1	CITY OF FIRCREST PLANNING COMMISSION
2	RESOLUTION NO. 17-06 CASE NO. 17-06
3	A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
4	OF FIRCREST, WASHINGTON, RECOMMENDING ADOPTION OF AMENDMENTS TO CHAPTER FMC 22.58 SPECIFIC USE AND
5 6	STRUCTURE REGULATIONS, INCLUDING SHORT-TERM RENTAL ESTABLISHMENTS, HOME OCCUPATIONS, OUTDOOR STORAGE OF VEHICLES, AND FMC 22.98 DEFINITIONS.
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8	WHEREAS, the City has identified code amendments based on concerns discussed at the April 17, 2017 City Council study session; and
9 10	<b>WHEREAS,</b> the Planning Commission held study sessions on June 6, 2017 and July 10, 2017; and
11	WHEREAS, the City submitted a Notice of Intent to Adopt to the Washington State
12	Department of Commerce on July 18, 2017, which was issued to state agencies for a 60- day comment period as required pursuant to RCW 36A.70 RCW, and no adverse
13	comments were received; and
14	WHEREAS, the City issued a Determination of Nonsignificance on July 20, 2017 with
15	a 14-day comment period ending August 3, 2017, and no adverse comments were received; and
16 17	<b>WHEREAS,</b> the Planning Commission conducted a public hearing on August 15, 2017 to accept public testimony and comment on the proposed amendments; and
18 19	<b>WHEREAS,</b> the Planning Commission adopted the following findings in support of approval of the proposed amendments, in consideration of the criteria listed in Section 22.78.004 FMC, prior to final action:
20 21	<ul><li>(a) The proposed amendment is consistent with the goals, objectives and policies of the comprehensive plan, in particular:</li></ul>
22	Policy H1.1 Effectively implement zoning regulations, including design standards and guidelines, to help support the stability of established residential neighborhood.
23	Policy LU5.6 The character of existing single-family residential neighborhoods should
24	be preserved and enhanced.
25	Policy LU5.9 To expand local economic opportunities for Fircrest's residents, home occupations that are compatible with the surrounding residential area shall be
26	encouraged.
27	(b) The proposed amendment will promote, rather than detract from, the public health,
28	safety, morals and general welfare by addressing nuisance and environmental concerns related to outdoor storage and parking of vehicles, addressing potential impacts from
29 30	business activity in residential neighborhoods and encouraging low impact development as it relates to parking surfaces.
31	<b>1</b> of <b>9</b>
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1	THEREFORE BE IT RESOLVED that the Planning Commission of the City of
2	Fircrest hereby recommends to the City Council that it:
3	1. Amend FMC 22.58.011 to read as follows:
4	22.58.011 Bed and breakfastShort-term rental establishments.
5	(a) Purpose and Intent. purpose of this section is to:
6	(1) Provide property owners and residents with an opportunity to use their homes to engage in small-scale business activities.
7	(2) Protect neighborhood character and stability.
8	(3) Establish criteria and standards for the use of residential structures as short-term rentals.
	(b) Short-term Rental Types Defined. following definitions apply to the short-term
9	rental types allowed through the provisions of this section:
10	(1) "Room Rental Establishment" means a lodging use, where individual rooms within a single dwelling unit are provided for less than 30 consecutive days for a fee
11	by pre-arrangement. This shall include bed and breakfasts establishments.
12	(2) "Dwelling Unit Rental" means a dwelling unit, typically rented in its entirety, for less than 30 consecutive days for a fee by pre-arrangement.
13	(c) Approval. A bed and breakfastshort-term rental establishment (B&B) is permitted
14	in specified zoning districts subject to <u>conditional useadministrative use</u> permit approval in accordance with Chapter 22.68-70 FMC and administrative design review
	approval in accordance with Chapter 22.66 FMC. A room rental establishment
15	providing more than two bedrooms available for rent is subject to conditional use permit approval in accordance with Chapter 22.68 FMC. A B&B shall be established
16	and operated in conformance with the following standards and criteria:
17	(a)(d) Room Rental Establishment Standards. (b) The parcel upon which the B&B is to be established, and the structure, in which it
18	will be operated, shall generally conform to all standards of the applicable zoning
19	district.         (1) The B&BRoom rentals shall be an incidental or secondary use to the primary use,
20	which is considered to be the principal residential dwelling unit.
	(c) The exterior appearance of the structure housing the B&B shall not be altered from its original single family character.
21	$\frac{(1)(2)}{(1)(2)}$ The owner/lessee of the structure housing the B&B shall operate the
22	establishment and reside on-site.
23	(2)(3) Service shall be limited to the rental of bedrooms. Meal service shall be limited to the provision of breakfast or light snacks for registered guests.
24	(4) A maximum of four bedrooms or suites may be made available for rent. There
25	shall be no expansion in the number of guest rooms beyond the number approved. (3)(5) No separate or additional kitchens for guests are permitted. Limited cooking
	facilities shall be allowed inside guestrooms, or inside other rooms that are used solely
26	by guests, such as small microwaves, and refrigerators. (4)(6) Receptions, private parties or similar activities, for which a fee is paid or which
27	are allowable as a condition of room rental, may be permitted upon a determination by
28	the planning commission that such activities will not significantly impact the adjoining neighborhood.
29	(d) The parcel upon which the B&B is to be established shall not qualify for city
30	approval of an accessory dwelling unit or home occupation in addition to the B&B. (e) No B&B shall be located closer than 200 feet to another B&B, as measured in a
31	straight line from property line to property line.
32	<b>2</b> of <b>9</b>
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1	(f) A city business license shall be obtained annually in accordance with Chapter
2	5.04 FMC. The B&B shall be exempt from the home occupation requirements of FMC
	22.58.013. Signage shall be limited to one nameplate sign not exceeding one and one half square
3	feet in area mounted on an exterior wall of the structure housing the B&B.
4	(7) One off-street parking space shall be provided on-site for each rental bedroom. The number of required off-street spaces may be reduced by the number of spaces
5	available on the street frontage adjoining the parcel upon which the B&Broom rental is
6	to be established, if the <u>planning commissiondecision-maker</u> determines that sufficient on-street parking will exist to satisfy parking demand in the neighborhood once the
7	B&Broom rental has been established. Any additional off-street parking provided in
8	conjunction with the <b>B&amp;B</b> room rental shall, to the extent possible, be located to the side or rear of the structure housing the <b>B&amp;B</b> room rental in order to minimize visual
1	impacts on the streetscape. Off-street parking shall be designed to reduce impacts on
9	adjoining properties through the installation of vegetative screening and/or fencing.
10	The parking surface and additional driveway surface required to provide access to the parking area shall be constructed of a permeable, porous or pervious pavers to achieve
11	Low Impact Development objectives and surface such as interlocking paving blocks
12	(cement or plastic) or other porous pavement which minimizes impervious surface and achieves a superior appearance when compared with <u>conventional</u> asphalt or concrete
13	pavement. For additional off-street parking standards, see Chapter 22.60 FMC. (Ord.
14	<ul><li>1246 § 15, 2000).</li><li>(8) Certification by the building official that the residence complies with fire and life</li></ul>
15	and fire safety aspects is required.
	<ul> <li>(e) Dwelling Unit Rental.</li> <li>(1) The number of persons per sleeping area shall comply with the International</li> </ul>
16	Building Code.
17	<ul><li>(2) Two off-street parking spaces shall be provided on-site.</li><li>(f) Other Regulations.</li></ul>
18	(1) Proof of ownership or approval of property owner is required.
19	(2) A city business license shall be obtained annually in accordance with Chapter 5.04 FMC. The room rental shall be exempt from the home occupation requirements
20	<u>of FMC 22.58.013.</u>
21	<ul> <li>(1)(3) The exterior appearance of the structure shall maintain its original character.</li> <li>(4) Signage shall comply with Chapter 22.26 FMC, Sign Regulations.</li> </ul>
	(5) Permits shall lapse and become void if the establishment ceases operation for
22	twelve consecutive months, applicant named on the permit moves from or sells the site, or the applicant fails to maintain a valid business license.
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24	2. Amend FMC 22.58.013 to read as follows:
25	22.58.013 Home occupations.
26	<ul><li>(a) Purpose and Intent. It is the purpose and intent of this section to:</li><li>(1) Protect residential areas from potential adverse impact of activities defined as</li></ul>
27	home occupations;
28	(2) <u>Permit Allow</u> residents of the community a broad choice in the use of their homes as a place of livelihood and for the production or supplementing of personal and
	family income; and
29	(3) Establish criteria and standards for the use of residential structures for home occupations.
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32	<b>3</b> of 9

<ul> <li>a) Permit Requirement. A home occupation may be carried on upon the issuance of a home occupation business license pursuant to Chapter 5.04 FMC and the issuance of a home occupation are invite by the director.</li> <li>a) Submitual Requirements. Application for a home occupation permit shall be made ipon forms provided by the director, accompanied by a filing fee in accordance with eplanning services fee schedule establishes dby council resolution. The application shall also be signed by the business operator if that perpenty owner. The director may require the submitual of a site planon for permises, floor plans of the residence or accessory building in which the splace and any structural laterations intended to accommodate the use or activity will alke place, and only documentation deemed necessary to process the application. The plans shall clearly indicate the area where the use or activity will alpe place. And only structural laterations intended to accommodate the use or activity will alke place, and any structural laterations intended to accommodate the use or activity will alpe place. (a) any structural laterations intended to accommodate the use or activity will alpe place. (b) Type I-b in cocupations are those activities will be formation to the protein produce piece. (b) Type I-b includes instruction, counseling, sales, services, and other accumations demonstering. (b) Type I-b includes instruction, counseling, sales, services andards governing Type I home occupations as set forth in subsection (f) of this section. (b) fils section that performance standards governing Type I home occupations as set forth in subsection (g) of this section and the performance standards and purpose and intent of this section. (c) A proposed home occupation shull be applied and propose and intent of this section and propose proved to eixer that the basines activity is conducted in a manner consistent with the standards and purpose and intent of this section and propose and intent of this section and propose and</li></ul>		
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	32	<b>4</b> of <b>9</b>

$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	<ul> <li>parking, customer trips and other activities, that would infringe upon the right of the neighboring residents to enjoy a peaceful occupancy of their homes.</li> <li>(6) The home occupation shall not result in structural alteration to the interior or exterior of the structure that changes its residential character.</li> <li>(7) No equipment shall be used and no activities shall be conducted which would result in noise, vibration, smoke, dust, dors, heat, glare or other conditions exceeding in duration or intensity than those normally produced by residential use. Normal residential use shall be construed as including the above impacts only on an occasional weekend or evening basis (e.g., in connection with a hobby or home/yard maintenance), and not on a daily basis.</li> <li>(8) The home occupation shall not include: (A) automobile, truck or heavy equipment repair; (B) body work or painting; (C) outdoor storage of used parts of vehicles and used machinery in an inoperable condition; or (D) outside storage of building materials such as lumber, plasterboard, pipe, paint or other construction materials.</li> <li>(9) The home occupation shall not include parking or storage of heavy equipment, including trucks of over one ton load capacity, within a public right-of-way or on private property outside of unless within a fully enclosed building.</li> <li>(10) Persons in building trades and similar fields using their homes or apartments as offices for business activities conducted off the residential premises may have other employees or independent contractors; provided, that such employees or independent contractors; provided, that such sales will not be inconsistent with other Type I standards. Examples of allowable on-premises sales include cosmetics or similar products associated with a business where most products are delivered to a customer's address, hair care products associated with a business and presidential aresidence or in a window is prohibited, except that vegetables, fruits, flowers and other agri</li></ul>
	<ul><li>safety or occupancy classifications of the premises. Utility consumption shall not exceed normal residential usage.</li><li>(13) The home occupation shall not generate significantly greater traffic volume than</li></ul>
24 25	week. For the purpose of this section, commercial vehicles shall not exceed a gross vehicle weight of 20,000 pounds. Also, generally, traffic generated by a home
26	occupation should not exceed four round trips per day. $(14)$ If the home occupation is the type in which classes are held or instruction given,
27	there shall be no more than two students allowed in any one class or instruction period. (15)(14) Signage shall be limited to one nonilluminated nameplate not exceeding
28	one and one-half square feet in area mounted to an exterior wall or window of the dwelling. Signage shall be consistent with the provisions of Chapter 22.26 FMC.
29   30	<ul><li>(g) Type II Home Occupation Standards.</li><li>(1) The home occupation will not harm the character of the surrounding neighborhood.</li></ul>
31	neighborhood <u>;</u>
32	5 of 9

2       materials, machinery, commercial vehicles or tools, unless:         2       (A) The activity is wholly enclosed within a structure or building;         3       (B) The activity would not result in noise, vibration, smoke, dust, odors, here other conditions exceeding in duration or intensity those normally produced residential use. Normal residential use shall be construed as including the ab impacts only on an occasional weekend or evening basis (e.g., in connection hobby or home/yard maintenance), and not on a daily basis;         6       (3) The home occupation will not create a condition which injures or endan comfort, repose, health and safety of persons on abuting properties or streets         7       (4) The home occupation will not generate excessive traffic or necessitate e parking beyond that normally associated with residential use in the neighbor which the home occupation is located;         8       (5) The home occupation will not include no more than two nonresident employees are involved. The home occupation will not include the outdoor display and sale of presidential premises, park on or near the residential premises, or physically check in at tresidential premises during the course of business;         10       for the home occupation will not include the outdoor display and sale of president applicable standards governing Type Type II home occupations; and, and the requirements or permission granted implied by this section shall comply with Chapter 22.26 FMC, Sign Regult         14       (7) The home occupation will comply with all other local, state or federal regrige pertinent to the activity pursued, and the requirements or permission granted implied by this section shall not be construed as an exemptio		
<ul> <li>(A) The activity is wholly enclosed within a structure or building;</li> <li>(B) The activity would not result in noise, vibration, smoke, dust, odors, her other conditions exceeding in duration or intensity those normally produced residential use. Normal residential use shall be construed as including the abiinpacts only on an occasional weekend or evening basis (e.g., in connection hobby or home occupation will not create a condition which injures or endan comfort, repose, health and safety of persons on abutting properties or streets</li> <li>(4) The home occupation will not create a condition which injures or endan comfort, repose, health and safety of persons on abutting properties or streets</li> <li>(5) The home occupation will not create a condition which injures or endan comfort, repose, health and safety of persons on abutting properties or streets</li> <li>(6) The home occupation will not create a condition which heighbord which the home occupation will include an orner than two nonresident employes or independent contractors; provided, that such er or independent contractors do not perform labor or personal services on the residential permises, ark no or near the residential premises, or physically check in at the residential permises during the course of businesse.</li> <li>(6) The home occupation will not include the outdoor display and sale of pr stock in trade, unless the applicant can demonstrate that such on-premises as not result in noncompliance with other applicable standards governing Type Type II home occupations shall comply with Chapter 22.26 FMC, Sign Regult</li> <li>(1) Home occupation shall comply with all other local, state or federal regipertinent to the activity pursued, and the requirements or permission granted implied by this section shall not be construct as an exemption from these regiperiment to the activity pursued, and the requirements or permission granted implication shall not the application form.</li> <li>(2) Home occupation permits are issued to an individual</li></ul>	1	(2) The home occupation will not include storage, use or operation of building
<ul> <li>(B) The activity would not result in noise, vibration, smoke, dust, odors, her other conditions exceeding in duration or intensity those normally produced residential uses. Normal residential uses shall be construed as including the ab impacts only on an occasional weekend or evening basis (e.g., in connection hobby or home/yard maintenance), and not on a daily basis.</li> <li>(a) The home occupation will not create a condition which injures or endan comfort, repose, health and safety of persons on abutting properties or streets (4) The home occupation will not generate excessive traffic or necessitate e parking beyond that normally associated with residential use in the neighbor which the home occupation is located.</li> <li>(5) The home occupation is located.</li> <li>(6) The home occupation do not perform labor or personal services on the residential premises, bark on or near the residential premises, or physically check in at tresidential premises during the course of business:.</li> <li>(6) The home occupation will not include the outdoor display and sale of premises, park on or near the residential premises, or physically check in at tresidential premises during the course of business.</li> <li>(7) The home occupation will comply with Chapter 22.26 FMC, Sign Regu (h) Other Regulations.</li> <li>(7) The home occupations shall comply with Chapter 22.26 FMC, Sign Regu (h) Other Regulations.</li> <li>(9) Hom occupations shall comply with all other local, state or federal regis pertinent to the activity pursued, and the requirements or permission granted impliced by this section shall not be construed as an exemption from these regions that abscribed on the sile. The home occupation shall abs automatic:</li> <li>(1) Home occupation will comply with all other local, state or federal regis pertinent to the activity pursued, and the requirements or permission granted implied by this section shall not be construed as an exemption from these region. Home occupation the site. The home occupation shall abso</li></ul>	2	
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11       premises, park on or near the residential premises, or physically check in at tresidential premises during the course of business;.         12       (6) The home occupation will not include the outdoor display and sale of prestock in trade, unless the applicant can demonstrate that such on-premises san not result in noncompliance with other applicable standards governing Type Type II home occupations; and.         13       (7) The home occupations; and.         14       (7) The home occupations shall comply with Chapter 22.26 FMC, Sign Regulations.         16       (1) Home occupations shall comply with all other local, state or federal regulations.         17       (1) Home occupation permits are issued to an individual applicant and shall transferred or otherwise assigned to any other person. The permit will autom expire when the applicant named on the permit application moves from the since suspended or revoked. The home occupation shall not be transferred to any standard the security of the permittee fails to maintain a valid business license or the business licer suspended or revoked. The home occupation shall not be transferred to any standard the termined that the sum of the businesses still meets the requirements of the same local determined that the sum of the business shall be exempt from the provision section:         21       (1) Garage sales, yard sales, bake sales, occasional parties for the sale or dis of goods or services, and other like uses; provided, that any such garage sale sales involve only the sale of household goods, none of which were purchase purpose of resale. If the collective total of all such sales and/or parties exceet events or 12 days in any calendar year, then such sales and/or parties shall be considered a home occupation	10	have additional employees or independent contractors; provided, that such employees
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<ul> <li>not result in noncompliance with other applicable standards governing Type Type II home occupations; and.</li> <li>(7) The home occupation will comply with Chapter 22.26 FMC, Sign Regut</li> <li>(h) Other Regulations.</li> <li>(1) Home occupations shall comply with all other local, state or federal regu</li> <li>pertinent to the activity pursued, and the requirements or permission granted</li> <li>implied by this section shall not be construed as an exemption from these reg.</li> <li>(2) Home occupation permits are issued to an individual applicant and shall</li> <li>transferred or otherwise assigned to any other person. The permit will autom</li> <li>expire when the applicant named on the permit application moves from the sit</li> <li>moves the business from the site. The home occupation shall also automatica</li> <li>if the permittee fails to maintain a valid business license or the business licer</li> <li>suspended or revoked. The home occupation shall not be transferred to any s</li> <li>than that described on the application form.</li> <li>(3) Two or more home occupation permits may be issued for the same locat</li> <li>determined that the sum of the businesses still meets the requirements of this</li> <li>(4)(4) The home occupation will comply with Chapter 22.26 FMC, Sign Reg</li> <li>(i) Exemptions. The following activities shall be exempt from the provision</li> <li>section:</li> <li>(1) Garage sales, yard sales, bake sales, occasional parties for the sale or dis</li> <li>of goods or services, and other like uses; provided, that any such garage sale</li> <li>sales involve only the sale of household goods, none of which were purchased</li> <li>purpose of resale. If the collective total of all such sales and/or parties shall be</li> <li>considered a home occupation; and</li> <li>(2) Family day-care facilities licensed by the Washington State Department and Health Services-; and</li> <li>(3) Telecommuting, remote work and other alternative work options; provid which the resident is an employee of</li></ul>	12	(6) The home occupation will not include the outdoor display and sale of products or
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<ul> <li>and Health Services-; and</li> <li>(3) Telecommuting, remote work and other alternative work options; provid which the resident is an employee of an off-site company, a business license required, and the work does not require deliveries or customers visiting the h</li> <li>31</li> </ul>	28	(2) Family day-care facilities licensed by the Washington State Department of Social
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<ul> <li>(1) Permit Fee Ixemptions. Nonprofit organizations as defined by FMC 5.04.100c must apply for a home occupation permit but are exempt from a home occupation permit fee. Nonprofit organizations that are categorized as Type II home occupations are not exempt from the conditional use permit fee.</li> <li>3. Anending FMC 22.58.024 to read as follows:</li> <li>2.2.58.024 Outdoor parking or storage of vehicles.</li> <li>(a) Outdoor Storage of Inoperable Vehicles. The outdoor storage of inoperable and/or unicensed vehicles or parts thereof is permitted prohibited in a residential district for a period while so parts thereof is permitted prohibited in a residential district for a period on to exceed sist days. Outdoor storage for a period vehicles and while a residential come distribution of the mate-one inoperable and/or unicensed vehicles or parts thereof is permitted prohibited in residential come distribution of the mate-one inoperable and/or unicensed vehicles are solved in a residential district for a period on the exceed sist days. Outdoor storage for a period vehicles and vehicle parts is permitted when they are screened from neighboring properties and the public right-of-way by a solid fence or approved landscaping.</li> <li>(b) The outdoor purchased or unscreened storage of an inoperable and/or unicensed vehicles is permitted for a 14-day period while a vehicle is undergoing or awaiting repairs.</li> <li>(c) O, Open Unenclosed or unscreened storage of an isoperable webicles is permitted for a 14-day period while a vehicle is undergoing or awaiting repairs.</li> <li>(d) Permitted.</li> <li>(d) Permitted.</li> <li>(d) Permitted.</li> <li>(d) Permitted.</li> <li>(e) Approved landscaping is defined as follow: everyment heat so the landscape screen at no graater than seve feet on center, with no orgenater than five feet on center within the planting area; or a solid row of material. If overlapping clusters are used, the overlapping clusters or a solid row of materials shall have a minimum of six feet. Ins</li></ul>		
<ul> <li>nust apply for a home occupation permit but are exempt from a home occupation permit fee. Nonprofit organizations that are categorized as Type II home occupations are not exempt from the conditional use permit fee.</li> <li>3. Amending FMC 22.58.024 to read as follows:</li> <li>22.58.024 Outdoor parking or storage of vehicles.</li> <li>(a) Outdoor Storage of Inoperable Vehicles. The outdoor parking or storage of inoperable and/or unlicensed vehicles or parts thereof's permitted prohibited in a residential district for a period not to exceed six days. Outdoor storage for a period exceeding six days is permitted in a residential zoning district, except as subject to the following provisions:</li> <li>(f) The outdoor storage of no more than three one inoperable and/or unlicensed vehicles and they be availed for an exceeding six days and they be availed for an exceeding six days and they be availed for an exceeding of they are screened from neighboring properties and the public right-of-way by a solid fence or approved landscaping.</li> <li>(g) Storage of inoperable and/or unlicensed vehicles is promoved landscaping.</li> <li>(g) Storage of an period our sucreened storage of an inoperable vehicles is permitted for a 14-day period while a vehicle is undergoing or awaiting repairs.</li> <li>(g) In no event aball any outdoor sucree of commercial vehicles in exceese of 10,000 GVWb be permitted.</li> <li>(A) Vegetative Screen. The approved landscaping must consist of: evergreen shrubs, at a rate of one per right lineal feet of landscape strip, or a combination of the two in separate sections. The screen shall be no greater than five feet on center, with no greater than six-foot high articles shall have a minimum of four feet high, measured from street curb or the cadjacet pared way for road fromages or existing</li></ul>	1	(j) Permit Fee Exemptions. Nonprofit organizations as defined by FMC 5.04.100c
<ul> <li>are not exempt from the conditional use permit fee.</li> <li>3. Amending FMC 22.58.024 to read as follows:</li> <li>22.58.024 Outdoor parking or storage of vehicles.</li> <li>(a) Outdoor Storage of Inoperable Vehicles. The outdoor parking or storage of inoperable and/or unlicensed vehicles or parts thereof is permitted prohibited in a residential district for period not to exceed six days. Outdoor storage for a period exceeding six days is permitted in a residential zoning district, except as subject to the following provisions:         <ul> <li>(1) The outdoor storage of no more than they are screened from neighboring properties and the public right-of-way by a solid fence or approved landscaping.</li> <li>(2) Storage of inoperable and/or unlicensed vehicles is prohibited in required front or side yard setback areas.</li> <li>(4)(3) Open-Unenclosed or unscreened storage of an inoperable vehicles is permitted for a 14-day period while a vehicle is undergoing or awaiting repairs.</li> <li>(3) Open-Unenclosed or unscreened storage of an inoperable vehicles is rearmitted.</li> <li>(4)(3) Open-Unenclosed or unscreened storage of an inoperable vehicles is remitted for a 14-day period while a vehicle is undergoing or awaiting repairs.</li> <li>(4)(4) Openvole landscaping is defined as follows:</li> <li>(A) Vegetative Screen. The approved landscaping must consist of: evergreen shrubs, at a rate of one per right lineal feet of landscape strip, or a combination of the two in separate sections. The screen may consist of either overlapping clusters or a solid row of material. If overlapping clusters are used, the overlap should be at least one-half plant width. Spacing shall be as follows: evergreen trees for the landscape screen at no greater than eight feed on center, with no more than five feet on center, with no greater than five feet on center between cluster; shrubs for the landscape strip, tor sixet curb or</li></ul></li></ul>	2	
<ul> <li>22.58.024 Outdoor parking or storage of vehicles.</li> <li>(a) Outdoor Storage of Inoperable Vehicles or park thereof is permitted prohibited in a residential district for a period not to exceed six days. Outdoor storage for a period exceeding six days is permitted in a nesidential zoning district, except as subject to the following provisions:         <ul> <li>(1) The outdoor storage of no more than three one inoperable and/or unlicensed vehicles and vehicle parts is permitted when they are screened from neighboring properties and the public right-of-way by a solid face or approved landscaping.</li> <li>(2) Storage of inoperable and/or unlicensed vehicles is prohibited in required front or side yard setback areas.</li> <li>(H(3) — Open-Unenclosed or unscreened storage of an inoperable vehicles is permitted for a 14-day period while a vehicle is undergoing or awaiting repairs.</li> <li>(3) — no event shall any outdoor storage of commercial vehicles in excess of 10,000 GVW be permitted.</li> <li>(A) Vegetative Screen. The approved landscaping must consist of: evergreen shrubs, at a rate of one per five lineal feet of landscape strip, or closely spaced evergreen trees, at a rate of one per five lineal feet of landscape strip, or a combination of the two in separate sections. The screen may consist of cither overlapping clusters or a solid row of material. If overlapping clusters are used, the overlap should be at least one-half plant width. Spacing shall be as follows: evergreen trees for the landscape screen shall be no greater than five feet on center with no greater than eight feet on center between clusters. Vegetative screening materials shall have a minimum mature height of six feet. Installation of vegetative groundcover shall cover apping clusters are used the overlap should be at least one-half plant width. Spacing shall be planted with vergreen shrubs, at a rate of one per four fine of the dascape strip, or a combination of the</li></ul></li></ul>	3	
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		<b>7</b> of <b>9</b>

1	(D) Screen Width. All approved landscaping shall be located adjacent to the lot line
2	with no required vegetation located greater than 30 feet from the lot line. No buildings
	or impervious surfaces, with the exception of pedestrian walks connecting the site to adjacent property, shall be located between the interior edge of the screen width and
3	the lot line.
4	(b) <u>Commercial Vehicles. Outdoor parking or storage of semi-trucks, semi-cabs</u> ,
5	tractor trailers, heavy equipment, or any commercial vehicles in excess of 10,000 gross vehicle weight (GVW), is not permitted in a residential zone whether located on a
	public right-of-way or private property. This provision does not apply to temporary
6	parking for delivery, pick-up, moving or service activities. Heavy
7	<u>construction/development equipment may only be parked on a site that is undergoing a</u> permitted or approved activity.
8	(c) Outdoor Storage of Boats and Nonmotorized Recreation Vehicles, Watercraft and
9	Trailers. The outdoor storage of up to two (total) motorized boats or nonmotorized
9	recreation vehicles, motorized or nonmotorized watercraft, and trailers is permitted in
10	a residential zoning district, subject to the following provisions: (1) Nonmotorized recreation vehicles include, but are not limited to, camper trailers,
11	tent trailers, and boat and recreation vehicle trailers. For this chapter a motorized or
12	nonmotorized watercraft on a trailer shall be counted as one vehicle. (1)(2) Expect for as allowed in (a)(c) the vehicles shall be realised on normaphic
	(1)(2) Except for as allowed in (c)(6), the vehicles shall be parked on permeable, porous, or pervious surfaces that meet or exceed the standards outlined in the latest
13	edition of the Department of Ecology Stormwater Management Manual for Western
14	Washington for Low Impact Development. Nonmotorized recreation vehicles do not
15	include bicycles and similar sports equipment. (2)(3) The combined limit on the number of boats and nonmotorized recreational
	vehicles that may be stored on a parcel is two, except as permitted in subsection (b)(3)
16	of this section. A boat on a trailer shall be counted as one boat. One such vehicle may
17	be stored in the side yard, provided it does not extend beyond the front of the house and is screened from the closest abutting property by a solid fence or approved
18	landscaping as defined in subsection (a)(3) of this section.
10	(4) Outdoor storage of additional boats and/or nonmotorized recreation vVehicless
19	shall be may be stored in the side street side yard or rear yard, provided it is screened from neighboring properties and the public right-of-way by a solid fence or approved
20	landscaping as defined in subsection (a)( $3\frac{4}{2}$ ) of this section. Storage of additional
21	vehicles is prohibited in required front or side yard setbacks.
22	(5) If there is no reasonable access to a rear or side yard, one vehicle may be located in the front yard if parked on the driveway, perpendicular to the right-of-way, provided
	the vehicle does not extend beyond the property line and is screened from the closest
23	abutting property by approved landscaping at least six feet in height.
24	(6) A vehicle may be parked on the driveway of a residence for a period not to exceed three days in a seven day period for the purpose of loading and unloading.
25	(7) Vehicles shall be operable and maintained in a clean, well-kept state that does not
	detract from the appearance of the surrounding area. Inoperable, extensively damaged
26	and/or unlicensed vehicles shall be treated as "junk vehicles" per Chapter 9.64 FMC.
27	(8) Subject to the above restrictions, recreational vehicles may be occupied on a temporary basis not to exceed 30 days within one calendar year. Exceptions may be
28	approved by the Director for a period not to exceed 6 months when temporary shelter
	is required to support an individual experiencing serious illness and needing assistance
29	<ul><li><u>from the property owner on which the recreational vehicle is located.</u></li><li>(d) Passenger Vehicles. Parking in locations other than a designated driveway or</li></ul>
30	parking surface is not permitted in required front or side street side yard setbacks in a
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$\begin{vmatrix} 1\\ 2 \end{vmatrix}$	residential zoning district. Parking shall be permitted upon designated driveways and parking surfaces as defined in FMC 22.60.008(e) and (h).
3	4. Amend FMC 22.98.594 to read as follows:
4	22.98.594 Recreational vehicle.
5	"Recreational vehicles" means all vehicles, self-propelled or propelled by another
6	vehicle, designed primarily for touring with living/or sleeping quarters on board. Includes, but is not limited to, campers, travel trailers and motor homes. <u>"Recreational</u>
7	vehicles" does not include bicycles and similar sports equipment.
8	5. Adding FMC 22.98.604.1 to read as follows:
9	22.98.604.1 Remote Work.
10 11	"Remote Work" means a situation in which an employee works off-site and communicates with the company via the computer, email and telephone.
12	6. Adding FMC 22.98.697.1 to read as follows:
13	22.98.697.1 Telecommuting.
14	"Telecommuting" means to work at home by making use of the internet, email and the
15	telephone to remain linked to one's place of employment.
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