

ORDINANCE NO. 5\_\_-2019

AN ORDINANCE AMENDING ELECTRIC CITY MUNICIPAL CODE  
CHAPTER 18.45, TITLED “GENERAL REGULATIONS”

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

*Section 1. Amendment.* Chapter 18.45.020 Table 2, titled “General Development Standards for all Districts” is amended as follows:

**Table 2 – General Development Standards for All Districts**

	<del>S-1</del> Suburban	R-1 Low Density	R-2 Medium Density	R-3 High Density	P-R Planned Resort	C-1 Central Business	C-2 Tourist Commer- - cial	<del>C-3</del> Light Industrial	PDD Planned Develop- ment District	PU Public Use
Minimum lot size	<del>20,000</del>	10,000 sq. ft.	6,000 sq. ft., single-family; 9,600 sq. ft., duplex	5,000 sq. ft. single-family + 2,500 sq. ft. each additional unit	5,000 sq. ft. single-family + 2,500 sq. ft. each additional unit	2,500 sq. ft. + 2,500 sq. ft. each additional unit	2,500 sq. ft. + 2,500 sq. ft. each additional unit	<del>2,500 sq. ft. + 2,500 sq. ft. each additional unit</del>	2,500 sq. ft. + 2,500 sq. ft. each additional unit	2,500 sq. ft. + 2,500 sq. ft. each additional unit
Maximum density, with PD permit	NA	NA	12 d.u./acre	20 d.u./acre	24 d.u./acre	NA	NA	NA	20 d.u./acre	NA
Minimum building footprint <sup>1</sup>	<del>1,250 sq. ft.</del>	1,250 sq. ft.	1,000 sq. ft.	800 sq. ft.	800 sq. ft.	NA	NA	NA	800 sq. ft.	NA
Maximum lot coverage <sup>2</sup>	<del>25%</del>	35%	50%	60%	75%	100%	80%	100%	100%	<del>60%</del> 100%
Minimum front yard setback, all structures	<del>20 feet</del>	20 feet	20 feet	20 feet	10 feet	0 feet	0 feet	0 feet	0 feet	5 feet
Minimum side yard setback, main structure	<del>5 feet</del>	5 feet	5 feet	5 feet	5 feet	0 feet	0 feet	0 feet	0 feet	5 feet
Minimum side yard setback, accessory structures	<del>5 feet</del>	5 feet plus 6 inches for each foot over 18 feet in height	5 feet plus 6 inches for each foot over 18 feet in height	5 feet plus 6 inches for each foot over 18 feet in height	5 feet	0 feet	0 feet	0 feet	0 feet	5 feet
Minimum rear yard setback, main structure	<del>20 feet</del>	20 feet	15 feet	10 feet	10 feet	5 feet	5 feet	5 feet	0 feet	5 feet
Minimum rear yard setback, accessory structure	<del>5 feet</del>	5 feet plus 6 inches for each foot over 18 feet in height	5 feet plus 6 inches for each foot over 18 feet in height	5 feet plus 6 inches for each foot over 18 feet in height	5 feet	5 feet	5 feet	5 feet	0 feet	5 feet

<b>Maximum height, main structure</b>	30 feet	30 feet	30 feet	30 feet	30 feet	35 feet	35 feet	<u>35 feet</u>	35 feet	35 feet
<b>Maximum height, accessory structure<sup>3</sup></b>	30 feet	<del>26 feet</del> 30 feet	26 feet	26 feet	26 feet	30 feet	30 feet	<u>30 feet</u>	30 feet	30 feet

<sup>1</sup> Does not apply to accessory structures.

<sup>2</sup> Includes all impervious surfaces (structures, asphalt, concrete, etc.).

<sup>3</sup> Except for telecommunications antennas.

**Section 2. Amendment.** Chapter 18.45.030, titled “Parking and loading standards Table 3” is amended as follows:

**Table 3 – Minimum Number of Off-Street Parking Spaces Required for Different Land Uses**

<b>Land Use</b>	<b>Minimum Number of Parking Spaces Required</b>
<b>Residential Uses</b>	
Cottage Industry	2 per dwelling unit plus 1 per employee who resides off the property
Home Occupations	2 per dwelling unit plus 1 per employee who resides off the property
Multifamily Residential Units	2 per dwelling unit
Single-Family Residential Unit, without accessory dwelling unit	2 per dwelling unit
Single-Family Residential Unit, with accessory dwelling unit	2 per dwelling unit
Two-Family (Duplex) Residential Unit	2 per dwelling unit
Planned Unit Development	Determined by the administrative official
Unnamed Residential Uses	Determined by the administrative official
<b>Commercial Uses</b>	
Agricultural Equipment Storage, Sales and Rental Services	1 per employee and 1 per 300 square feet of retail sales area
Animal Facilities, Shelters and Kennels	1 per employee and 1 per 200 square feet of gross floor area
Automotive Service and Repair	2 per bay or stall plus 1 per employee
Bed and Breakfast Inns	1 per guest room, plus 2 per facility
Bed and Breakfast Residences	1 per guest room, plus 2 per facility
Cemeteries	Determined by the administrative official
Convenience Stores	1 per 200 square feet

GreenHouse, Accessory Use	1 per employee
Day Care, Type 1	1 space per 6 people enrolled plus 1 for each staff member or volunteer on site, but not fewer than 3 spaces
Day Care, Type 2	1 space per 6 people enrolled plus 1 for each staff member or volunteer on site, but not fewer than 3 spaces
Drinking Establishment	1 per 100 square feet or 1 per 3 seats, whichever is greater
Eating Establishment	1 per 100 square feet or 1 per 3 seats, whichever is greater
Indoor Entertainment Facilities	1 per 4 seats or per 100 square feet of assembly area, whichever is greater
Nursing Homes	5 plus 1 per 6 beds
Nursery, Retail	1 per 500 square feet
Hotel/Motel	1 per guest room plus 1 per employee
Personal and Professional Services	1 per 300 square feet plus 1 per employee, but not fewer than
Residential Care Facilities	5 plus 1 per 6 beds
Resorts, New	1 per 300 square feet plus 1 per employee
Resorts, Expansion of Existing Uses	1 per 300 square feet plus 1 per employee
Residential (Mini) Storage Facilities	1 per employee plus one per 10 rental units
Retail Sales and Services	1 per employee plus 1 per 300 square feet of sales area
Short-term Rentals, Vacation Rentals	1 per guest room, plus 2 per facility
Storage and Sale of Fertilizer, Pesticides, Herbicides, Soil Sterilants and Fumigants	1 per employee plus 1 per 300 square feet of sales area
Unnamed Commercial Uses	Determined by the administrative official

**Section 3. Amendment.** Chapter 18.45.060, titled “Single-unit dwellings and duplexes.” is amended as follows:

**18.45.060 Single-unit dwellings and duplexes.**

- (1) Intent. The purpose of this section is to assure that all single-unit (detached) dwelling and duplexes meet a citywide standard to conform with the character of existing residences.
- (2) Scope. This standard applies to all single unit (detached) dwellings and duplex dwellings including: site-built homes, manufactured homes, modular homes, and factory-built homes not located in approved manufactured home parks. Mobile homes are not permitted within the city of Electric City.
- (3) Requirements. Single unit (detached) dwellings and duplex dwellings shall meet the following conditions for placement:
  - (a) Foundations. Dwellings are installed with a foundation of poured concrete or masonry extending around the perimeter of the unit(s). Foundations may include perimeter wall foundations and concrete slabs. Pads are not acceptable.

(b) Siding. Siding shall be continuous to a height no more than 12 vertical inches above the finished ground surface. Siding materials near the ground are of the same (or similar) material, color, and pattern as siding on other portions of the dwelling. Homes placed on a slope, or which exhibit other unique site-related challenges that make it difficult for the homeowner to comply with this requirement, will be reviewed on a site-by-site basis. All homes should meet the general intent of this provision.

(c) Minimum of one outside hose bib.

(d) Covered parking for two vehicles.

(e) Minimum Roof Pitch. Dwellings shall have a roof pitch of at least a three-inch rise for every 12 inches of horizontal run.

(f) Minimum Roof Projection.

(i) Roof shall have a minimum roof projection of 12 inches along three sides of the structure if the dwelling is located within the residential low density (R-1) district.

(ii) Roof shall have a minimum roof projection of six inches along all four sides of the structure if the dwelling is located within a district other than the residential low density (R-1) or suburban (S-1) districts.

(iii) Roof projections include all eaves and components of the impervious portions of a roof.

(4) Minimum Dimensions. Measured from the exterior walls' outermost surface, the building footprint shall at a minimum enclose a square 23 feet by 23 feet.

(5) Minimum Square Footage. The minimum square footage is dependent upon zoning district requirements as identified in Table 2, General Development Standards for All Districts.

(6) Accessories for Travel. Tongues, trailer hitches, amber lights, and wheels must be removed.

(7) Attached Structures. Attached structures shall meet the city requirements for new buildings. Attached structures for manufactured homes must meet applicable state and federal requirements.

(8) Utilities. A utilities plan identifying the location and mode of all utilities must be submitted to the building inspector. Installation shall comply with all standards required by the city of Electric City.

**Section 4. Amendment.** Chapter 18.45.080, titled "Fences." is amended as follows:

#### **18.45.080 Fences.**

#### **18.45.080 Fences.**

(1) General Requirements – All Zoning Districts.

(a) All corner lots shall maintain a clear vision area (ECMC 18.45.070) for safety purposes. Within the area comprising the triangle, no fence, hedge, or other physical obstruction higher than 36 inches above the established street grade shall be permitted.

(b) Fences, walls, hedges or shrubs shall not exceed four feet above finished ground level outside of the clear vision area within any required front yard setback.

(c) In the ~~S-1~~ **R-1** zone, agricultural fences of any height are permitted for the restraint of farm animals.

(d) Sight obscuring privacy fences shall not exceed four feet in height in the front yard setback and must be 50 percent or more open in construction. Sight obscuring privacy fences shall not exceed eight feet in height in the rear yard setback.

(e) In all zones and lots except in ~~S-1~~ **R-1** zone, no fence exceeding four feet in height may extend within the required front yard setback as established in ECMC 18.45.020, Table 2.

(f) Fences shall not exceed eight feet above finished ground level outside of the required front yard setback.

(g) Fences along walkways, pedestrian

paths, or activity trail links open to the public shall be no more than four feet solid or six feet open in height or a combination of both with a maximum of four feet solid portion starting from the finished grade of the walkway, pedestrian path, or activity trail.

(h) All fences in residential zones shall be constructed of material commonly used in residential fence construction, such as wood, masonry, ornamental iron, chain link, and similar material.

(i) Fences of synthetic materials that have the functional equivalence of natural or traditional material may be substituted. Fences shall not be made of tires, or similar salvage materials, not originally designed as structural components of fences.

(j) Electric fences and barbed wire fences shall be prohibited, except in the ~~S-1~~ R-1 zone where they may be used to contain livestock. Such fences shall not be located along property lines adjacent to other residential and commercial zones and shall be disabled when the livestock use has been discontinued. Electric fences shall be posted with permanent signs every 50 feet stating that the fence is electrified. All electric fences and appliances, equipment, and materials used in connection therewith shall be listed or labeled by a qualified testing agency and shall be installed in accordance with manufacturer's specifications and in compliance with the National Electrical Code.

(2) Fences are subject to provisions of current building code adopted by the city.

(3) The erection, construction or substantial rebuilding of any fence or privacy screen structure greater than six feet shall be considered a Type I permit under ECMC 19.09.030 and shall require a building permit. Fences less than six feet in height shall require a fence permit. Substantial rebuilding is reconstruction of more than 50 percent of the structure, a change in height of the structure, or a change from existing material. Painting, cleaning, replacement of like material, or other actions commonly considered as general maintenance shall not be defined as "substantial rebuilding."

(4) Application. An application for a fence or privacy screen, a Type I permit under ECMC 19.09.030, shall be submitted to the city clerk for consideration. The application shall be reviewed by the city clerk and building official or their designee. Any party aggrieved by a decision rendered by the building official or other individual reviewing the application may appeal the decision to the hearing examiner, subject to the provisions of Chapter 19.11 ECMC.

(5) It shall be the responsibility of the owner and/or occupant of the property where a fence is erected to maintain the structure in good repair at all times. When a portion of the fence exceeding 25 percent of the street frontage is found to be in a deteriorated condition and/or in need of repair, including, but not limited to, broken or missing structural components, and/or the fence is substantially less than perpendicular to grade, the building official, or his or her authorized agent, may order the fencing to be repaired, replaced or removed depending on the condition of the fence. Such order shall be in writing. If the fencing is ordered to be replaced, then new fencing shall meet the current regulations.

(6) Fences constructed or maintained by any governmental body or agency, for which the principal purpose is public safety and security of public facilities, are exempt from the height and location provisions herein. Such fences are subject to the requirements of subsection (5) of this section.

(7) The provisions of this section may not apply within the guidelines of certain covenants or homeowners' associations' rules and regulations.

**Section 3. 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  
APPROVED AS TO FORM:

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Katherine L. Kenison, City Attorney

PASSED the 13<sup>th</sup> day of August, 2019.

APPROVED the 13<sup>th</sup> day of August, 2019.

PUBLISHED the 22<sup>nd</sup> day of August, 2019.