

CITY OF MOUNTLAKE TERRACE

ORDINANCE NO. 2551

**AN ORDINANCE OF THE CITY OF MOUNTLAKE TERRACE,
WASHINGTON, AMENDING ORDINANCE NOS. 2074, 2116, 2251, 2476,
AND 2481, REPEALING ORDINANCE NO. 2100, AMENDING CHAPTER
19.15 MTMC, AND REPEALING AND REPLACING CHAPTER 19.60 MTMC
RELATING TO THE FREEWAY/TOURIST DISTRICT ZONING CODE**

WHEREAS, the City of Mountlake Terrace has been updating its development regulations to better achieve City Council goals and provide consistency with adopted long-range plans; and

WHEREAS, all of the City's code chapters for commercial zoning districts, except the Freeway/Tourist Zoning Code (Chapter 19.60 MTMC), have been updated over the last three years; and

WHEREAS, the Freeway/Tourist Zoning Code has not been significantly reviewed or amended for at least 15 years; and

WHEREAS, the existing Freeway/Tourist Zoning Code contains language that allows unlimited building height and numerous other provisions that would benefit from clarification and updating; and

WHEREAS, the City Council intends, during the next two years, to study the possibility of adopting a Transfer of Development Rights (TDR) program and wishes to at least temporarily reduce allowed building heights while preserving opportunities for greater intensity of use within the Freeway/Tourist District as part of a future TDR program or other incentive program; and

WHEREAS, the City Council desires to make the Freeway/Tourist Code similar in format to the City's more recently updated commercial zoning codes and to encourage economic vitality, transit-oriented development, and a tree buffer area within the Freeway/Tourist District; and

WHEREAS, MTMC 19.110.240 contains three criteria, including consistency with the City's Comprehensive Plan, for amending the zoning code and both the Planning Commission and City Council considered whether the proposed zoning code amendments met each of the criteria; and

WHEREAS, the Growth Management Act of the State of Washington (GMA) contains goals and requirements, such as consistency with the local Comprehensive Plan, that pertains to zoning code amendments and the zoning code amendments are consistent with the GMA; and

WHEREAS, the Planning Commission has considered the proposed code update, held a public hearing on September 27 2010, found the proposal to be consistent with the criteria in MTMC 19.110.240.C for amending the zoning code and with the Growth Management Act, and recommended that the Council adopt the proposed zoning code update; and

WHEREAS, the City Council held a public hearing on October 18, 2010, considered the proposed code update and the entire record including recommendations from the Planning Commission and found the proposal to be consistent with the criteria in MTMC 19.119.240C for amending the zoning code and with the Growth Management Act; and

WHEREAS, public notice was provided, as required by the municipal code;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOUNTLAKE TERRACE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The recitals set forth above are hereby adopted as Findings of Fact and/or Conclusion of Law of the City Council pursuant to MTMC 19.110.240C.

Section2. Ordinance No. 2074, § 4.12, , Ordinance No. 2116, § 3 and Ordinance No 2251, § 4 are hereby amended and Ordinance No. 2100 is repealed in its entirety and Chapter 19.60 MTMC is hereby repealed and replaced with a new chapter, F/T – Freeway/Tourist District to read as follows:

Chapter 19.60
F/T – Freeway/Tourist District

Sections

- 19.60.010 Purpose.
- 19.60.020 Definitions.
- 19.60.030 Land uses.
- 19.60.040 Building districts.
- 19.60.050 Building types and dimensional requirements.
- 19.60.060 Landscaping and open space requirements.
- 19.60.070 Special regulations.
- 19.60.080 Special use.
- 19.60.090 Compliance of existing building and site with design standards.

19.60.010 Purpose.

A. The purpose of this chapter is to provide for an attractive commercial and mixed-use district that:

1. Serves as a welcoming gateway to the community;
2. Is a location for regionally-scaled commercial uses;
3. Takes advantage of the area’s high visibility and access to I-5 and other arterials;
4. Buffers the adjacent single-household zoning district from the impacts of more intense uses; and
5. Maximizes tax revenues to the City for the provision of public services.

B. If provisions of this chapter conflict with other chapters of the zoning code, the provisions of this chapter shall prevail.

19.60.020. Definitions

The following definitions apply specifically to this chapter.

“Circulator street” means the primary street that connects Building Districts A, B, and C, and as appropriate in the future, any other parts of the Freeway/Tourist district, and that provides access to multiple businesses and directly connect with an arterial.

“F/T Design Standards” means the standards that are adopted under MTMC 19.60.070.J. Such standards may include but are not limited to provisions for site design, building design, and signage.

“F/T district” or “Freeway/Tourist Zone” means the Freeway/Tourist zoning district, as identified by the City’s Official Zoning Map.

“Secondary street frontage” means the area of land immediately adjacent to a non-arterial street.

“Tree buffer” means the forested area located on the eastern portions of Building Districts C and D that buffers the adjacent single-household residential zone from the F/T district.

19.60.030 Land uses.

The land uses identified in the table below are allowed in the F/T district unless otherwise prohibited by another provision of the municipal code. The manner in which the uses are allowed is also shown in the following table. All uses are subject to additional requirements of the municipal code. The table lists potential uses in the left-hand column with major categories of uses shown in bold font and specific uses, as appropriate, listed in standard font directly below the associated major use category. The three columns on the right correspond to three methods for allowing the uses; these are abbreviated as: “P” for permitted use, “C” for conditional use, and “A/P” for accessory permitted use. An “X” in a column indicates the method by which the use is allowed. Footnotes provide additional information that shall be applied. If a use is not listed in the table below or an “X” is not marked to indicate the method of allowing the use, it shall not be permitted in this district unless otherwise specifically allowed pursuant to this title or MTMC Title 18.

Type of Use	P	C	A/P
Commercial Commercial facilities	X ¹		
Light Industry Manufacturing facilities			X ²
Medical/Healthcare	X ³		
Miscellaneous Storage facilities			X ⁴
Parking Facilities			X
Public Service Facilities		X	
Recreation/Entertainment/Cultural Facilities Recreation facilities Entertainment facilities		X ⁵ X	
Residential Motels, hotels, inns Multi-household dwellings	X X ⁶		

Type of Use	P	C	A/P
Transportation Facilities	X		

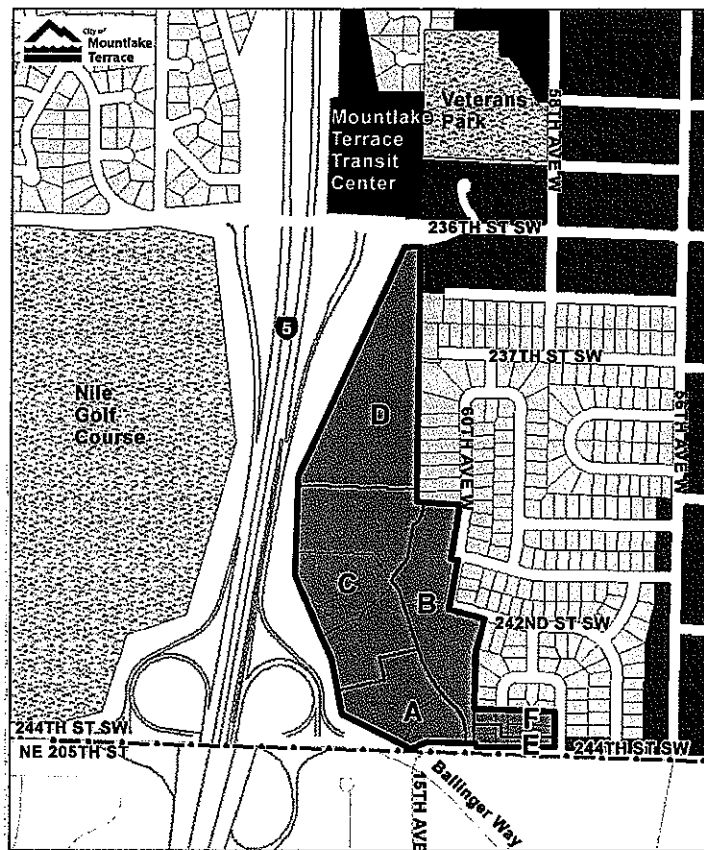
- ¹ Excluding commercial facilities that dispense fossil fuels or provide automotive repair.
- ² Permitted only for processing and assembly of retail merchandise, at least some of which is displayed and sold on-site, and not to exceed a gross floor area of 5,000 square feet.
- ³ Excluding hospitals and ambulance services.
- ⁴ Limited to a floor area that is no more than fifteen percent of the building's total floor area
- ⁵ Provided that the recreation facilities shall be contained within a fully enclosed building.
- ⁶ Only as part of a mixed-use development, consistent with special regulations in MTMC 19.60.070.

19.60.040 Building districts.

A. The Freeway/Tourist Zone shall be comprised of the following building districts, which correspond to the Building Districts Map in 19.60.040.B:

- 1. Building District A;
- 2. Building District B;
- 3. Building District C;
- 4. Building District D;
- 5. Building District E; and
- 6. Building District F.

B. The Freeway/Tourist Zone Building Districts Map is as follows:



Legend

- Proposed Building Districts within Freeway Tourist Zone
- Freeway/Tourist District
- City Limits
- Single Household Res. (RS 7200)
- Single Household Res. (RS 8400)
- Community Business Downtown (BC/D)
- Recreation & Park District (REC)

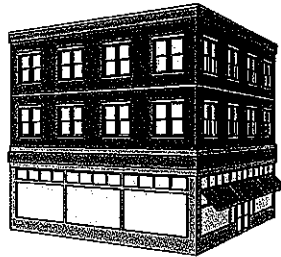
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C. As required by this chapter, certain regulations and provisions shall apply to one or more of the building districts identified in this section.

19.60.050 Building types and dimensional requirements.

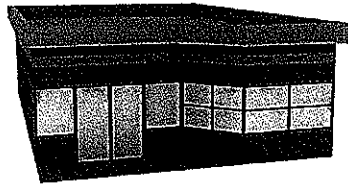
A. Only the following general building types are allowed in each building district, as follows:

1. Building Districts A-E: commercial and mixed use buildings. An example of this building type is shown as follows:

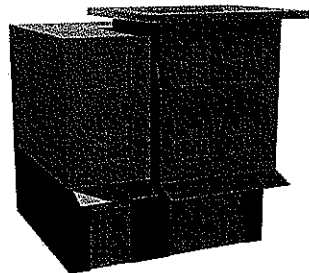


2. Building District F:

a. 1-story commercial buildings. An example of this building type is shown as follows:



b. 2- or 3-story townhomes or live-work units. An example of this building type is shown as follows:



B. The dimensional requirements for the F/T zone are listed in the Dimensional Requirements table of MTMC 19.60.050.B, except as otherwise stated in MTMC 19.60.070, Special regulations.

**Table 19.60.050.B
Freeway/Tourist Zone Dimensional Requirements by Building District**

Type	Building District					
	A	B	C	D	E	F
Build-to-Line (BTL) ¹	20-30	N/A	N/A	N/A	15	N/A
Min. Tree Buffer ²	N/A	N/A	60	60	N/A	N/A
Min. Front Setback ³	N/A	N/A	15	15	15	15

Min. Side Setback ⁴	10	10	N/A	N/A	5	5
Min. Rear Setback ⁵	N/A	15	N/A	N/A	10	10
Max. Building Stories/Height ⁶	4/50	3/40	4/60	4/50	3/40	3/35
Max. Bldg Stories/Height-TDR ⁷	6/95	4/50	20/285	12/180	5/65	4/50
Open Space/Landscape as a Minimum Percent of Lot ⁸	15%	15%	10%	10%	15%	20%

Key: All numbers shown in the Building District columns are the required measurement in feet except as otherwise indicated. "N/A" means not applicable. Other regulations apply.

- ¹ The required BTL in the F/T District is measured from the back of curb line on the adjacent arterial (i.e., in Districts A and E from the back of curb on 244th Street SW).
- ² This means the required forested (treed) buffer area on the east side of the subject property as measured east-west to buffer the adjacent single-household residential zone.
- ³ This means the minimum required distance for any building to be set back from the front property line (i.e., the property line most parallel to the primary street that the lot faces) except that on secondary street frontages, buildings in Districts E and F shall measure the setback from back of curb or property line, whichever is closer to the public right-of-way.
- ⁴ This means the minimum required distance for any building to be set back from the side property line (i.e., the property line most perpendicular to the front property line).
- ⁵ This means the minimum required distance for any building to be set back from the rear property line (i.e., the property line most opposite to the front property line).
- ⁶ The first number for each building district indicates the maximum number of stories a building shall have and the second number indicates the total maximum building height.
- ⁷ This applies only if a Transfer of Development Rights (TDR) Program has been adopted by the City and the proposed development has sufficient development rights to qualify under the TDR Program. Also, see the above footnote.
- ⁸ This means the minimum required open space area as a percentage of the lot area of the subject parcel, excluding any required minimum tree buffer. See MTMC 19.60.060 for more detail.

19.60.060 Landscaping and open space requirements.

A. The Open Space/Landscape area identified in MTMC 19.60.050 represents the minimum portion of open space or landscape area required. It shall not include the tree buffer area located in Building Districts C and D. At times, to meet additional requirements of this chapter and other codes, other landscaped areas will be required.

B. Landscaping should be appropriate to urban areas and may include decorative hardscape such as pavers or brick walkways and decorative retaining walls. It may also include screening of parking areas, landscaping of setback areas, and providing usable outdoor space, including on-site pedestrian activity areas. In general, all areas not used for building or parking shall be landscaped, provided that landscaping requirements shall not apply to the tree buffer area. Landscaping shall be consistent with the Site Design section of the F/T Design Standards.

19.60.070 Special regulations.

Special regulations, as specified below, shall apply to certain uses and locations in the F/T district.

A. An existing single-household dwelling legally built prior to October 1, 2010 may continue to be used as a single-household dwelling to the extent it meets other applicable codes. The dwelling may also be rebuilt, repaired, expanded, improved, and otherwise changed for human occupancy, subject to the standards in MTMC 19.60.090.

B. Sexually oriented businesses/adult entertainment establishments shall not be permitted.

C. A circulator street shall be provided from 244th Street SW into the development known as Gateway Place and encompassing Building Districts A, B, and C. All lots within Building

Districts A, B, and C shall have direct access from the circulator street. Direct access may be permitted to extend into and through Building District D.

D. Multiple-household residential development shall be allowed; provided, that commercial uses, excluding parking facilities, are located on the ground floor facing and adjacent to the circulator street or public street and comprise the majority of the ground floor building area. On the ground floor, residential use is limited to no more than 15% of the floor area.

E. Bicycle storage and parking shall be provided as follows:

1. Multiple-household dwellings shall be subject to the same bicycle storage standards as required within the RM districts pursuant to Chapter 19.35 MTMC.

2. Commercial uses shall be subject to the bicycle parking standards set forth in MTMC 19.125.130.B.

F. All uses shall be conducted wholly within an entirely enclosed building except for the following:

1. Large-scale retail items, such as vehicles and manufactured homes, provided that the items are actively being offered for sale from a retail store on the same site;

2. Parking facilities and loading areas for motor vehicles and bicycles;

3. Outdoor advertising structures and signage; and

4. Pedestrian activity areas, plazas, and outdoor cafes.

G. The storage of hazardous waste shall be allowed only as an accessory use to a legally established primary use of the property and shall be managed subject to all applicable federal, state, and local statutes.

H. Any use that includes emergency vehicles as part of its operation shall be designed for emergency vehicle egress that is as safe as possible for pedestrians and traffic.

I. Street improvements, including curb, gutter, sidewalk, and planting area consistent with the F/T Design Standards, and all necessary utilities shall be required to be installed for any lot that is being developed where such improvements are lacking or inconsistent with current City standards, provided that certain minor improvements or alterations, pursuant to this title, shall not of themselves trigger this requirement.

J. Vehicle parking Standards.

1. For non-residential uses, vehicle parking shall comply with the parking standards set forth in Chapter 19.125 MTMC, provided that in Building Districts E and F, the first 2,000 square feet of a retail or eating/drinking establishment use on a single lot shall be exempt from the minimum parking requirements as long as four available parking spaces are located within 200 feet.

2. For multiple-household dwellings, excluding townhomes and live-work units, off-street vehicle parking shall be provided in a total amount that equals at least 0.75 parking spaces per studio or one bedroom unit; 1.0 parking spaces per unit of two or less bedrooms, and one-half additional parking space for each bedroom beyond two bedrooms in a unit. Parking spaces must also include guest or flexible space that is not contained within a private dwelling, at a ratio of at least one space for every four dwelling units, unless a parking study documents to the satisfaction of the Director, in consultation with the City's traffic engineer, that a slightly different ratio of guest or flexible parking space is appropriate.

3. For townhomes and live-work units, two off-street parking spaces are required per unit. At least one of the two required parking spaces must be in a garage within the townhome or live-work unit.

K. Design Standards. To assure an attractive, pedestrian-friendly environment, all development occurring within the F/T District upon the effective date of the ordinance codified in this section, unless otherwise exempted by this chapter, shall comply with the F/T Design Standards, which are attached to the ordinance codified in this section and adopted by reference as though fully set forth herein and which shall be available from the Department. If the F/T Design Standards appear to conflict with a provision of another chapter of this title, said Design Standards shall prevail within the F/T District.

L. Townhomes and live-work units are exempted from the F/T Design Standards but shall comply with building and site standards set forth in the Multi-family Design Standards.

M. Any development of Building Districts C and D shall be designed in a manner that allows a future roadway to connect directly with 236th Street SW, as approved by the Director, in order to ensure future access from 236th Street SW, consistent with the Comprehensive Plan Transportation Element.

N. For Building Districts B and D, a minimum tree buffer is required as specified in MTMC 19.60.050.B. The tree buffer shall primarily consist of a forested area of mature native trees and may be accompanied by younger trees and understory vegetation. Trees in the tree buffer area shall not be disturbed or removed, except as necessary for forest management or safety and subject to any studies and permits required by the municipal code.

O. Street frontages. A pedestrian activity area of at least 12 feet in width from the back of curb shall be provided along the entire frontage of vacant property that is being developed and, as required by MTMC 19.60.090, along the entire frontage of property that is being redeveloped. The pedestrian activity area is subject to the F/T Design Standards adopted under MTMC 19.60.070.J.

P. Undergrounding of power and other utility lines is required for all development in Building Districts A, B, C, and D. The placement of power poles, except as needed on a temporary basis during construction, is prohibited in Building Districts A, B, C, and D. Undergrounding of power in Building Districts E and F is subject to the code requirements that apply to all areas of the city.

19.60.080 Special use.

Wireless communication facilities are regulated under Chapter 19.137 MTMC.

19.60.090 Compliance of existing building and site with design standards.

A. For expansion, reconstruction, alteration, or conversion of legal nonconforming buildings existing prior to October 30, 2010, the F/T Design Standards, as adopted pursuant to MTMC 19.60.070.J, shall be applied in conformance with this section, except that in no case shall an expansion, reconstruction, alteration or conversion result in greater inconsistency with said Design Standards. Other provisions of the municipal code shall also apply to the expansion, reconstruction, alteration, of conversion of a building or use.

B. F/T Design Standards do not apply to single-household dwellings that are continuing in single-household use except as provided under MTMC 19.60.070.C.

C. F/T Design Standards shall apply to existing buildings pursuant to certain types of change, as indicated by the Design Standard Applicability Table in this subsection.

Design Standard Applicability Table

Type of Change	Design Standard Applicability
<p>No Change Reuse of a vacant building by the same use as the immediately prior legally established use, provided that such use is permitted by this chapter</p>	<p>N/A.</p>
<p>Expansion (minor) For a building expansion that creates a new floor area that is equal to less than 50 percent of the existing building floor area, but in no case is more than 5,000 square feet</p>	<p>Building design standards shall apply to any new exterior wall or roofline. If the expansion, including any other building alterations, during a 60-month period, has a value that exceeds 50 percent of the assessed value of all the buildings on the lot, pedestrian activity area requirements shall also apply consistent with F/T Design Standards.¹</p>
<p>Expansion For a building expansion that adds a new floor area equal to at least 50 percent of the existing building's floor area or at least 5,000 square feet, whichever is less</p>	<p>Building design standards shall apply to any new exterior wall or roofline. F/T site design standards for pedestrian activity areas shall also apply.¹</p>
<p>Demolition or Loss For demolition or casualty loss replacement that would replace or reconstruct all or substantially all of the building</p>	<p>All F/T Design Standards¹ shall apply to the entire replacement building and the lot on which it is located, provided that, in the case of multiple buildings on the same lot, the F/T Design Standards shall apply only to the portion of the lot related to the building being substantially or entirely replaced or reconstructed.</p>
<p>Conversion For conversion of an existing building to a new use provided that building alterations do not have a combined value greater than 50 percent of the assessed value of all buildings on the lot</p>	<p>Compliance with site design standards for pedestrian activity areas is required.¹ Building design standards shall apply to any new exterior wall. Any changes to an existing exterior wall or roof shall increase the building's conformance with building design standards.</p>
<p>Alterations For building alterations, including any expansions, that during a five-year period have a combined value of greater than 50 percent of the assessed value of</p>	<p>Compliance with building design standards is required for any new or replaced exterior wall. Compliance with site design standards for pedestrian activity areas is also required.¹ Any changes to an existing exterior wall or roof shall increase the building's conformance with</p>

Type of Change	Design Standard Applicability
the building at the beginning of the five-year period	building design standards.

¹ Pedestrian activity areas per F/T Design Standards shall be provided on the circulator street abutting the lot that is being altered, provided that lots being altered in Districts E and F shall comply with the Multi-family Design Standards for pedestrian activity areas on secondary street frontages.

Section 3. Ordinance No. 2481 § 49, Ordinance No. 2476 § 6, and MTMC 19.15.030 “B” are hereby amended to read as follows:

19.15.030 “B”.

“Basement” means that portion of a building below the first story and having at least one-half of its height more than five feet below the adjoining finish grade.

“Bed and breakfast inn/rooming and boarding house” means an owner-occupied dwelling with common kitchen and eating area which provides five or fewer rooms for overnight guests with or without meals and where the principal function is providing lodging for compensation.

“Board of Adjustment” means, for the purpose of this title, a hearing body or Hearing Examiner appointed pursuant to MTMC 2.120.030 and given authority, including but not limited to the review of appeals from orders, recommendations, permits, decisions or determinations made by a City Official, and the authority to hold open record hearings on applications for variances and applications for conditional use permits and any other class of applications for or pertaining to development of land or land use.

“Build-to-line” means a line parallel to the property line or other designated line, such as the edge of a public right of way, where the façade of the building is required to be located.

“Building” means any roofed structure used or intended for the support, shelter, or enclosure of persons, animals, or movable property of any kind.

“Building, detached” means a building which is not attached to any other building or structure.

“Building height” means the vertical distance measured from the average elevation of the finished grade around the building to the highest point of a flat roof; to the deck line of a mansard roof; and to the midpoint of a pitched roof (i.e., gable, hip, or gambrel roofs). Specifically excluded from this definition, and from the regulations of maximum building height, are structural elements not intended for habitation and not exceeding 15 feet above the maximum height such as poles, housing/screens for mechanical and elevation equipment, smoke and public ventilation stacks/fans, skylights, solar panels, tanks, and public utility and transmission line towers. “Building setback line” means the line established at the minimum front, side, and rear yard setbacks beyond which a building shall not extend into a required yard. “Building site” means the ground area devoted to a main building and its accessory structures, or to a group of buildings and their accessory structures, together with all yards and open spaces required by this title.

“Bus stop/shelter station” means a semi-enclosed waiting area of approximately 60 square feet located along a bus route and intended for use by public transportation customers for protection from the elements.

Section 4. Ordinance No. 2476 § 6 and MTMC 19.15.040 “C” are hereby amended to read as follows:

19.15.040 "C".

"Carport" means a private garage which is open to the weather on at least two sides.

"City" (as in "the City") means the City of Mountlake Terrace in Snohomish County in the State of Washington.

"Clubs and lodges, private." See "Private clubs and lodges."

"Commercial" means, for purposes of imposing or calculating park impact fees, all nonresidential uses.

"Commercial facilities" means a category of land use that includes commercial services, offices, retail, eating/drinking establishments, studios, and similar facilities, excluding unless otherwise specified uses within the following categories, as each is defined in this title: home occupations, medical/health care, recreation/entertainment/cultural facilities, lodging, schools/day care centers, membership organizations, public service facilities, and industry.

"Commercial frontage" means the portion of a lot fronting on a street segment that is within a zoning district where commercial uses are permitted.

"Commercial retail." See "Retail."

"Commercial services" means activities or uses involving the sale or exchange of services for profit, as opposed to the sale of goods and supplies for profit, and that are not otherwise excluded from the definition of commercial facilities. Commercial services generally include but are not limited to business support services and personal services.

"Commercial use" means an activity with goods, merchandise, or services for sale or involving a rental fee.

"Commercial vehicle" means a vehicle, other than a family car, used for purposes related to a business activity such as a taxi, delivery, or service vehicle.

"Commission" means the Planning Commission of the City, unless indicated otherwise.

"Complete application" means an application on forms provided by the Planning Department, containing all required items of data or information and the proper number of copies as required, together with the appropriate fee or fees, if any.

"Comprehensive Plan" means the City of Mountlake Terrace Comprehensive Plan.

"Comprehensive Plan amendment" means an amendment or change to the text or maps of the Comprehensive Plan.

"Conditional accessory use." See "Accessory use, conditional."

"Conditional use" means a use permitted in one or more zones as defined by this title but which, because of characteristics peculiar to such use, or because of size, technological processes, or equipment, or because of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities, requires a special degree of control to make such uses consistent and compatible with other existing or permissible uses in the same zone or zones.

"Conditional use permit" means the documental evidence granted by the designated authority to locate a conditional use at a particular location.

"Convenience store" means a small-scale grocery establishment that may or may not sell gasoline.

"Council" means the City Council of the City of Mountlake Terrace.

"Cultural facilities" means uses that provide cultural enrichment services to the public, including but not limited to museums, performing arts centers, aquariums and libraries operated by public nonprofit organizations.

Section 5. Ordinance No. 2476 § 6 and MTMC 19.15.060 "E" are hereby amended to

read as follows:

19.15.060 "E".

"Effective date" means the date a final decision becomes effective.

"Engineer, City" means the City's Engineering Services Director or designee.

"Entertainment facilities" means facilities primarily designed or used for people to view performances of movies or televised events or to engage in games or activities other than those typically included in recreation facilities or cultural facilities.

Section 6. Ordinance No. 2476 § 6 and MTMC 19.15.100 "I" are hereby amended to read as follows:

19.15.100 "I".

"Impervious surface" means an impervious surface as defined in the Department of Ecology's 2005 Western Washington Stormwater Manual.

"Incidental" means subordinate and minor in significance and bearing a reasonable relationship with the primary use.

"Indoor shooting ranges" means indoor ranges for testing and practice firing of rifles, pistols, or archery equipment.

"Industrial, light." See "Light industrial."

"Industry" means those fields of economic industry that include natural resource extraction, construction, manufacturing, processing, trucking, freight distribution, communication, production or distribution of power, sanitary services, mini-warehouses, warehouse storage, large-scale cleaning facilities, large-scale vehicle service stations, research and development laboratories, machine shops, wholesale sales/trade and distribution, solid waste facilities, and operations that may involve noise, vibration, or odor not appropriate to commercial or residential areas.

"Interurban trail" means land dedicated to the unique blend of passive and active travel along a scenic greenway and multipurpose public commuter trail by methods of transportation such as bicycles, skating, running, jogging, and walking or passive enjoyment of the park-like setting and rest stops along the route, which may be in combination with the safety and convenience of various current and future modes of public transit systems to fit the public's needs.

Section 7. Ordinance No. 2476 § 6 and MTMC 19.15.130 "L" are hereby amended to read as follows:

19.15.130 "L".

"Land area per unit, minimum" means the minimum amount of land area required for each multi-household dwelling unit to be constructed on any single lot. For the purposes of this title, any portion of a lot, tract, or parcel of land in any access easement, private road (excluding a driveway exclusively serving the site), or public right-of-way, shall be excluded from calculating the minimum land area per unit.

"Laundromat/dry cleaning" means a commercial facility featuring self-operated laundry machines which may include a dry cleaning operation.

"Light industrial" means industry or industrial uses that employ less than 500 people on a subject site and are limited in scale and intensity related to noise, emissions, glare, and other impacts.

“Live-work unit” means a building with an office, shop, or studio for business use on the ground floor and a private home above.

“Loading space” means an area required to be maintained on certain business and commercial lots, in addition to regular yard requirements, used for the loading and unloading of trucks or other vehicles or passengers of vehicles.

“Lodging” means a facility in which rental sleeping accommodations are provided, typically for transient use.

“Long-term care facility” means an institution or a distinct part of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours.

“Lot” means a legal lot of record to be used, developed, or built upon in accordance with the provisions of this title and having frontage on or access to a public street.

“Lot area” means the land area contained within the various lines forming the perimeter boundary of any described lot, tract, or parcel of land. For the purpose of this title, any portion of a lot, tract, or parcel of land in any access easement, private road, or public right-of-way dedication shall be excluded from calculating the lot area, unless otherwise specified by this title.

“Lot, corner” means a lot fronting on two or more intersecting streets. A corner lot is considered to have a front yard along each street frontage.

“Lot coverage” means the portion of the lot that is covered by buildings; or, if specifically so indicated, the portion of the lot that is covered by buildings and parking surfaces.

“Lot, depth” means the average horizontal distance between the front lot line and the rear lot line.

“Lot, flag/panhandle” means an interior lot which gains public road access by means of a lot extension, an access easement, or private road that borders the adjacent lot.

“Lot, interior” means a lot other than a corner lot.

“Lot line, front” means that boundary of a lot which is along an existing or dedicated public street, or where no public street generally exists along a private road, easement, or access way.

“Lot line, rear” means the lot line(s) which is most nearly opposite or most distant from the front lot line(s).

“Lot line, side” means any boundary of a lot which is not defined as a front lot line or a rear lot line.

“Lot of record” means a lot as shown on an officially recorded plat or short plat or a parcel of land officially recorded and lawfully established on the date of recording of the instrument first referencing the lot.

“Lot, through” means a lot fronting on more than one street and which is not a corner lot. On a through lot, the front yard will be considered the side from which the property is addressed, and the rear yard is considered that portion of the lot most directly opposite the front yard.

“Lot width at building setback line” means the horizontal distance between side property lines measured at the front yard building setback line.

“Lot width at street” means the horizontal distance between the side lot lines measured along the street right-of-way or access easement.


Section 8. Conflicts. All ordinances or parts or ordinances of the City of Mountlake Terrace in conflict herewith, be and the same, are hereby repealed.

Section 9. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such

invalidity or unconstitutionality shall not affect the validity or constitutionality of any section, sentence, clause or phrase of this Ordinance.

Section 10. Summary. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOUNTLAKE TERRACE this 18th day of October, 2010 and signed in authentication of its passage the 18th day of October, 2010.


MAYOR JERRY SMITH

ATTEST: 
CITY CLERK

APPROVED AS TO FORM: Gregory G. Schrag, City Attorney