DRAFT PARKS ZONE 1 2 3 MICC 19.01.040 - Zone Establishment 4 5 A. Zones. 6 7 Zone Symbol 8 9 Single-Family R-8.4 10 Single-Family R-9.6 11 Single-Family R-12 12 Single-Family R-15 13 Multiple-Family MF-2L 14 Multiple-Family MF-2 15 MF-3 Multiple-Family 16 **Business** В PBZ 17 **Planned Business Commercial Offices** 18 C-O 19 **Public Institution** Ы 20 P Parks TC 21 **Town Center** 22 23 В. The location and boundaries of the various zones of the city are shown and delineated on the city 24 of Mercer Island Zoning Map which is set outincluded in appendix D of this development code 25 and is incorporated herein by reference. 26 27 C. The location and boundaries of the various zones as hereafter determined by the city council shall 28 be shown and delineated on zone maps covering portions of the city, each of which maps shall be 29 a part of this \in code either by adoption as a part hereof or by amendment hereto. 30 31 D. Each zone map and all notations and other information shown thereon therein shall become part 32 of this Ecode. 33 34 E. A zone map may be divided into parts and each part may, for purposes of identification, be 35 subdivided into units. Such parts may be separately and successively adopted by means of an 36 amendment of this Ecode and, as adopted, such zone map, or its parts, shall become a part of this 37 €<u>c</u>ode. 38 39 F. Changes in the boundaries of a zone shall be made by ordinance adopting an amended map, or 40 part of said zone map. 41 42 G. When uncertainty exists as to the boundaries of any zones shown on any zone map, the following 43 rules shall apply: 44

Boundaries shown on a map as approximately following street lines or lot lines shall be

construed as actually following such lines.

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Where a boundary between zones divides a lot into two or more pieces, the entire lot

shall be deemed to be located in the first zone on the following list in which any part of

the lot is located: R-15, R-12, R-9.6, R-8.4, MF-2L, MF-3, MF-2, PI, P, PBZ, C-O, TC, and B.

4 5 6			The location of the zone boundary shall be determined by use of the scale appearing on the zone map unless the location of the boundary is indicated by dimensions.
7 8		3.	Where property abuts Lake Washington, the land use classification of the upland property extends waterward across the abutting shorelands and beds to the line of
9 10			navigability/inner harbor line as established in 1984 by the board of natural resources by Resolution No. 461.
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12 13		4.	In case any uncertainty exists, the planning commission shall recommend and the city council shall determine the location of boundaries.
14			
15		5.	Where a public street is officially vacated or abandoned, the land use classification
16			applicable to the abutting property shall apply to such vacated or abandoned street. If a
17			vacated street forms the boundary between two or more zones, the land use
18			classifications of each abutting zone shall extend to the mid-point of the vacated street
19 20			unless the planning commission recommends and the city council decides otherwise.
21 22	H.	Except	as hereinafter provided:
23		1.	No land, building, structure or premises shall be used for any purpose or in any manner
24			other than a use listed in this <u>C</u> code, or amendments thereto, for the zone in which such
25			land, building, structure or premises is located.
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27		2.	No building or structure shall be erected nor shall any building or structure be moved,
28			altered, enlarged or rebuilt, nor shall any open spaces surrounding any building or
29			structure be encroached upon or reduced in any manner, except in conformity with the
30 31			requirements of this development code or amendments thereto.
32		3.	No yard or other open spaces provided about which abut any building or structure, for the
33		3.	purpose of complying with the regulations of this <u>C</u> code or amendments thereto shall be

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MICC 19.05.XXX - Parks Zone. [New Section]

A.

1. Implement the Comprehensive Plan and other applicable plans by designating areas that conserve and preserve a variety of park and open space lands in the City;

considered as providing a yard or open space for any other building or structure.

2. Regulate the land uses permitted within publicly owned parks in the City; and

Purpose. The purpose of the Parks Zone (P) is to accomplish all of the following:

3. Preserve urban forests, critical habitat, environmental resources, and maintain access to recreational opportunities.

1 2 3	В.	Parks Zone Designation Requirements. In addition to the requirements established in Chap 19.15 MICC, lands must meet the following designation requirements to qualify for classificat as Parks Zone.		
4 5 6 7		1.	The City Council must adopt findings that the proposed classification will be consistent with the purpose of the Parks Zone, and	
8 9		2.	The land must be owned, leased, or may be managed by the City of Mercer Island.	
10 11 12	C.	Uses Permitted. The following land uses are permitted in the Parks Zone. A use not permitted this section is prohibited.		
13 14		1.	Recreational uses.	
15 16		2.	Recreational facilities.	
17 18 19		3.	Agricultural activities for educational or recreational purposes, such as community gardens.	
20 21		4.	Government offices and government services.	
22 23		5.	Public parking, parking structures, and underground parking.	
24 25 26		6.	Temporary uses and structures, including farmer's markets and special events, authorized by the City Manager or designee.	
27 28		7.	Transit stops.	
29 30		8.	Public art.	
31 32		9.	Signs.	
33 34		10.	Wireless communications facilities.	
35 36		11.	Utilities. Utilities must be placed underground whenever feasible.	
37 38	MICC 1	9.05.XX	X – Parks Zone development Standards. [New Section]	
39 40 41	A.		ability. The provisions of this section shall apply to all development proposals in the Parks designation.	
42 43	В.	Setback	ks.	
44 45		1.	The following minimum setbacks apply:	
46 47			a. Zero (0) feet if adjacent property is zoned PI, P, TC, PBZ, CO, or B; and	

1 2			b. Twenty (20) feet if adjacent property is zoned R-8.4, R-9.6, R-12, R-15, MF-2L, MF-2, or MF-3.
3 4		2.	Setbacks are measured from the adjacent property line or the edge of adjacent public
5 6			rights-of-way.
7		3.	The following developments are exempt from setback requirements: picnic tables,
8			fences, gates, culverts, trails, landscaping, and parking areas.
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10 11 12	C.	antenn	num Building Height. No building shall exceed thirty-five (35) feet in height. Flagpoles, it is, chimneys, mechanical equipment, and rooftop appurtenances do not count toward g height in the Parks Zone.
13		bullulli	g Height III the Farks Zone.
14 15 16	D.	an ado	vious surface. No net new impervious surface is permitted unless it has been authorized by pted Park Master Plan, the City of Mercer Island ADA Plan or specifically exempted by this a, provided that stormwater and other applicable requirements are met. The following uses
17		are exe	empt:
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19		1.	Emergency vehicle lanes not available for public use;
20 21 22		2.	Public trails; and
22 23 24		3.	Synthetic turf athletic fields.
25 26	E.	Parking	g. The following parking requirements apply to all land uses in the Parks Zone.
27 28 29		1.	<i>Design</i> . Parking lot design must conform to the diagrams included in appendix A of this development code, unless alternative design standards are approved by the city engineer.
30 31		2.	Ingress and egress. The city engineer shall have the authority to condition future development permit approvals to fix the location and width of vehicular ingress or egress
32 33 34			to and from the subject property and alter existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare.
34 35 36		3.	Screening. A landscaped area at least ten feet wide must provide a visual barrier between parking areas and adjacent properties zoned R-8.4, R-9.6, R-12, R-15, MF-2L, MF-2, or MF-
30 37			3. The screening shall be composed of a combination of trees, bushes, and groundcover
38			that will produce an eight-foot-tall visual barrier in all seasons within three years of
39			planting. A minimum of one tree for every 20 feet of landscape perimeter length must
40			be provided.
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42		4.	Minimum parking requirements. There is no minimum number of parking spaces required
43			in the Parks Zone. The proposal must demonstrate to the satisfaction of the city engineer
44			that the number of parking spaces proposed will accommodate the projected parking
45			created by the proposed use. The city engineer may condition approval to require a
46			minimum number of parking spaces if the proposed use is expected to create demand for
47 40			additional parking spaces beyond existing and proposed onsite parking facilities.
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1 2 3 4 5 6 7	F.	propert straight Shielde the bul	g. All exterior lighting must be designed to minimize light trespass onto neighboring ties. Fixtures must be shielded and directed no more than forty-five (45) degrees above t down, which is half-way between perpendicular and parallel to the adjacent grade. It means the lighting fixture has a solid opaque barrier at the top of the fixture in which b is located and the fixture is angled so the bulb does not extend below the barrier. The ng lighting types are exempt from this requirement:
8 9 10		1.	Lighting within a public right-of-way or easement for the purpose of illuminating roads, trails, and pedestrian ways;
11 12		2.	Repair of lighting fixtures existing prior to the effective date of this ordinance;
13 14		3.	Emergency lighting;
15 16		4.	Pathway and landscaping lighting fixtures producing less than 200 lumens;
17 18		5.	Temporary seasonal lighting; and
19 20		6.	Lighting required by state or federal law.
21 22 23	MICC 1	.9.16.010	0 – Definitions
24 25	[]		
26	<u>Agricul</u>		tivities. The production of plants, animals, or their products, including but not limited to
27 28		gardeni	ing, and fruit production. []
29	<u>Farmer</u>		et. An occasional or periodic market held in an open area or in a structure where groups or
30 31			ual vendors offer for sale to the public items such as fresh produce, seasonal fruits, fresh arts and crafts, and food and beverages dispensed from booths located on-site.
32 33	[]		y and and all and and and an
34	Govern		ffices. A building or structure owned, operated, or occupied by a governmental
35 36		agency	to provide a governmental service to the public. []
37	<u>Park. A</u>	ny publi	c or private land available for recreational, environmental, educational, or cultural uses.
38 39	[]		
40	<u>Recrea</u>		acility. Structures, pieces of equipment, or developments that are specifically provided for
41 42			ional uses. Recreational facility includes both indoor and outdoor facilities for public or recreational use. []
43		private	recreational use. []
44	<u>Recrea</u>	tional U	Ises. A land use that provides opportunity for amusement, entertainment, athletic,
45		environ	nmental, and/or other leisure-time activities.
46 47	[]		
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Temporary Structures, Uses, and Activities. A land use, structure, or activity that will only be in place for
a limited period of time not to exceed 180 days in duration. []
<u>Trail</u> . An off-street pedestrian, bicycle, or multi-use path. []
<u>Transit Stop.</u> A transit facility located at selected points along transit routes for passenger pickup, drop off, or transfer, but excluding areas for vehicle repair or storage, parking lots, transfer stations and park-and-ride stations. []

