

ORDINANCE NO. 5\_\_-2019

AN ORDINANCE AMENDING ELECTRIC CITY MUNICIPAL  
CODE CHAPTER 18.18, TITLED "S-1 ZONE - SURBURABAN"

THE CITY COUNCIL OF THE CITY OF ELECTRIC CITY, WASHINGTON ORDAINS AS  
FOLLOWS:

*Section 1. Amendment.* Section 18.18, titled "S-1 Zone - Suburban" is amended as follows:

**Chapter 18.18**

**S-1 ZONE — SUBURBAN**

**RESIDENTIAL DISTRICT**

Sections:

~~18.18.010 Intent.~~

~~18.18.020 General uses.~~

~~18.18.030 Development standards.~~

~~18.18.040 Livestock.~~

**18.18.010 Intent.**

The suburban residential district is intended to reserve areas for large lot, rural living with single family dwellings, characterized by active agricultural uses and structures. Certain community and commercial uses that are compatible with residential uses and consistent with agricultural uses and the character of single family neighborhoods should be allowed.

**18.18.020 General uses.**

The following uses are permitted outright in the S-1 zone:

- (1) Not more than two separate dwellings shall be allowed on any tract as originally platted.
- (2) Manufactured homes and factory built homes are allowed in accordance with Chapter 18.61 ECMC.
- (3) Accessory buildings and buildings to be used as dwellings may be constructed or moved into this district; provided:
  - (a) The structure conforms to the building code adopted by Electric City;
  - (b) The structure, where applicable, is placed on a permanent foundation and is connected to permanent utilities.
- (4) Attractive, neat open type fences of any height necessary for the restraint of farm animals.
- (5) See district use chart, Table 1, ECMC 18.40.070, for permitted uses.

**18.18.030 Development standards.**

ECMC 18.45.020, Table 2 — General Development Standards for All Districts, sets forth requirements for lot size, and coverage, setbacks, height and density requirements. ECMC 18.45.030 sets forth requirements for off street parking.

**18.18.040 Livestock.**

On any platted lot, the following livestock shall

be permitted: (1) Not to exceed 15 fowl other than roosters, quacking ducks, geese, guinea fowl or pea fowl, and not to exceed 15 rabbits or guinea pigs, for each 5,000 square feet of area of the parcel of land upon which the same are kept; provided, that no such livestock shall be maintained closer than 20 feet to any dwelling and all chickens shall be kept in accordance with the requirements of Chapter 6.15 ECMC, Chickens.

(2) Not to exceed one horse, mule or cow or three goats for each 20,000 square feet of area of the parcel of land upon which the same are kept; provided, that no such livestock shall be maintained closer than 100 feet to any dwelling.

~~(3) Not to exceed two dogs, cats or similar household pets, exclusive of animals under six months of age, for each 10,000 square feet of the parcel of land upon which the same are kept.~~

~~(4) Livestock area must be maintained in a neat and orderly manner, and livestock must be restrained or confined to the owner's property.~~

**Section 2. Effective date.** This ordinance shall be in full force and effect five days after its passage and publication of its summary as provided by law.

PASSED by the City Council of the City of Electric City, Washington, this 13<sup>th</sup> day of August, 2019.

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John T. Nordine II, Mayor

ATTEST:

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Russell D. Powers, City Clerk/Treasurer

APPROVED AS TO FORM:

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Katherine L. Kenison, City Attorney

PASSED the 13<sup>th</sup> day of August, 2018.

APPROVED the 13<sup>th</sup> day of June, 2018.

PUBLISHED the 21<sup>st</sup> day of June, 2018.