section 7. Effective Date. The ordinance shall take effect and be in full force five (5) days after publication of the attached Summary which is hereby approved.

PASSED by the City Council and APPROVED by the Mayor this XXth day of November, 2009.

APPROVED:

MAYOR, JOE MARINE

ATTEST/AUTHENTICATED:

CITY CLERK, CHRISTINA BOUGHMAN

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: _____
ANGELA S. BELBECK

Filed with the City Clerk:
Passed by the City Council:
Published:
Effective Date:
Ordinance No. 1228

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Exhibit A

Table 17.16.040		
USE	CB(S)	<u>CB(S)-2</u>
Residential and Associated Uses		
Animal and horse shelter building, barns ⁴⁷	C	<u>C</u>
Caretakers quarters		
Dwelling units:		
SFR		
SFR Cottage ⁴⁵		
Duplex		
Townhouse		
Multifamily		
Mixed-Use ⁴⁶		<u>P</u>
Extended family dwelling unit ¹¹		
Family day care home ¹²		
Group care facility ¹³	C	<u>C</u>
Home occupation ¹⁴	P	<u>P</u>
Horse paddocks ⁴⁸	C	<u>C</u>
Housing with people with functional disabilities ¹⁵	P	<u>P</u>
Kennel, hobby ⁴⁹		
Manufactured home ⁵¹		
Model house/sales office	P	<u>P</u>
Retirement apartments and/or housing ¹⁶	P	<u>P</u>
Rooming and boarding ¹⁷		
Swimming pool, private ¹⁸		
Temporary use dwelling: during construction		
Trailers and mobile homes for living purposes ⁵²		
Commercial Uses⁴⁴		
Adult entertainment business ¹⁹		
Animal services, animal services facility	P	<u>P</u>
Amusement facility	P	<u>P</u>
Art gallery	P	<u>P</u>
Art studio in conjunction with retail	P	<u>P</u>
Auto repair, minor	C	<u>C</u>

Exhibit A

Bed and breakfast ²⁰	P	<u>P</u>
Boat launch facility, motorized ²¹		
Brewery, micro; and winery	P ²²	<u>P²²</u>
Cleaning establishments	P	<u>P</u>
Clubs, charitable, nonprofit or social organizations	P	<u>P</u>
Commercial parking lot or garage	C	<u>C</u>
Concession stand ²⁴		
Day care center ²⁵	P	<u>P</u>
Dock and boathouse, public ²⁶		
Ferry terminal and parking area		
Fix-it shop ²⁷	C	<u>C</u>
Financial institutions	P	<u>P</u>
Government offices	P	<u>P</u>
Government garage, shops, fire stations, police stations and storage buildings	C ²⁸	<u>C²⁸</u>
Health club	P	<u>P</u>
Hospital ²⁹	C	<u>C</u>
Commercial Uses⁴⁴		
Hotel/Motel ²⁹	P	<u>P</u>
Marina		
Mobile fuel distribution ⁵³	P ⁵³	<u>P⁵³</u>
Motor vehicle and equipment sales	C	<u>C</u>
Mortuary, funeral home		
Museum	P	<u>P</u>
Nursing home ²⁹	P	<u>P</u>
Office, general	P	<u>P</u>
Park and ride lots	C	<u>C</u>
Personal services shop	P	<u>P</u>
Restaurant	P	<u>P</u>
Retail store/commercial services	P	<u>P</u>
Retail allied to or supportive of the principal use		
Service station	P	<u>P</u>
Tavern	P	<u>P</u>
Television/radio stations, and/or towers	C	<u>C</u>

Exhibit A

Television and radio towers, for residential, private, noncommercial use over fifty feet in height		
Industrial Uses⁴⁴		
Auto towing ³³		
Auto repair, major		
Bakery, wholesale for distribution		
Boat sales, service and repair		
Building contractor, yard		
Cold storage	P ⁴³	<u>P⁴³</u>
Commercial vehicle storage facility		
Equipment rental		
Explosives: storage		
manufacturing		
Fabrication shop	P ⁴³	<u>P⁴³</u>
Kennel	P ⁵⁰ /C	<u>P⁵⁰/C</u>
Laboratory	P ⁴³	<u>P⁴³</u>
Manufacturing, heavy		
Manufacturing, light	P ⁴³	<u>P⁴³</u>
Mini-self storage		
Printing plant		
Tool rental (med. to heavy equipment)		
Warehousing	P ⁴³	<u>P⁴³</u>
Wholesale establishment	C	<u>C</u>
Community Uses		
Community center buildings and grounds		
Golf course and driving range	P	<u>P</u>
Open space ³⁵	P	<u>P</u>
Pedestrian bus/transportation shelter	P	<u>P</u>
Recreational facility not otherwise listed	C	<u>C</u>
Swimming pool, public	C	<u>C</u>
Utilities		
Major above-ground utility facility	C	<u>C</u>
Water and sewer treatment plants	C	<u>C</u>
Wireless communication facilities – Detached ³⁷	C	<u>C</u>

Exhibit A

Wireless communication facilities – Attached ³⁷	P	<u>P</u>
Wireless communication facilities – Temporary ³⁷	T	<u>I</u>
Other		
Higher education or trade school	C	<u>C</u>
Homeless encampments ⁵⁴	T	<u>I</u>
Moved-in buildings (other than manufactured homes)	C	<u>C</u>
Nonconforming use: changes or intensification ³⁸	C	<u>C</u>
Places of worship	P	<u>P</u>
Railroad right-of-way	C	<u>C</u>
School: K–12 and preschool		
Temporary buildings (one year or less)	C	<u>C</u>
Temporary emergency use ³⁹	T	<u>I</u>

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Exhibit B

MMC 17.20.020 Bulk Matrix

Table 1: Bulk Matrix

Zone	Maximum Building Height ¹	Minimum Lot Area	Minimum Lot Width			Minimum Average Lot Depth	Minimum Setbacks ^{19, 20}				Maximum Lot Coverage ²⁰
			Setback Line	Lot Line	Corner Lot Line		Front ¹¹	Side		Rear	
								Interior	Corner		
<u>CB(S)-2</u> ²	<u>50'</u>	<u>none</u>	<u>none</u>	<u>none</u>	<u>none</u>	<u>25'</u>	<u>IBC next to commercial zones; 10' next to residential zones</u>	<u>25'</u>	<u>IBC next to commercial zones; 10' next to residential zones</u>	<u>none</u>	

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