



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 5653
January 21, 2020
Regular Business

AGENDA BILL INFORMATION

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| TITLE: | AB 5653: Rooftop Railings Code Amendment (Ordinance No. 20C-01, First Reading) | <input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: |
| RECOMMENDED ACTION: | Set Ordinance No. 20C-01 for second reading and adoption on February 4, 2020 Consent Calendar | <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution |

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| DEPARTMENT: | Community Planning and Development |
| STAFF: | Evan Maxim, Director |
| COUNCIL LIAISON: | n/a |
| EXHIBITS: | 1. Ordinance No. 20C-01 with Attachment A |
| CITY COUNCIL PRIORITY: | 3. Support the Leadership Team's Work Plan |

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| AMOUNT OF EXPENDITURE | \$ n/a |
| AMOUNT BUDGETED | \$ n/a |
| APPROPRIATION REQUIRED | \$ n/a |

SUMMARY

BACKGROUND

On May 21, 2019, the City Council adopted Ordinance No. 19C-02, which provided several amendments to the single-family residential development standards contained in Chapter 19.02 of the Mercer Island City Code (MICC).

The amendments were intended to address aspects of the development standards that were unclear. In particular, the Planning Commission recommended (see [AB 5554](#)) that the City authorize railings on the rooftop of a single-family home to exceed the 30 foot height limit by five feet, which is the same allowance provided for antennas, plumbing stacks, chimneys, and other appurtenances.

The City Council received public comment regarding the limits on rooftop railings and ultimately, the City Council determined that the placement of railings on the rooftop of a single-family home should be prohibited, when the resulting railing would extend above the 30-foot height limit. However, the City Council also remanded the discussion to the Planning Commission to provide a further recommendation on allowances for rooftop railings in limited circumstances.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the remanded regulations at a public meeting on July 31, 2019 and held a public hearing on October 2, 2019.

Following deliberation, the Planning Commission recommended that the City Council authorize rooftop railings on single family homes that exceed the 30-foot height limit subject to the following provisions:

1. Rooftop railings are only allowed if: A) the railing is located more than six feet from the edge of the roof or B) the rooftop railing is associated with a lot constrained by critical areas;
2. If allowed, the rooftop railing must be: A) no taller than height required by the building code (e.g. 36 inches), B) 80 percent open area (visually unobtrusive), and C) not comprised of glass or other similar material.

RECOMMENDATION

Set Ordinance 20C-01 for second reading and adoption on the February 4, 2020 Consent Calendar.