



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: Planning Commission
FROM: Ben Shumaker, Community Development Director
DATE: February 8th, 2021
SUBJECT: Zoning Code Amendment – Increasing R2 & Core Area R1 Residential Building Capacity

Introduction

This memo updates the Planning Commission on the public involvement activities undertaken as part of the potential Zoning Map and Code amendments under consideration. This update includes no specific decision points on the topics.

Policy Questions

The following 3+ policies are being considered at this stage of the Zoning Map amendment discussion:

- 1) Should owner occupancy of a home continue being required before a 2nd housing unit is allowed on core area R1 properties?
- 2) Should more than 2 housing units be allowed on core area R1 (and R2) properties?
- 3) Should core area R1 (and R2) properties have the same development options as properties in the R3 zone?

Public Involvement Actions

The following public involvement actions have been taken related to these policy questions:

- A) The website <http://ci.stevenson.wa.us/letsbuild/> has been set up to collect all information on this effort. This website has 3 sub-pages. The first relates to the anticipated discussions on the Zoning Code amendment. The second for the Zoning Map amendment. The third, currently blank page, relates to the discussion of whether to allow City utilities to extend outside of City Limits. The Planning Commission will be asked to comment on the third amendment, but will not provide the primary public forum for the policy discussion/development.
- B) Two online questionnaires have been created to provide a sense of the public's opinion on policy questions 1) through 3). The questionnaire provides some interpretation of the rationale causing us to ask the questions. Additionally, questions are asked to gauge the public's concern about neighborhood change if the amendments are made and the likelihood they would (re)develop their property. They also provide methods for the City to further involve the public by collecting the email addresses of interested participants. Finally, it asks open ended questions that will allow us to describe specific cases where the existing regulations have 1) hindered someone's development or 2) protected a neighbor from unwanted development. The questionnaire can be accessed at: (for the Core Area R1 questionnaire) and <https://www.surveymonkey.com/r/T9SXR6R> (for the R2 questionnaire)
- C) A post has been added to the City's Facebook page providing a link to the online questionnaires and the project website.
- D) A hard copy of attachments 1 & 2 have been mailed to the owners of all tax parcels in the R2 District (74 recipients) and R1 Core Area identified by staff (80 recipients). The attachment poses the policy questions above. It also provides a link to the online questionnaire and the contact information for Commissioner

Auguste Zettler (R2) and Councilmembers Paul Hendricks and Annie McHale (Core Area R1). Finally, it includes comparisons of the R3 Zoning to the R2 and R1 to demonstrate what changes could be expected if all policy questions are answered in the affirmative.

- E) Electronic copies of the attachments have been emailed to those known by City staff to own property or have an interest in the R2 District (40 recipients) or the Core Area R1 District (38 recipients).

Context & Future Discussions

Past Discussions

The City Council previously passed a Zoning text amendment related to the R3 District. The amendment 1) allowed different types of gardening/cultivation activities, 2) decreased the minimum lot size requirement, 3) required connection to the public sewer system, 4) eliminated the maximum lot coverage requirement, 5) decreased minimum front setbacks, and 6) preserved pedestrian and automotive safety near driveways.

The Planning Commission has previously reviewed some minor Zoning Map changes 1) exchanging areas between the C1 Commercial and R3 Multi-Family Residential districts and 2) eliminating the split zoning of a property currently designated R3 and SR Suburban Residential. Final recommendations on these changes will be sought along with the recommendation on the changes discussed in this memo.

These Policies

The Planning Commission is not expected to discuss these 3+ policy questions until the March regular meeting. This will provide time for the community to respond to the online questionnaire or otherwise engage with the City. These responses will be summarized for the Commission for discussion at the March meeting. Staff will also provide some additional rationale for the draft changes presented at that meeting.

C1 Commercial District Zoning Code Amendments

A companion memo is available at tonight's meeting detailing potential changes to the parking requirements, especially those of the C1 Commercial District. Those changes involve 1) clarifying when new parking is required for existing buildings, 2) allowing greater opportunities for uses to share parking, 3) increasing the proximity requirement for the location of off-site, off-street parking, 4) reducing parking requirements for residential, food service & retail uses, 5) differentiating requirements for indoor and outdoor seating at food service uses, and 6) incorporating past Planning Commission interpretations related to parking.

Others

After the March meeting, staff will develop policy questions and engage the public on the other topics under consideration. At this time these topics include 1) consideration of minimum densities for residential developments within and/or adjacent to the downtown area, 2) elimination of the MHR Mobile Home Residential District, currently a "floating" zone which doesn't actually apply to any specific property, 3) minor adjustments to the use categories of SMC 17.13.040 related to "transportation, communication, information, and utility uses", a category that has not been cleaned up since the 2016 Zoning Code reformat, and 4) reduction of front setbacks in the PR Public Use and Recreation District.

Attachments

1. R2 Property Owner Outreach (11 pages)
2. Core Area R1 Property Owner Outreach (11 pages)



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: R2 District Property Owners
FROM: Ben Shumaker
DATE: January 28th, 2021
SUBJECT: R2 Two-Family District Owners—Potential Zoning Map Amendment

This letter is intended to proactively engage you about potential changes to the zoning regulations affecting your property. The potential changes are introduced in response to a recent study by the Skamania County Economic Development Council (EDC). In their *Skamania County Housing Needs Analysis* the EDC is anticipating the need for ~2,000 new housing units over the next 20-years. The study also discussed barriers to our ability to fulfill this need. The barriers include a lack of appropriate infrastructure as well as existing development regulations (such as the Zoning Code) implemented by the City and County. As a result, housing costs, utility pricing, and community frustration is expected to increase. To address these deficiencies, the EDC's consultants recommended several changes to the City's Zoning Code and Map. The City is hoping to discuss these changes with you prior to their adoption.

The proposed changes currently revolve around the following policy questions:

- 1) Should more than 2 housing units be allowed on properties currently zoned as R2?
- 2) Should properties in the R2 zone have the same development options as properties in the R3 zone?

Attachments 1 and 2 illustrate how an affirmative answers to these policy questions might be incorporated into the zoning regulations applicable to your property.

The changes are titled "discussion draft" to reflect their intent to function as a starting point, not a desired endpoint. Your contributions to this discussion are an important part of the policy setting process. Suggestions for fewer/alternative/additional changes will help ensure the City's zoning implements the citizens' desires as well as their needs. To make the attachment as legible as possible, provisions applicable to both the R2 and R3 districts are shown in black ink. All other provisions are included for comparison purposes and appear in gray ink with smaller font. Yellow highlighting indicates areas where the 2 zones' regulations differ. If the zoning changes are made as proposed, the R3 provisions would then apply to your property instead and the orange areas of the map would become brown. Note: some of the R1 Single-Family zone is also being considered for a change to R3. The map highlights these areas in gold. For a more detailed, electronic version of this map, please go to:

<http://ci.stevenson.wa.us/wp-content/uploads/2021/01/InitialConsiderationArea.pdf>

Request: Please evaluate the policy question above and share your initial opinions on the topic. You can do so by filling out an online questionnaire (<https://www.surveymonkey.com/r/T9SXR6R>), via telephone (509-427-5970), in writing (planning@ci.stevenson.wa.us or PO Box 371, Stevenson, WA 98648), or at Planning Commission meetings on the second Monday of each month. If you'd like to discuss the proposal with a Planning Commissioner living in the R2 zone, Auguste Zettler is available at auguste.zettler@ci.stevenson.wa.us.

Additional Request: The City is looking for some specific “case studies” of how the Zoning Code affects people’s lives and livelihoods. If you have a specific example from your experience, we’d appreciate it if you’d share it. Specifically, we’d like to know:

- 1- Have the existing provisions of the Zoning Code caused you to redesign or abandon a development proposal?
- 2- Have the existing provisions of the Zoning Code protected your neighborhood from a development or change you didn’t want?

To share a specific instance, please contact the city at 509-427-5970 or planning@ci.stevenson.wa.us.

No decisions on this topic are imminent. In addition to this letter, you should expect at least 1 and potentially 2 others on this topic:

- 1- Request for initial opinions on the zoning map amendments (*this letter*).
- 2- Notification of the last draft ordinance and meetings where decisions will be made (expected May).
- 3- Request for opinions on a potential new zoning criteria: minimum density overlay (expected March).

If you would like more information on this topic, including background reports, electronic copies of this letter, and information on other proposed changes, you can find it at: <http://ci.stevenson.wa.us/letsbuild>

Attachments:

- 1- Zoning Map Highlighting Core Area R1, R2 and R3 Areas
- 2- Discussion Draft Zoning Amendment



Zoning Map

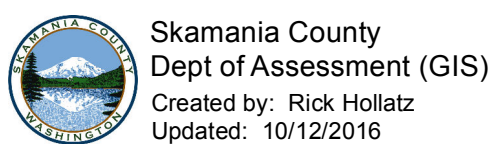
City of Stevenson

- Commercial (C1)
- Education District (ED)
- Commercial Recreation (CR)
- Light Industrial (M1)
- Public Use and Recreation (PR)
- Single Family Residential (R1)
- Two Family Residential (R2)
- Multi-Family Residential (R3)
- Multi-Family Residential Overlay (R3)
- Suburban Residential (SR)

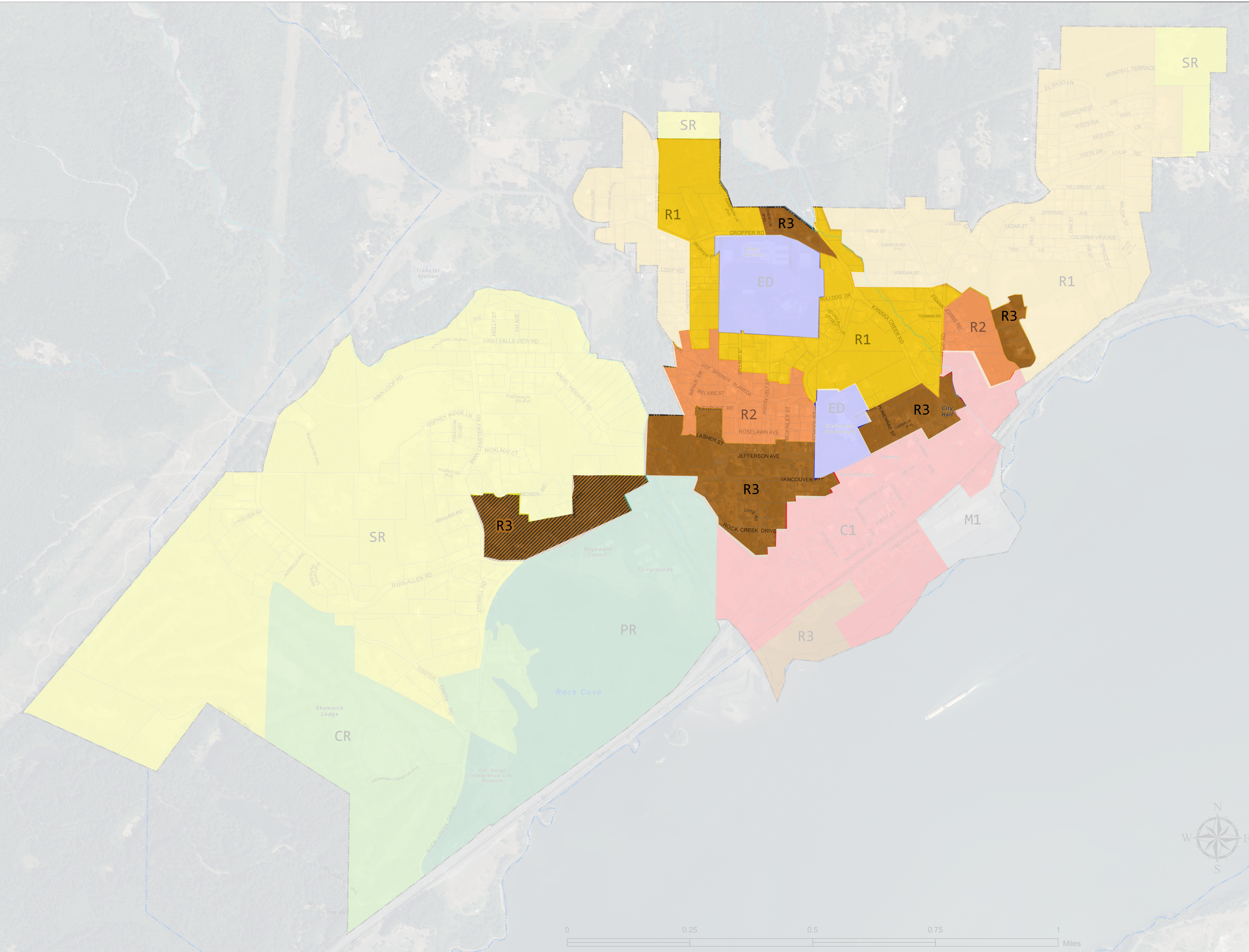
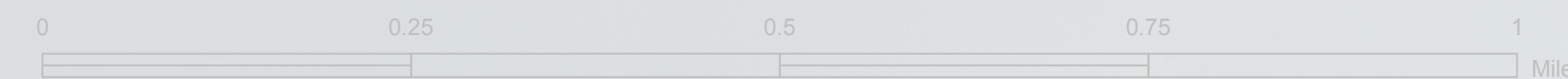
- Stream
- Parcel
- City Limits
- Urban Area

Mayor _____	Date _____
Clerk - Treasurer _____	Date _____
Attorney _____	Date _____

Notes:
 When Printed to ANSI D (22"x34"): 1 inch = 500 feet
 Absolute scale: 1:6,000
 Aerial Photo Date: 7/6/2015
 Projected Coordinate System: NAD 1983 HARN StatePlane
 Washington FIPS 4602 Feet
 Projection Name: Lambert Conformal Conic
 Planar Units: US Survey Feet



DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Chapter 17.15 - RESIDENTIAL DISTRICTS**17.15.010 - Purpose.**

Residential districts encourage a range of residential land uses, housing sizes, types, and price ranges for the diverse array of residents' personal preferences and financial capabilities. The standards in this chapter are intended to encourage mixtures of land uses and intensities while minimizing negative impacts related to conflicting land uses.

(Ord. No. 1103, § 5, 2-16-2017)

17.15.020 - List of zoning districts.

- A. R1 Single-Family Residential District. The single-family residential district (R1) is intended to provide minimum development standards for residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and/or rural areas.
- B. R2 Two-Family Residential District. The two-family residential district (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.
- C. R3 Multi-Family Residential District. The multi-family residential district (R3) is intended to provide minimum development standards for various residential uses where complete community services are available and where residential uses are in close proximity to uses characteristic of more urban areas and separated from uses characteristic of more rural areas.
- D. MHR Mobile Home Residential District. The mobile home residential district (MHR) is intended to provide minimum development standards for affordable residential uses within the city.
- E. SR Suburban Residential District. The suburban residential district (SR) is intended to provide minimum development standards for a variety of uses and provide a transition area where service levels are less than urban and where low-density residential uses coexist with uses otherwise characteristic of more rural areas.

(Ord. No. 1103, § 5, 2-16-2017)

17.15.030 - Residential district location criteria.

- A. Residential districts can be appropriately applied and maintained within any LDR low density residential or HDR high density residential area on the future land use map.
- B. Areas designated as LDR low density residential and HDR high density residential shall not be rezoned for trade districts. Under limited circumstances HDR areas may be rezoned for public districts.

(Ord. No. 1103, § 3, 2-16-2017)

17.15.040 - Uses.

- A. Types of Uses: For the purposes of this chapter, there are 4 kinds of use:
 - 1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
 - 2. An accessory (A) use is permitted on properties containing permitted uses, provided that:
 - a. The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and

- b. The accessory use or activity is commonly or frequently associated with the principal use on the lot.
3. A conditional (C) use is a discretionary use reviewed by the Planning Commission according to the process and criteria in SMC 17.39 - Conditional Uses.
4. A prohibited (X) use is one that is not permitted in a zoning district under any circumstances.
5. When a letter or use category is not listed in this table, an interpretation may be initiated under SMC 17.12.020.
- B. Use Table. A list of permitted, accessory, conditional and prohibited uses in residential districts is presented in Table 17.15.040-1: Residential Districts Use Table.

Table 17.15.040-1 Residential Districts Use Table					
Use	R1	R2	R3	MHR	SR
Residence or Accommodation Uses					
Dwelling					
Single-Family Detached Dwelling	P	P	P	P	P
Mobile Home	X	X	X	P	X
Travel Trailer	—	—	—	—	X
Accessory Dwelling Unit (SMC 17.40.040)	A	—	—	—	A
Multi-Family Dwelling	C ¹	P/C ¹	P	C ¹	C ¹
Temporary Emergency, Construction or Repair Residence	C ²	C ²	C ²	—	C ²
Townhome (SMC 17.38.085)	—	C ⁸	P	—	—
Renting of no more than 2 rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.	A	A	A	A	A
Boarding House	C	C	C	—	C
Residential Care					
Adult Family Home	P	P	P	P	P
Assisted Living Facility	—	—	C	—	C
Nursing Home	—	—	C	—	—
Overnight Lodging					
Vacation Rental Home	P	P	P	P	P
Bed & Breakfast	C	C	P	C	C
Hostel	C	C	P	C	C
Hotel	X	X	C	X	C
Campground	X	X	X	C	C
Dormitory facility related to a public, private or parochial school	C	C	C	—	C
Miscellaneous Incidental Uses					
Residential Outbuilding	A/C _{3,4}	A/C _{3,4}	A/C ⁴	A/C _{3,4}	A/C ₃
Garage or storage building for the parking of commercial vehicles	—	—	—	—	C
Swimming pool, spa or hot tub, and associated equipment	A	A	A	A	A

Buildings and uses related to, and commonly associated with a mobile home park such as a recreation area, laundry, facility office, and meeting rooms	—	—	—	A	—
General Sales or Service Uses					
Electric Vehicle Station					
Restricted Access, Gradual Charging EV Station	A	A	A	A	A
Restricted Access, Rapid charging EV Station	C	C	C	C	C
Public Access, Gradual Charging EV Station	—	—	C	—	—
Street—Side Access, Gradual Charging EV Station	—	—	C	—	—
Retail and wholesale sales of agricultural and animal products raise or produced on the premises	—	—	—	—	A
Professional Office					
Veterinarian	—	—	—	—	C
Child Day Care Facility					
Family Day Care Home	P	P	P	P	P
Mini-Day Care Center	C	C	C	C	C
Child Day Care Center	—	C	C	C	C
Home Occupation					
A	A	A	A	A	A
Transportation, Communication, Information, and Utilities Uses					
Public Transportation Stop or Shelter	—	—	—	—	C
Utility or Communication Facility	C	C	C	C ⁵	C
Wireless Telecommunications Facility ⁶					
Minor Wireless Telecommunications Facility	P	P	P	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C	C	C	C
Major Wireless Telecommunications Facilities (SMC 17.39.170)	C	—	—	—	C
Wind Power Generation Facility ⁶					
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C	C	C
Hazardous Waste Storage					
C	C	C	C	C	C
Arts, Entertainment, and Recreation Uses					
Public Assembly					
—	—	—	-	-	-
Wedding Venue					
—	—	—	—	—	C
Park, Playground or Outdoor Recreation Area					
C	C	C	C	C	C
Golf Course					
—	—	—	—	—	C
Education, Public Administration, Health Care, and Other Institutions Uses					
Public, Private or Parochial School					
C	C	C	—	—	C
Nursery School or Similar Facility					
—	—	—	C	—	—
Library					
C	C	C	—	—	—
Government Administration Building					
—	—	C	—	—	—
Fire, Police, or Emergency Services Station					
C	C	C	—	—	C
Hospital					
—	—	C	—	—	—

Church or Other Religious or Charitable Organization	C	C	C	—	C
Cemetery or Mausoleum	—	—	—	—	C
Agriculture, Forestry, Fishing and Hunting Uses					
Subsistence or hobby type gardening	P	P	A	P	P
Indoor or Outdoor Horticultural Activity	P	P	P	P	P
Nursery	—	—	C	—	P
Farm Animals (SMC 17.40.095)	C ⁷	X	X	X	P
Urban Farm Animals (SMC 17.40.095)	A	A	A	A	P
Pets	A	A	A	A	A
Kennel	C	X	X	X	C
Miscellaneous/Other Uses					
Signs listed with a "C" in Table 17.15.145-1 and any other sign identifying and/or related to any conditional use or existing nonconforming use.	C	C	C	C	C
Signs identifying and/or related to any principal or accessory use allowed in this chapter.	A	A	A	A	A

1-Conditional use permits for these uses are only considered when submitted as part of an R-PUD proposal under SMC 17.17 - Residential Planned Unit Developments.

2-A conditional use permit is only required for a temporary emergency, construction or repair residence after the expiration of the initial 6-month grace period.

3-Up to 4 residential outbuildings on a property is considered an accessory Use. When at least 4 residential outbuildings already exist on a lot then an additional residential outbuilding is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

4-A residential outbuilding that is subordinate to the main use on the lot is considered an accessory use. A residential outbuilding which is not subordinate to the main use on the lot is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

5-Despite the general exclusion of overhead elements from this use category, any utility or communication facility in the MHR district with an overhead element greater than 35 feet is considered a conditional use.

6-See also SMC 17.36-WW Wind/Wireless Overlay District.

7-In granting a conditional use request for farm animals in the R1 district, the planning commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

8-Townhomes in the R2 District are subject to review according to the density and parking requirements of the R3 Multi-Family Residential District and shall connect to the municipal sewer system.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3A, 6-15-2017; Ord. No. 2019-1141, § 4, 5-16-2019)

17.15.050 - Residential density standards.

A. Density and Lot Size. The maximum density and minimum lot dimensions for Residential Districts are contained in Table 17.15.050-1: Residential Density Standards.

District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
R1	Water, Sewer	6,000 sf	40 ft	90 ft	1 Unit ²	35%
	Water, Septic	15,000 sf ¹	90 ft	120 ft	1 Unit ²	25%

	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%
R2	Water, Sewer	5,000 sf + 2,000 sf per unit over 1	50 ft ³	90 ft	2 Units	50%
	Water, Septic	15,000 sf ¹	90 ft	120 ft	2 Units	30%
	Well, Septic ⁶	—	—	—	—	—
R3	Water, Sewer	2,000 sf per unit	20 ft	90 ft	—	n/a
	Water, Septic ^{6,7}	—	—	—	—	—
	Well, Septic ^{6,7}	—	—	—	—	—
MHR	Water, Sewer	5 ac + 5,000 sf per unit over 40	200 ft	200 ft	—	40%
	Water, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
	Well, Sewer	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
	Well, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
SR	Water, Sewer	15,000 sf	100 ft	100 ft	1 Unit ²	25%
	Water, Septic	20,000 sf ¹	100 ft	100 ft	1 Unit ²	20%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%

- 1-When sewer is unavailable, minimum lot area may be increased based on current health district regulations.
- 2-Unless an accessory dwelling unit (SMC 17.13.010) is allowed under SMC 17.40.040.
- 3-Except 40 ft for single-family detached dwellings.
- 6-Service by the public water system is required.
- 7-Service by the public sewer system is required.

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.050-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.B,C, 6-15-2017)

17.15.060 - Residential dimensional standards.

A. Compliance Required. All structures in residential districts must comply with:

1. The applicable dimensional standards contained Table 17.15.060-1: Residential Dimensional Standards.
2. All other applicable standards and requirements contained in this title.

Table 17.15.060-1: Residential Dimensional Standards						
District	Maximum Height of Building	Front	Minimum Setbacks			
			Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R1	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft

R2	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R3	35 ft	15 ft ^{3,4}	5 ft ²	15 ft	20 ft ¹	20 ft
MHR	35 ft	30 ft	15 ft	20 ft	20 ft ¹	20 ft
SR	35 ft	30 ft	15 ft	20 ft	20 ft	20 ft

1-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less.

2-A 10-foot setback is required when adjacent to an R1 or R2 district.

3-See also SMC 17.15.130(B)(3).

4-10'. However, no structure shall be located within a pedestrian visibility area [SMC 17.10.632].

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.060-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.D, 6-15-2017)

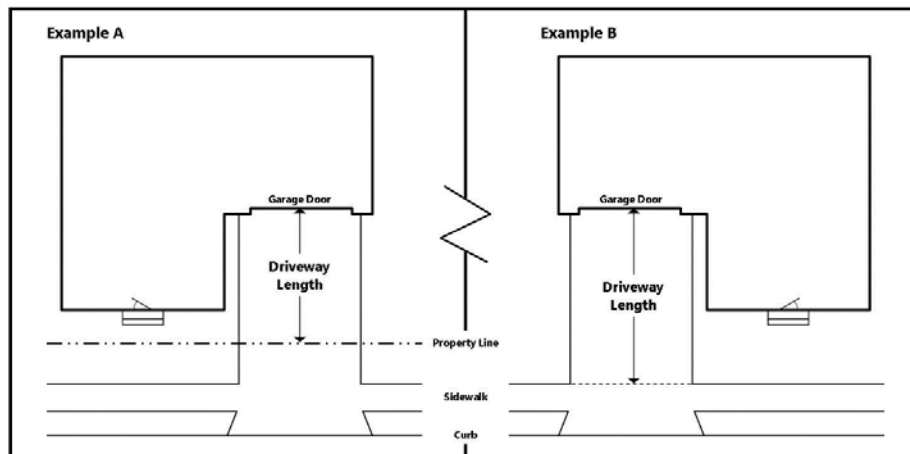
17.15.130 - Residential districts parking.

A. Off-Street Parking Required. Off-street parking shall be provided in all residential districts in accordance with the requirements of SMC 17.42: Parking and Loading Standards.

B. Parking Location Requirements.

1. Required parking shall be located on the same lot as the dwelling it serves.
2. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in an Interior Side Setback required by Table 17.15.060-1: Residential Dimensional Standards.
3. No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.

FIGURE 17.38.085-1 Driveway Length Illustration



(Ord. No. 1103, § 5, 2-16-2017)

17.15.145 - Residential districts signs.

A. Allowed Sign Types and Characteristics. A list of permitted, accessory, conditional and prohibited sign types and characteristics in Residential Districts is presented in Table 17.15.145-1: Allowed Signage.

Table 17.15.145-1: Allowed Signage					
	R1	R2	R3	MHR	SR
Animated Sign	X	X	X ¹	X	X
Sign Structure					
Temporary	P	P	P	P	P
Awning/Marquee	X	X	X	X	X
Portable	—	—	—	—	—
Sign Type					
Community Information Sign	C	C	C	C	C
Dilapidated Sign	X ²	X ²	X ²	X ²	X ²
Mural	C	C	C	C	C
Off-Premises Sign	X	X	X	X	X
Sign Placed by a Governmental Agency	P	P	P	P	P
Sign of Outstanding Design	—	—	C	—	—
Sign Illumination					
Back-lit Cabinet	X	X	X	X	X
Back-lit Channel Letter	X	X	X ¹	X	X
Dark-Sky Friendly	C	C	P	C	C
Directly -Illuminated	X	X	A ³	X	X
Externally-Illuminated	X	X	X ¹	X	X
Halo-Lighted	X	X	X ¹	X	X
Pedestrian-Oriented Video Display	X	X	—	X	X

1-Unless a bonus allowance is granted for a sign of outstanding design under SMC 17.39.145.

2-An existing sign, together with its sign structure, which becomes dilapidated shall be removed after notice to the property owner, unless upon appeal under SMC 17.46, the property owner establishes facts sufficient to rebut the presumption of dilapidation.

3-Allowed as an accessory sign only when placed in windows and limited to 4 sq ft in area.

B. Sign Standards. Signs allowed in Residential Districts are subject to the dimensional and duration standards in Table 17.15.145-2: Sign Standards.

Table 17.15.145-2: Sign Standards					
	R1	R2	R3	MHR	SR
Number of Signs	Any	Any	Any	Any	Any
Maximum Sign Area					
Individual Sign	5 sf ¹	5 sf ¹	12 sf ^{2,3}	5 sf ¹	5 sf ¹

Total Cumulative Signage Allowed	32 sf	32 sf	40 sf	32 sf	32 sf
Maximum Sign Height					
Building Sign	16 ft ⁴	16 ft ⁴	26 ft ^{3,4}	16 ft ⁴	16 ft ⁴
Freestanding Sign	6 ft	6 ft	12 ft ³	6 ft	6 ft
Temporary Sign	6 ft	6 ft	6 ft ³	6 ft	6 ft
Minimum Sign Clearance					
Building Sign Projecting More than 12" from a Building	8 ft	8 ft	8 ft	8 ft	8 ft
Sign Placement ^{5,6}					
Setback from any property line	5 ft	5 ft	5 ft	5 ft	5 ft
Allowed Sign Duration					
Temporary Sign	45 days ⁷	45 days ⁷	45 days ⁷	45 days ⁷	45 days ⁷
Political Sign ⁸	Until 5 days after election	Until 5 days after election	Until 5 days after election	Until 5 days after election	Until 5 days after election
Real Estate Sign	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market

1-When allowed as conditional uses, the planning commission may permit individual signs no larger than 16 sq ft.

2-When allowed as conditional uses, the planning commission may permit individual signs no larger than 24 sq ft.

3-Subject to bonus allowance when approved as a Sign of Outstanding Design under SMC 17.39.145.

4-No part of a building sign shall be higher than the highest point of the building to which it is attached.

5-No sign may be placed in a Vision Clearance Area (SMC 17.10.862).

6-Signs within a public right-of-way may be permitted according to SMC 12.02-Use of City Rights-of-Way.

7-Signs related to a specific event, sale, etc. must be removed within 5 days after such event.

8-Political signs not related to an upcoming election in the voting district where the sign is placed are subject to the temporary sign duration standards.

(Ord. No. 1103, § 5, 2-16-2017)



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: Core Area R1 District Property Owners
FROM: Ben Shumaker
DATE: February 2nd, 2021
SUBJECT: Core Area R1 Single-Family District—Potential Zoning Map Amendment

This letter is intended to proactively engage you about potential changes to the zoning regulations affecting your property. The potential changes are introduced in response to a recent study by the Skamania County Economic Development Council (EDC) reviewing land availability for housing. In their *Skamania County Housing Needs Analysis* the EDC is anticipating the need for ~2,000 new housing units over the next 20-years. The study also discussed barriers to our ability to fulfill this need. The barriers include a lack of appropriate infrastructure as well as existing development regulations (such as the Zoning Code) implemented by the City and County. As a result, housing costs, utility pricing, and community frustration are expected to increase. To address these deficiencies, the EDC's consultants recommended several changes to the City's Zoning Code and Map. The City is hoping to discuss these changes with you prior to their adoption.

The proposed changes currently revolve around the following policy questions:

- 1) Should owner occupancy of a home continue being required before a 2nd housing unit is allowed on core area R1 properties?
- 2) Should more than 2 housing units be allowed on core area R1 properties?
- 3) Should core area R1 properties have the same development options as properties in the R3 zone?

Attachments 1 and 2 illustrate how an affirmative answers to these policy questions might be incorporated into the zoning regulations applicable to your property.

The changes are titled "discussion draft" to reflect their intent to function as a starting point, not a desired endpoint. Your contributions to this discussion are an important part of the policy setting process. Suggestions for fewer/alternative/additional changes will help ensure the City's zoning implements the citizens' desires as well as their needs. To make the attachment as legible as possible, provisions applicable to both the R1 and R3 districts are shown in black ink. All other provisions are included for comparison purposes and appear in gray ink with smaller font. Yellow highlighting indicates areas where the 2 zones' regulations differ. If the zoning changes are made as proposed, the R3 provisions would then apply to your property instead and the gold areas of the map would become brown. Note: the R2 Two-Family zone is also being considered for a change to R3. The map highlights these areas in orange. For a more detailed, electronic version of this map, please go to:

<http://ci.stevenson.wa.us/wp-content/uploads/2021/01/InitialConsiderationArea.pdf>

Request: Please evaluate the policy question above and share your initial opinions on the topic. You can do so by filling out an online questionnaire (<https://www.surveymonkey.com/r/BW5RQQM>), via telephone (509-427-5970), in writing (planning@ci.stevenson.wa.us or PO Box 371, Stevenson, WA 98648), or at Planning Commission meetings on the second Monday of each month. If you'd like to discuss the proposal with a City Council member living in the R1 zone where a change is being considered, Paul Hendricks (paul.hendricks@ci.stevenson.wa.us) or Annie McHale (annie.mchale@ci.stevenson.wa.us) are available to help you.

Additional Request: The City is looking for some specific “case studies” of how the Zoning Code affects people’s lives and livelihoods. If you have a specific example from your experience, we’d appreciate it if you’d share it. Specifically, we’d like to know:

- 1- Have the existing provisions of the Zoning Code caused you to redesign or abandon a development proposal?
- 2- Have the existing provisions of the Zoning Code protected your neighborhood from a development or change you didn’t want?

To share a specific instance, please contact the city at 509-427-5970 or planning@ci.stevenson.wa.us.

No decisions on this topic are imminent. In addition to this letter, you should expect at least 1 and potentially 2 others on this topic:

- 1- Request for initial opinions on the zoning map amendments (*this letter*).
- 2- Notification of the last draft ordinance and meetings where decisions will be made (expected May).
- 3- Request for opinions on a potential new zoning criteria: minimum density overlay (expected March).

If you would like more information on this topic, including background reports, electronic copies of this letter, and information on other proposed changes, you can find it at: <http://ci.stevenson.wa.us/letsbuild>

Attachments:

- 1- Zoning Map Highlighting Close-in R1, R2 and R3 Areas
- 2- Discussion Draft Zoning Comparison



Zoning Map

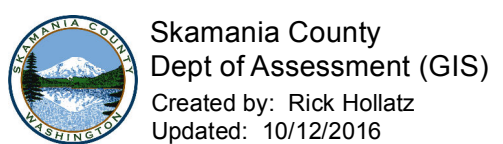
City of Stevenson

- Commercial (C1)
- Education District (ED)
- Commercial Recreation (CR)
- Light Industrial (M1)
- Public Use and Recreation (PR)
- Single Family Residential (R1)
- Two Family Residential (R2)
- Multi-Family Residential (R3)
- Multi-Family Residential Overlay (R3)
- Suburban Residential (SR)

- Stream
- Parcel
- City Limits
- Urban Area

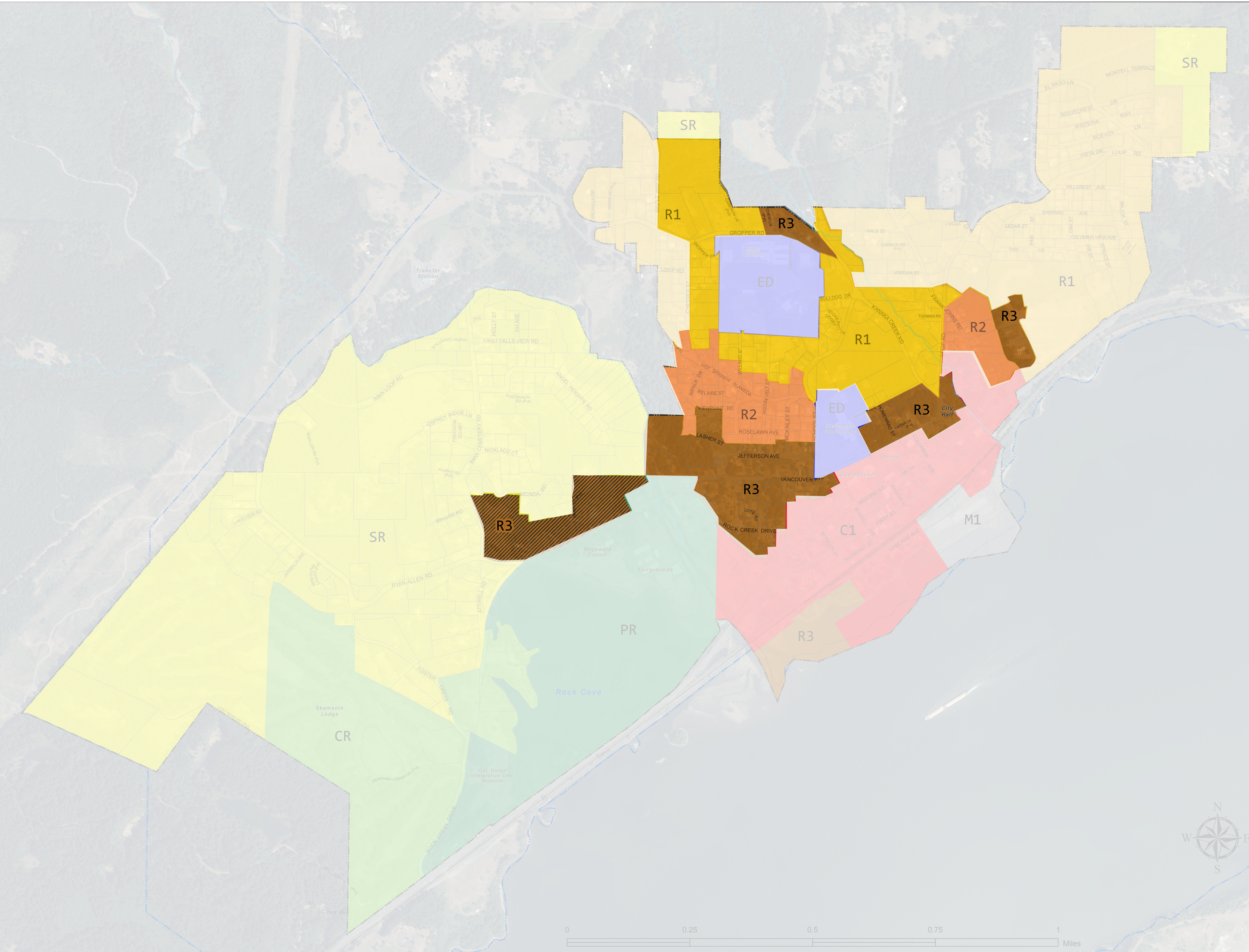
Mayor	Date
Clerk - Treasurer	Date
Attorney	Date

Notes:
 When Printed to ANSI D (22"x34"): 1 inch = 500 feet
 Absolute scale: 1:6,000
 Aerial Photo Date: 7/6/2015
 Projected Coordinate System: NAD 1983 HARN StatePlane
 Washington FIPS 4602 Feet
 Projection Name: Lambert Conformal Conic
 Planar Units: US Survey Feet



Skamania County
 Dept of Assessment (GIS)
 Created by: Rick Hollatz
 Updated: 10/12/2016

DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Chapter 17.15 - RESIDENTIAL DISTRICTS**17.15.010 - Purpose.**

Residential districts encourage a range of residential land uses, housing sizes, types, and price ranges for the diverse array of residents' personal preferences and financial capabilities. The standards in this chapter are intended to encourage mixtures of land uses and intensities while minimizing negative impacts related to conflicting land uses.

(Ord. No. 1103, § 5, 2-16-2017)

17.15.020 - List of zoning districts.

- A. R1 Single-Family Residential District. The single-family residential district (R1) is intended to provide minimum development standards for residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and/or rural areas.
- B. R2 Two-Family Residential District. The two-family residential district (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.
- C. R3 Multi-Family Residential District. The multi-family residential district (R3) is intended to provide minimum development standards for various residential uses where complete community services are available and where residential uses are in close proximity to uses characteristic of more urban areas and separated from uses characteristic of more rural areas.
- D. MHR Mobile Home Residential District. The mobile home residential district (MHR) is intended to provide minimum development standards for affordable residential uses within the city.
- E. SR Suburban Residential District. The suburban residential district (SR) is intended to provide minimum development standards for a variety of uses and provide a transition area where service levels are less than urban and where low-density residential uses coexist with uses otherwise characteristic of more rural areas.

(Ord. No. 1103, § 5, 2-16-2017)

17.15.030 - Residential district location criteria.

- A. Residential districts can be appropriately applied and maintained within any LDR low density residential or HDR high density residential area on the future land use map.
- B. Areas designated as LDR low density residential and HDR high density residential shall not be rezoned for trade districts. Under limited circumstances HDR areas may be rezoned for public districts.

(Ord. No. 1103, § 3, 2-16-2017)

17.15.040 - Uses.

- A. Types of Uses: For the purposes of this chapter, there are 4 kinds of use:
 - 1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
 - 2. An accessory (A) use is permitted on properties containing permitted uses, provided that:
 - a. The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and

- b. The accessory use or activity is commonly or frequently associated with the principal use on the lot.
3. A conditional (C) use is a discretionary use reviewed by the Planning Commission according to the process and criteria in SMC 17.39 - Conditional Uses.
4. A prohibited (X) use is one that is not permitted in a zoning district under any circumstances.
5. When a letter or use category is not listed in this table, an interpretation may be initiated under SMC 17.12.020.
- B. Use Table. A list of permitted, accessory, conditional and prohibited uses in residential districts is presented in Table 17.15.040-1: Residential Districts Use Table.

Table 17.15.040-1 Residential Districts Use Table					
Use	R1	R2	R3	MHR	SR
Residence or Accommodation Uses					
Dwelling					
Single-Family Detached Dwelling	P	P	P	P	P
Mobile Home	X	X	X	P	X
Travel Trailer	—	—	—	—	X
Accessory Dwelling Unit (SMC 17.40.040)	A	—	—	—	A
Multi-Family Dwelling	C ¹	P/C ¹	P	C ¹	C ¹
Temporary Emergency, Construction or Repair Residence	C ²	C ²	C ²	—	C ²
Townhome (SMC 17.38.085)	—	C ⁸	P	—	—
Renting of no more than 2 rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.	A	A	A	A	A
Boarding House	C	C	C	—	C
Residential Care					
Adult Family Home	P	P	P	P	P
Assisted Living Facility	—	—	C	—	C
Nursing Home	—	—	C	—	—
Overnight Lodging					
Vacation Rental Home	P	P	P	P	P
Bed & Breakfast	C	C	P	C	C
Hostel	C	C	P	C	C
Hotel	X	X	C	X	C
Campground	X	X	X	C	C
Dormitory facility related to a public, private or parochial school	C	C	C	—	C
Miscellaneous Incidental Uses					
Residential Outbuilding	A/C _{3,4}	A/C _{3,4}	A/C ⁴	A/C _{3,4}	A/C ₃
Garage or storage building for the parking of commercial vehicles	—	—	—	—	C
Swimming pool, spa or hot tub, and associated equipment	A	A	A	A	A

Buildings and uses related to, and commonly associated with a mobile home park such as a recreation area, laundry, facility office, and meeting rooms	—	—	—	A	—
General Sales or Service Uses					
Electric Vehicle Station					
Restricted Access, Gradual Charging EV Station	A	A	A	A	A
Restricted Access, Rapid charging EV Station	C	C	C	C	C
Public Access, Gradual Charging EV Station	—	—	C	—	—
Street—Side Access, Gradual Charging EV Station	—	—	C	—	—
Retail and wholesale sales of agricultural and animal products raise or produced on the premises	—	—	—	—	A
Professional Office	—	C	C	—	—
Veterinarian	—	—	—	—	C
Child Day Care Facility					
Family Day Care Home	P	P	P	P	P
Mini-Day Care Center	C	C	C	C	C
Child Day Care Center	—	C	C	C	C
Home Occupation	A	A	A	A	A
Transportation, Communication, Information, and Utilities Uses					
Public Transportation Stop or Shelter	—	—	—	—	C
Utility or Communication Facility	C	C	C	C ⁵	C
Wireless Telecommunications Facility ⁶					
Minor Wireless Telecommunications Facility	P	P	P	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C	C	C	C
Major Wireless Telecommunications Facilities (SMC 17.39.170)	C	—	—	—	C
Wind Power Generation Facility ⁶					
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C	C	C
Hazardous Waste Storage	C	C	C	C	C
Arts, Entertainment, and Recreation Uses					
Public Assembly	—	—	—	-	-
Wedding Venue	—	—	—	—	C
Park, Playground or Outdoor Recreation Area	C	C	C	C	C
Golf Course	—	—	—	—	C
Education, Public Administration, Health Care, and Other Institutions Uses					
Public, Private or Parochial School	C	C	C	—	C
Nursery School or Similar Facility	—	—	—	C	—
Library	C	C	C	—	—
Government Administration Building	—	—	C	—	—
Fire, Police, or Emergency Services Station	C	C	C	—	C
Hospital	—	—	C	—	—

Church or Other Religious or Charitable Organization	C	C	C	—	C
Cemetery or Mausoleum	—	—	—	—	C
Agriculture, Forestry, Fishing and Hunting Uses					
Subsistence or hobby type gardening	P	P	A	P	P
Indoor or Outdoor Horticultural Activity	P	P	P	P	P
Nursery	—	—	C	—	P
Farm Animals (SMC 17.40.095)	C ⁷	X	X	X	P
Urban Farm Animals (SMC 17.40.095)	A	A	A	A	P
Pets	A	A	A	A	A
Kennel	C	X	X	X	C
Miscellaneous/Other Uses					
Signs listed with a "C" in Table 17.15.145-1 and any other sign identifying and/or related to any conditional use or existing nonconforming use.	C	C	C	C	C
Signs identifying and/or related to any principal or accessory use allowed in this chapter.	A	A	A	A	A

1-Conditional use permits for these uses are only considered when submitted as part of an R-PUD proposal under SMC 17.17 - Residential Planned Unit Developments.

2-A conditional use permit is only required for a temporary emergency, construction or repair residence after the expiration of the initial 6-month grace period.

3-Up to 4 residential outbuildings on a property is considered an accessory Use. When at least 4 residential outbuildings already exist on a lot then an additional residential outbuilding is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

4-A residential outbuilding that is subordinate to the main use on the lot is considered an accessory use. A residential outbuilding which is not subordinate to the main use on the lot is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

5-Despite the general exclusion of overhead elements from this use category, any utility or communication facility in the MHR district with an overhead element greater than 35 feet is considered a conditional use.

6-See also SMC 17.36-WW Wind/Wireless Overlay District.

7-In granting a conditional use request for farm animals in the R1 district, the planning commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

8-Townhomes in the R2 District are subject to review according to the density and parking requirements of the R3 Multi-Family Residential District and shall connect to the municipal sewer system.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3A, 6-15-2017; Ord. No. 2019-1141, § 4, 5-16-2019)

17.15.050 - Residential density standards.

A. Density and Lot Size. The maximum density and minimum lot dimensions for Residential Districts are contained in Table 17.15.050-1: Residential Density Standards.

District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
R1	Water, Sewer	6,000 sf	40 ft	90 ft	1 Unit ²	35%
	Water, Septic	15,000 sf ¹	90 ft	120 ft	1 Unit ²	25%

	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%
R2	Water, Sewer	5,000 sf + 2,000 sf per unit over 1	50 ft ³	90 ft	2 Units	50%
	Water, Septic	15,000 sf ¹	90 ft	120 ft	2 Units	30%
	Well, Septic ⁶	—	—	—	—	—
R3	Water, Sewer	2,000 sf per unit	20 ft	90 ft	—	n/a
	Water, Septic ^{6,7}	—	—	—	—	—
	Well, Septic ^{6,7}	—	—	—	—	—
MHR	Water, Sewer	5 ac + 5,000 sf per unit over 40	200 ft	200 ft	—	40%
	Water, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
	Well, Sewer	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
	Well, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
SR	Water, Sewer	15,000 sf	100 ft	100 ft	1 Unit ²	25%
	Water, Septic	20,000 sf ¹	100 ft	100 ft	1 Unit ²	20%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%

1-When sewer is unavailable, minimum lot area may be increased based on current health district regulations.

2-Unless an accessory dwelling unit (SMC 17.13.010) is allowed under SMC 17.40.040.

3-Except 40 ft for single-family detached dwellings.

6-Service by the public water system is required.

7-Service by the public sewer system is required.

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.050-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.B,C, 6-15-2017)

17.15.060 - Residential dimensional standards.

A. Compliance Required. All structures in residential districts must comply with:

1. The applicable dimensional standards contained Table 17.15.060-1: Residential Dimensional Standards.
2. All other applicable standards and requirements contained in this title.

District	Maximum Height of Building	Minimum Setbacks				
		Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R1	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft

R2	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R3	35 ft	15 ft ^{3,4}	5 ft ²	15 ft	20 ft ¹	20 ft
MHR	35 ft	30 ft	15 ft	20 ft	20 ft ¹	20 ft
SR	35 ft	30 ft	15 ft	20 ft	20 ft	20 ft

1-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less.

2-A 10-foot setback is required when adjacent to an R1 or R2 district.

3-See also SMC 17.15.130(B)(3).

4-10'. However, no structure shall be located within a pedestrian visibility area [SMC 17.10.632].

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.060-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.D, 6-15-2017)

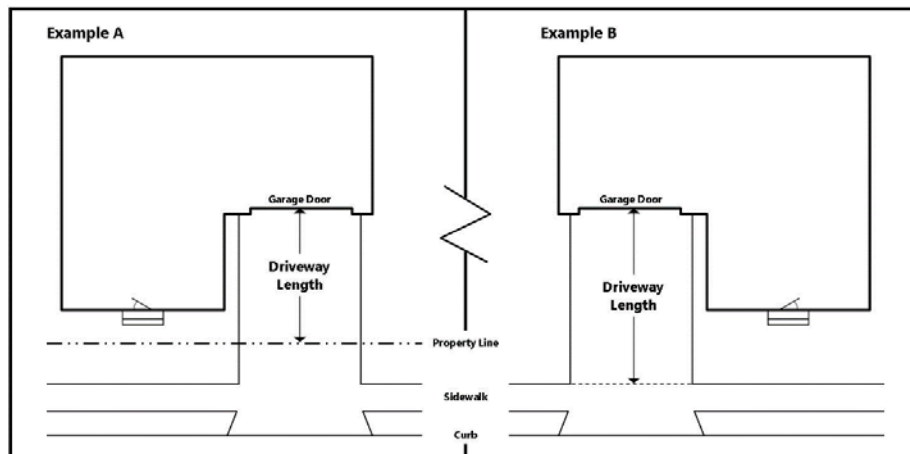
17.15.130 - Residential districts parking.

A. Off-Street Parking Required. Off-street parking shall be provided in all residential districts in accordance with the requirements of SMC 17.42: Parking and Loading Standards.

B. Parking Location Requirements.

1. Required parking shall be located on the same lot as the dwelling it serves.
2. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in an Interior Side Setback required by Table 17.15.060-1: Residential Dimensional Standards.
3. No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.

FIGURE 17.38.085-1 Driveway Length Illustration



(Ord. No. 1103, § 5, 2-16-2017)

17.15.145 - Residential districts signs.

A. Allowed Sign Types and Characteristics. A list of permitted, accessory, conditional and prohibited sign types and characteristics in Residential Districts is presented in Table 17.15.145-1: Allowed Signage.

Table 17.15.145-1: Allowed Signage					
	R1	R2	R3	MHR	SR
Animated Sign	X	X	X ¹	X	X
Sign Structure					
Temporary	P	P	P	P	P
Awning/Marquee	X	X	X	X	X
Portable	—	—	—	—	—
Sign Type					
Community Information Sign	C	C	C	C	C
Dilapidated Sign	X ²	X ²	X ²	X ²	X ²
Mural	C	C	C	C	C
Off-Premises Sign	X	X	X	X	X
Sign Placed by a Governmental Agency	P	P	P	P	P
Sign of Outstanding Design	—	—	C	—	—
Sign Illumination					
Back-lit Cabinet	X	X	X	X	X
Back-lit Channel Letter	X	X	X ¹	X	X
Dark-Sky Friendly	C	C	P	C	C
Directly -Illuminated	X	X	A ³	X	X
Externally-Illuminated	X	X	X ¹	X	X
Halo-Lighted	X	X	X ¹	X	X
Pedestrian-Oriented Video Display	X	X	—	X	X

1-Unless a bonus allowance is granted for a sign of outstanding design under SMC 17.39.145.

2-An existing sign, together with its sign structure, which becomes dilapidated shall be removed after notice to the property owner, unless upon appeal under SMC 17.46, the property owner establishes facts sufficient to rebut the presumption of dilapidation.

3-Allowed as an accessory sign only when placed in windows and limited to 4 sq ft in area.

B. Sign Standards. Signs allowed in Residential Districts are subject to the dimensional and duration standards in Table 17.15.145-2: Sign Standards.

Table 17.15.145-2: Sign Standards					
	R1	R2	R3	MHR	SR
Number of Signs	Any	Any	Any	Any	Any
Maximum Sign Area					
Individual Sign	5 sf ¹	5 sf ¹	12 sf ^{2,3}	5 sf ¹	5 sf ¹

Total Cumulative Signage Allowed	32 sf	32 sf	40 sf	32 sf	32 sf
Maximum Sign Height					
Building Sign	16 ft ⁴	16 ft ⁴	26 ft ^{3,4}	16 ft ⁴	16 ft ⁴
Freestanding Sign	6 ft	6 ft	12 ft ³	6 ft	6 ft
Temporary Sign	6 ft	6 ft	6 ft ³	6 ft	6 ft
Minimum Sign Clearance					
Building Sign Projecting More than 12" from a Building	8 ft	8 ft	8 ft	8 ft	8 ft
Sign Placement ^{5,6}					
Setback from any property line	5 ft	5 ft	5 ft	5 ft	5 ft
Allowed Sign Duration					
Temporary Sign	45 days ⁷	45 days ⁷	45 days ⁷	45 days ⁷	45 days ⁷
Political Sign ⁸	Until 5 days after election	Until 5 days after election	Until 5 days after election	Until 5 days after election	Until 5 days after election
Real Estate Sign	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market

1-When allowed as conditional uses, the planning commission may permit individual signs no larger than 16 sq ft.

2-When allowed as conditional uses, the planning commission may permit individual signs no larger than 24 sq ft.

3-Subject to bonus allowance when approved as a Sign of Outstanding Design under SMC 17.39.145.

4-No part of a building sign shall be higher than the highest point of the building to which it is attached.

5-No sign may be placed in a Vision Clearance Area (SMC 17.10.862).

6-Signs within a public right-of-way may be permitted according to SMC 12.02-Use of City Rights-of-Way.

7-Signs related to a specific event, sale, etc. must be removed within 5 days after such event.

8-Political signs not related to an upcoming election in the voting district where the sign is placed are subject to the temporary sign duration standards.

(Ord. No. 1103, § 5, 2-16-2017)