

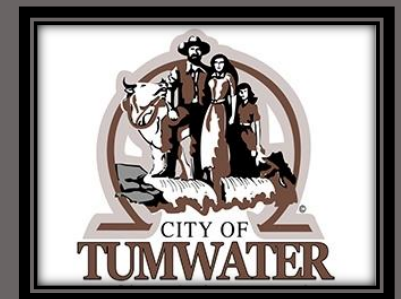
2022 Annual Housekeeping Amendments

Final Docket Amendments

Ordinance No. O2022-013

September 27, 2022

City Council Worksession



Issue

- During 2020 and 2021, staff gathered information on proposed minor Tumwater Municipal Code housekeeping amendments to be considered collectively in 2022
- The proposed amendments are intended make minor corrections to the City's development regulations

Review Process

- TMC 18.60.025(A) establishes a process for **development code housekeeping amendments** that is similar to the one the City follows for annual Comprehensive Plan amendments
- On June 21, 2022, the City Council approved all the items on the **preliminary docket** of proposed amendments to move forward a part of the final docket

Review Process

- The **other housekeeping amendments** that do not fall under the same TMC 18.60.025(A) process, will be considered as part of Ordinance No. O2022-015 at the same time as Ordinance No. O2022-013

Staff Report

For each of the 15 amendments, the staff report includes:

- Summary of the amendment
- Code section(s) to be amended
- Proposed amendment language

Final Docket Amendments

- A. Accessory Dwelling Unit Entrances
- B. Adult Family Homes/Residential Care Facilities
- C. Bicycle Storage
- D. Capitol Boulevard Community – Multifamily
Parking Requirements
- E. Car Washes
- F. Duplexes
- G. Impound Yards

Final Docket Amendments

- H. Mixed Use Overlay
- I. Nonconforming Signs
- J. Optometry Clinics
- K. Personal and Professional Services
- L. Residential Mechanical Equipment in Setbacks
- M. School, Public Building, and Church Signs
- N. Storage Shed Access
- O. Subdivision Dedication Code Language Update

GGC Questions for Council

After reviewing the recommendation of the Planning Commission, the General Government Committee had questions on two of the 15 amendments for further City Council discussion:

- K. Personal and Professional Services

- M. School, Public Building, and Church Signs

Accessory Dwelling Entrances

- Change from requirement to an option that the primary entrance to an accessory dwelling not be visible from the same yard as the primary entrance

Functionally Disabled Housing

- Address consistency of “adult family homes” and “residential care facilities” as permitted and conditional uses with:
 - RCW 70.128.140 *Compliance with local codes and state and local fire safety regulations*
 - TMC Title 18 *Zoning* in individual zone districts
 - TMC 18.53 *Housing for the Functionally Disabled*

Bicycle Storage

- Clarify bicycle storage requirements for residential access to long-term bicycle facilities

CBC – Parking Requirements

- Adjust the 1.0 parking space per dwelling unit limit for multifamily dwellings to relieve off-street parking impacts on adjacent neighborhoods

Car Washes

- Add “carwash” as an amendment to the Title 17 *Zoning* definitions, instead of a specifically listed accessory use

Duplexes

- Clarify that duplexes are allowed as a permitted use on existing lots in the RSR, SFL, and SFM zone districts

Impound Yards

- Add “impound yards” as a conditional use to the LI, HI, and ARI zone districts and add specific criteria for the use through the conditional use process

Mixed Use Overlay

- Clarify that the MUO requires commercial uses along primary roadways rather than 20% of every building

Nonconforming Signs

- Address a conflict in the nonconforming signs requirements in TMC 18.44 *Signs*

Optometry Clinics

- Add “optometry clinics” as a permitted use
- “Optometry clinics” do not fit in the existing “medical clinic” or “professional services” uses

Personal/Professional Services

- For consistency and understanding, use the same terms for “personal services” and “professional services” throughout the zoning code

Further Discussion

The General Government Committee asked that the City Council discuss the following:

- Do product sales for “personal services” need to be limited to no more than twenty-five percent of the gross floor area of the business?
- Should the “retail sales” use be added to the Neighborhood Commercial (NC) and Community Services (CS) zone districts?

Mechanical Equipment

- Allow residential mechanical equipment in the RSR, SFL, and SFM zone districts rear setbacks

School, Public Building, & Church Signs

- Add exemptions for the height and size of signage for schools, public buildings, and churches located in residential zone districts

Further Discussion

The General Government Committee asked that the City Council discuss the following:

- Is the recommended increase in height for a free standing sign to 15 feet and in size to 55 square feet in signage for schools, public buildings, and churches in residential zone districts too much?
- Should churches have reduced standards for sign regulations in residential zone districts than schools and public buildings?

Storage Shed Access

- Add an exemption from driveway surface requirements for storage sheds smaller than five hundred square feet in single family residential zone districts

Subdivision Dedication Code

- Update the subdivision dedication code language in TMC 17.24.030(D)(2) to change “men” to “persons”

Recommendation

- At their August 8, 2022 hearing, the Planning Commission recommended approval of Ordinance No. O2022-013

Next Steps

Final Docket Amendments (O2022-013)

City Council

- City Council consideration – October 4, 2022