



GRANITE FALLS WASHINGTON

GATEWAY TO THE MOUNTAIN LOOP

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The Granite Falls Planning Commission will hold an in-person and online meeting in the Civic Center at 7:00 PM on July 11, 2023. Information is listed above for joining the meeting by telephone. You can also join by computer at the Zoom meeting link: <https://us06web.zoom.us/j/81581485468>. Public comments may be sent to the City Clerk in advance of the meeting via email, in-person, by phone, in person at the meeting or computer connection and are encouraged.

**CITY OF GRANITE FALLS
SPECIAL MEETING OF THE
PLANNING COMMISSION
SEPTEMBER 21, 2023
7:00 PM
MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES:**
 - A. Approval of July 11, 2023 Minutes**
 - B. Approval of August 8, 2023 Minutes**
- 5. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON ACTION ITEMS**
(Speakers must sign up prior to the meeting. Individual comments will be limited to three minutes. Group comments shall be limited to five minutes.)
- 6. NEW BUSINESS:**
 - A. Discussion of priority issues for November 14th City Council-Planning Commission joint workshop on 2024 Comprehensive Plan Periodic Update**
 - B. Proposed Amendment to Granite Falls Municipal Code (GFMC) Title 19 regarding RV Parks**
- 7. CURRENT BUSINESS:**
 - A. Proposed action for Permanent Supportive Housing and Transitional Housing code amendment to Granite Falls Municipal Code (GFMC) Title 19**
- 8. REPORTS:**

a. Staff Reports

9. CORRESPONDENCE:

10. ADJOURN:

Notice-All Proceedings of this meeting are sound recorded.

Approval of July 11, 2023 Minutes



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PLANNING COMMISSION MEETING

JULY 11, 2023

7:00 PM

MINUTES

1. CALL TO ORDER (Via Zoom & In-Person)

Commissioner Cruger called the Planning Commission meeting to order at 7:00 p.m.

2. FLAG SALUTE:

Commissioner Cruger led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL:

Planning Commission

Commissioner Frederick Cruger – Present
Commissioner Ron Stephenson– Absent
Commissioner Scott Morrison – Present
Commissioner Chris Marsh – Present
Commissioner Jude Anderson - Present

City Staff

Darla Reese, City Clerk
Eric Jensen, Community Dev. Director

4. APPROVAL OF MINUTES

A. Approval of June 13, 2023 Meeting Minutes

Commissioner Marsh moved to approve the Minutes of June 13, 2023. Commissioner Morrison seconded. Motion carried.

5. PUBLIC COMMENTS/RECOGNITION OF VISITORS – NON-ACTION ITEMS

No one was present online to speak during this portion of the meeting, and no written correspondence had been received.

6. NEW BUSINESS:

A. Code Revisions to GPMC 19.06.020 *Landscaping and Screening* and associated amendment to GPMC 19.02 *Basic Definitions*

Community Development Director Jensen did a review of the proposed changes to the Landscaping. The Planning Commission addressed the following below items with changes as mentioned below.

Page 2 –

B(2) The construction or location of any duplex, triplex or multifamily structure of ~~three~~ four or more attached dwelling units;

Planning Commission asked for the change as indicated.

Page 5 –

~~Item (2)(b) A solid screen of evergreen trees and shrubs planted on an earthen berm an average of three feet high; or~~

Planning Commission to change the verbiage to allow use of a berm to utilize fencing and plantings to help satisfy requirements.

Page 7 –

I(1) Maintenance.

Community Development Director Jensen to word smith this section per the Planning Commission input and build up the verbiage so all of the following numbered sections make sense.

Planning Commission agreed that this could be moved along to the City Council.

B. Presentation on Permanent Supportive Housing and Transitional Housing Guidelines **Asher Schoepflin, Intern**

Mr. Schoepflin gave a presentation and discussed the following titled slides with the Planning Commission:

- Introduction
- New Requirements from HB 1181
- Required Actions for Granite Falls
- GHG Emissions Reduction Sub-Element
- Resilience Sub-Element
- Plan for 2024 Update

Community Development Director Jensen will look into what will happen if a non-profit building fails?

C. Comprehensive Plan Periodic Update – Community Outreach Events and Survey Updates

Community Development Director Jensen mentioned he has received a total of 16 completed surveys. He would like to meet with the School District, Masons, Little League, etc. to help get the word out and pass out surveys. He will also be present at National Night Out, and the Show N' Shine events.

Community Development Director Jensen added discussion about metal detecting on City-owned property. He shared what some other cities require for allowing this and their regulatory measures.

Community Development Director Jensen mentioned items on his Staff Report including grant application for purchasing a bull dozer for the Parks Department.

D. Election of a Planning Commission Vice Chair

Commissioner Morrison nominated Commissioner Marsh for Vice Chair. Commissioner Anderson seconded. Motion carried.

7. CURRENT BUSINESS

There are no Current Business items scheduled for this Agenda.

8. REPORTS:

A. Reports

There were no questions on the City Clerk's report.

9. CORRESPONDENCE:

Commissioner Cruger mentioned he received an email regarding the Comprehensive Plan (Zoom meetings on different topics). He will forward the email to City Clerk Reese to share.

Commissioner Marsh shared he received an email from the County regarding hotel/motel tax grant funding.

10. ADJOURNMENT:

Commissioner Cruger adjourned the meeting.

Approval of August 8, 2023 Minutes



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PLANNING COMMISSION MEETING

AUGUST 8, 2023

7:00 PM

MINUTES

1. CALL TO ORDER (Via Zoom & In-Person)

Commissioner Cruger called the Planning Commission meeting to order at 7:00 p.m.

2. FLAG SALUTE:

Commissioner Cruger led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL:

Planning Commission

Commissioner Frederick Cruger – Present
Commissioner Ron Stephenson – Absent
Commissioner Scott Morrison – Present
Commissioner Chris Marsh – Present
Commissioner Jude Anderson – Present

City Staff

Darla Reese, City Clerk
Eric Jensen, Community Dev. Director

4. APPROVAL OF MINUTES

A. Approval of Meeting Minutes

There were no Minutes before the Planning Commission for approval.

5. PUBLIC COMMENTS/RECOGNITION OF VISITORS – NON-ACTION ITEMS

No one was present online to speak during this portion of the meeting, and no written correspondence had been received.

6. NEW BUSINESS:

A. Presentation – Tribal Coordination and HB1717

Jax Thaxton, Intern

Mr. Thaxton gave a presentation and discussed the following titled slides with the Planning Commission and members of the audience:

- Reconciling State and Tribal Relations – First Steps
- Legislation Directly Involving Local Jurisdictions
- Surveys of Tribal-County Planning Relations
- Tribal-Local Collaborative Regionalism Principles
- Our Opportunities
- Stillaguamish Watershed
- The Overarching Issue
- References

B. Presentation on Climate Change and HB1181
Asher Schoepflin, Intern

Mr. Schoepflin gave a presentation and discussed the following titled slides with the Planning Commission:

- Introduction
- New Requirements from HB 1181
- Required Actions for Granite Falls
- GHG Emissions Reduction Sub-Element
- Resilience Sub-Element
- Plan for 2024 Update

C. RV Issues

City Manager Kirk shared his thoughts on the allowance of RV Parks in the Riverfront Residential zone and the problems arising from this. The definition of “RV Parks” in the code will need to be updated.

D. GFMC Code Amendment for Permanent Supportive Housing and Transitional Housing

Community Development Director Jensen mentioned he has updated research from the past presentation by Asher Schoepflin and has looked what other cities have done.

Planning Commission and Community Development Director Jensen discussed the subject. During this discussion, the following changes are to be made:

- Put in language about if management failed in housing, what would happen to the facility
- Look at housing above commercial (CBD zone) in vertical mixed-use scenario

7. CURRENT BUSINESS

A. Comprehensive Plan: Community Survey Update and Setting Date for Council/Planning Commission Joint Workshop

Community Development Director Jensen added he has received approximately 40 surveys due to being at National Night Out. He is going to keep this open through the Railroad Days event so he can get additional responses. The new closing date will be on Tuesday, October 10th.

November 14, 2023 – new joint workshop with the City Council?

8. REPORTS:

A. Staff Reports

Community Development Director Jensen stated his excitement for developing a new Accessory Dwelling Unit pre-approved design plan program. This will come before the Planning Commission when it has a little more information in place.

9. CORRESPONDENCE:

There were no correspondence items to share.

10. ADJOURNMENT:

Commissioner Cruger adjourned the meeting.

**Discussion of priority issues for November 14th
City Council-Planning Commission joint workshop
on 2024 Comprehensive Plan Periodic Update**



Washington State
Department of
Commerce

We strengthen communities

Guidance for Accessory Dwelling Units in Washington State

**GROWTH MANAGEMENT
SERVICES**

Acknowledgments

Washington State Department of Commerce

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Disclaimer

This publication offers guidance for Washington local governments in implementing HB 1337 (laws of 2023) and encourages the creation of new accessory dwelling units (ADUs). It does not constitute legal advice, and is not a substitute for the legal advice of an attorney. Users of this publication should contact their own legal counsel regarding their legal rights or any other legal issue.

Also, many of the examples are from current municipal codes which may not yet be consistent with the provisions of HB 1337.

Contact

For additional information on the GMA housing programs, please visit the GMS Planning for Housing Webpage or contact Anne Fritzel, Housing Programs Manager:

Anne.Fritzel@commerce.wa.gov or 360-259-5216

1011 Plum St. SE

P.O. Box 42525

Olympia, WA 98504-2525

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For people with disabilities, this report is available on request in other formats. To submit a request, please call 360-725-4000 (TTY 360-586-0772)

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Introduction

Allowing more accessory dwelling units (ADUs) encourages housing construction and increases the overall supply and variety of housing options, helping address the challenges posed statewide by insufficient housing.

HB 1337, passed in 2023, requires jurisdictions to allow two ADUs per lot within urban growth areas (UGAs) by six months after the next periodic update due date. The Washington State Department of Commerce (Commerce) presents this publication as an update to the agency's 1994 guidance to assist local governments in implementing this requirement. The objective is to provide information on the requirements, local policy choices, and examples of approaches for consideration by cities, towns, and counties, in accordance with the bill. This guidance is structured into the following sections:

- **Requirements** for cities and other urban areas.
- Recommendations for cities and other urban areas.
- Key considerations for counties (rural and resource lands).
- Other programmatic elements to consider.

This document provides detail on the state law and local policy choices. Please note that throughout this document quoted state laws are **bolded**.

Benefits of ADUs

Construction of new ADUs has many benefits, including to:

- Add to the diversity of housing options.
- Provide a housing type that blends in well with existing low density residential neighborhoods.
- Cater to our state's changing demographics, including more seniors and smaller household sizes.
- Provide housing that is typically more affordable than traditional detached single-family homes.
- Add housing units without expanding urban growth areas.
- Correct historic economic and racial exclusion by opening up single-family neighborhoods to more diverse housing and household types.
- Reduce climate impacts because ADUs tend to be smaller and use less energy than traditional single-family homes.
- Use existing infrastructure such as sewer, water and streets.

For these reasons, ADUs can be an effective and "gentle" way of helping to accommodate the state's growing population.

Definitions

Local governments should review their development regulation definitions to ensure consistency with [RCW 36.70A.696](#), as amended. This will help facilitate consistent implementation of these requirements and reduce the need for interpretation due to missing or outdated definitions.

Accessory Dwelling Unit (ADU)

A dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome or other housing unit.

Attached ADU

An ADU located within or attached to a single-family housing unit, duplex, triplex, townhome, or other housing unit.

Detached ADU

An ADU that consists partly or entirely of a building that is separate and detached from a single-family housing unit, duplex, triplex, townhome or other housing unit and is on the same property.

Dwelling Unit

A residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking and sanitation.

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue, main residence in white

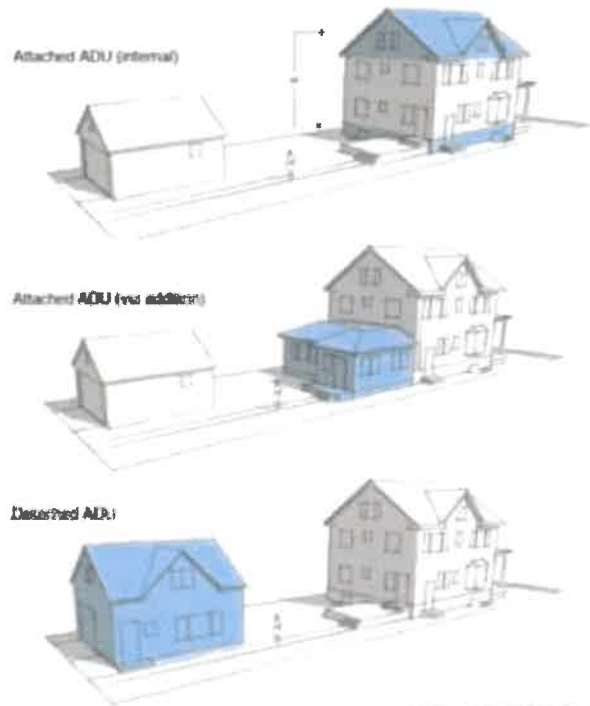


Image credit: City of Saint Paul, MN



Basement attached ADU example, with attached ADU entrance on the side of the structure. Credit: Steve Butler.

Legal History of ADU Policy in Washington State

As required by the 1993 Washington Housing Policy Act, Commerce made recommendations to encourage development and placement of ADUs, published in 1994 as the [Model ADU Ordinance Recommendations](#). The Act required cities of over 20,000 population and counties of over 125,000 population, planning under the Growth Management Act to incorporate the Commerce recommendations into their zoning and development regulations. To allow local flexibility, the recommendations were subject to local regulations, conditions, procedures, and limitations.

In 2019, the state Legislature found that Washington State had a housing affordability crisis and sought to promote and encourage the creation of ADUs. Commerce offered a grant program¹ to encourage cities to adopt regulations to increase housing supply, including to: (1) authorize ADUs in one or more zoning district in which they are currently prohibited; (2) remove minimum parking requirements; (3) remove owner occupancy requirements; (4) adopt new square footage requirements that are less restrictive than existing requirements; and (5) develop a local program that offers homeowners a combination of financing, design, permitting or construction support to build ADUs.²

In 2020, the legislature adopted restrictions on how much off-street parking local governments could require for ADUs near transit stops. As a result, cities that fully plan under the GMA could not require off-street parking for ADUs within a quarter mile of a major transit stop, with certain limited exceptions.³

In 2021, the legislature amended [RCW 36.70A.070\(2\)](#)⁴ to require all cities and counties that fully plan under the GMA to "consider the role of accessory dwelling units in meeting housing needs." In addition, Section 7 of the bill stated that cities and counties "should consider" certain policies to encourage the construction of ADUs. Governor Jay Inslee vetoed this section because it did not specifically limit the policies to lands within urban

¹ This is codified in [RCW 36.70A.600](#).

² [RCW 36.70A.600\(1\)\(n\), \(o\), \(p\), \(q\) and \(x\)](#), passed in 2019, and updated in 2020 to this current list of options.

³ [RCW 36.70A.698](#)

⁴ See [HB 1220](#).

growth areas. The Governor's veto illustrates a fundamental point: While there is little doubt that local governments should encourage ADUs in cities and UGAs, very different considerations come into play with respect to county rural and resource lands.

In 2023, [HB 1337](#) amended RCW 36.70A to add significant changes to local government roles for regulating ADUs. Within urban growth areas, cities and counties:

- Must allow two ADUs per residential lot. They may be attached, detached, or a combination of both, or may be conversions of existing structures.
- May not require the owner to occupy the property, and may not prohibit sale as independent units.
- May not charge more than 50% of impact fees charged for the principal unit.
- Must allow an ADU of at least 1,000 square feet and must adjust zoning to be consistent with the bill for things such as height, setbacks, and other regulations.
- Must set consistent parking requirements based on distance from transit and lot size.

If a city or county does not amend its rules to be consistent with the law, the statute will "**supersede, preempt and invalidate any conflicting local development regulations.**"⁵

Other new provisions in HB 1337

- Actions taken by a city or county to comply with new requirements are exempt from legal challenge under GMA or SEPA.⁶
- Cities and counties are not required to authorize the construction of an ADU where development is restricted under rules as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property.⁷
- Cities and counties may restrict the use of ADUs for short term rentals.⁸
- Cities and counties may apply public health, safety, building code, and environmental permitting requirements to an ADU that would be applicable to the principal unit, including regulations to protect ground and surface waters from on-site wastewater.⁹
- ADUs are not required to be allowed on lots with critical areas, or around SeaTac airport.¹⁰
- Local governments are protected from civil liability if they issue a permit for an ADU on a lot with a covenant or deed restricting ADUs.¹¹

⁵ RCW 36.70A.680(1)(b), RCW 36.70A.697(2)

⁶ [RCW 36.70A.680\(3\)](#)

⁷ RCW 36.70A.680(4)

⁸ RCW 36.70A.680(5)

⁹ RCW 36.70A.680(5)

¹⁰ [RCW 36.70A.681\(2\)](#) and (4)

¹¹ [RCW 64.34.120\(3\)](#)



Detached ADU/"Carriage House" in Portland. Credit: Radcliffe Dacannay, Radworld (Creative Commons).

Requirements for cities and urban growth areas

1. Allow two ADUs per lot

Allowing ADUs in residential neighborhoods creates additional housing options and gives homeowners greater flexibility by providing rental income or a place for they or their family members to age in place.

State law

Within urban growth areas, cities and counties must allow two ADUs on all lots in zoning districts that allow for single-family homes.¹² The ADUs may be:

- **Two attached ADUs such as unit in a basement, attic, or garage;**
- **One attached ADU and one detached ADU; or**
- **Two detached ADUs, which may be comprised of either one or two detached structures.**
- **A conversion of an existing structure, such as a detached garage.¹³**

When lots are small

Cities and counties must allow an ADU on any lot that meets the minimum lot size required for the principal unit.¹⁴ Minimum lot sizes set the base lot size for development as part of a subdivision process. To support more ADU development, local governments should reduce or eliminate minimum lot size requirements for

¹² RCW 36.70A.681(1)(c)

¹³ RCW 36.70A.681(1)(j)

¹⁴ [RCW 36.70A.681\(1\)\(e\)](#) states that an ADU must be allowed if the lot meets minimum size for the principal unit. RCW 36.70A.681(3) states that cities and counties may set a limit of two ADUs, on a residential lot of 2,000 square feet or less. However, if two ADUs are allowed on lots that meet the minimum lot size, 2,000 SF is not generally going to be a standard lot size and may not have space for even one ADU.

ADUs with existing development and allow ADUs on all lots. Where lots are smaller than the minimum allowed by the zone, cities may choose to rely on the capacity of the lot, sewer, septic, parking, and landscaping or other regulations to set the limits on one or two ADUs.

Examples

- [Enumclaw Municipal Code Sec. 19.34.050](#): Allows ADUs on lots of any size.
- [Kenmore Municipal Code Sec. 18.73.100](#): Does not require a minimum lot size for ADUs.
- [Renton Municipal Code Sec. 4-2-110C](#): Permits ADUs on lots 3,000 square feet or less.

Restricted development locations

Cities and counties are not authorized to allow construction of ADUs in locations where development is restricted under other laws, rules, or ordinances due to physical proximity to on-site sewage system infrastructure, critical areas or other unsuitable physical characteristics of a property.¹⁵ This includes critical areas protection standards, such as buffers and setbacks, as well as associated environmental permitting review and process requirements. In short, cities and counties should apply the same public health, safety, building code and environmental permitting requirements to an ADU that would be applicable to the principal unit, including regulations to protect ground and surface waters from on-site wastewater. The provisions of HB 1337 provide no authority to override local ordinances that address public health and safety.

Cities and counties may restrict ADU development:

- **Within areas designated as critical areas** (see below).
- In shoreline areas so designated under a shoreline master program (see below).
- **On lots in a watershed serving a reservoir for potable water if that watershed is or was listed, as of July 1, 2023, as impaired or threatened under Section 303(d) of the federal Clean Water Act (33 U.S.C. Sec. 1313(d)).**¹⁶
- **In zones with a density of one dwelling unit per acre or less that are in critical areas, designated as wetlands, fish and wildlife habitats, flood plains, or geologically hazardous areas.**¹⁷ Generally any zones with such low densities within UGAs are so designated to protect the critical area, so adding additional development in the form of an ADU is not consistent with this exception.
- **Within a mile radius of SeaTac airport.**¹⁸

For areas without sewer

- **Cities/counties may prohibit ADUs on properties not served by sewers.**
- Septic and related wastewater rules to protect water-quality located in local health codes and 246-272A and -272B WAC continue to apply to on-site systems for ADUs.
- The Department of Health expects attached ADUs to be more likely to be connected to the same septic system as the primary single family residence since they are easier to build compliant with Department of Health rules. The septic system needs to be designed to accommodate this additional wastewater flow.
- Detached ADUs could, depending on local rules, be served by a separate septic system. The requirements, including horizontal setback and maximum density requirements of the rule(s) would apply.

¹⁵ <https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-planners-toolbox>

¹⁶ [RCW 36.70A.681\(4\)](#)

¹⁷ [RCW 36.70A.680\(5\)](#)

¹⁸ [RCW 36.70A.681\(2\)](#)

- In areas where sewers are likely to be built in the future, plan reviewers may want to take measures to accommodate the eventual conversion from septic systems to sewer.

Critical areas

Cities and counties shall limit ADU development as necessary to meet critical areas protection standards. All ADU development must be reviewed for consistency with critical area protection ordinance provisions, and shall only be allowed when consistent. Critical areas include:

- Wetlands, and fish and wildlife habitat conservation areas provide critical ecological functions. They are protected for their intrinsic values and no additional development is appropriate. Internal conversions of existing space to an ADU may be permissible, provided all other protections are observed.
- Floodplains and geologically hazardous areas are identified as hazard areas that may pose dangers to life safety and property. Most local jurisdictions allow some development in floodplains and geologically hazardous areas. However, the development must go through a detailed review process that provides analysis of the site-specific conditions and the proposed development, supported by reports from certified experts such as geologists and engineers.
- Critical aquifer recharge areas (CARAs), which are important to allow groundwater to recharge aquifers used for drinking water. In these areas, regulations generally protect against hazardous uses and ensure impervious surfaces do not restrict groundwater recharge. ADU development over CARAs may be allowed if it can be demonstrated they will not impact potable water.

While ADUs shall be allowed in residential neighborhoods within the UGA, in geohazard and wetland areas they must be designed and located to avoid critical area impacts consistent with the mitigation sequence,¹⁹ which includes to:

- Avoid the impact altogether by not taking a certain action or parts of an action.
- Minimize impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts.
- Rectify the impact by repairing, rehabilitating or restoring the affected environment.
- Reduce or eliminate the impact over time through preservation and maintenance operations during the life of the action.
- Compensate for the impact by replacing, enhancing, or providing substitute resources or environments.
- Monitor the impact and taking appropriate corrective measures.

Reasonable use exceptions

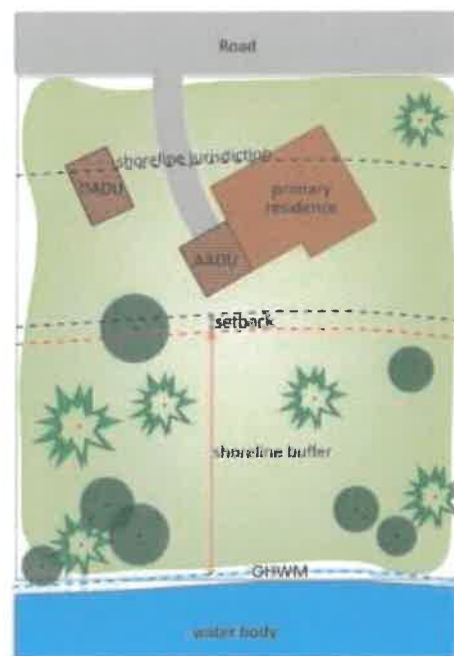
Detached ADUs are not necessary for reasonable residential use within critical areas and should not be allowed within critical areas or their buffers under reasonable use exceptions. It may be possible to convert space within existing homes to create an ADU if no new exterior construction, expansion of the footprint or additional impervious surface is added.

¹⁹ <https://ecology.wa.gov/Water-Shorelines/Wetlands/Mitigation/Avoidance-and-minimization>

ADUs in shorelines under a shoreline master program

Shorelines and shorelands are governed under the city, town, or county's Shoreline Master Program (SMP). Although residential uses are allowed in many shoreline environment designations (SEDs), ADUs may not be appropriate in all SEDs. The ADU requirements outlined in HB 1337 are intended to apply within the UGA governed under the Growth Management Act and are not automatically applicable within the shoreline jurisdiction governed under the Shoreline Management Act (SMA). Local governments should plan for ADUs located within shoreline jurisdiction during a periodic review of their SMP²⁰. Review and update of an SMP is required every ten years but can be initiated by a local government outside of the required schedule.

Chapter 90.58 RCW, Chapter 173-26 WAC, and Ecology approved local shoreline master programs restrict development under SMA goals, policies, purpose and intent. Within shoreline jurisdiction, zoning code provisions can be applied, but they must be reviewed in addition to the bulk, dimensional, performance, and use standards of the SMP, and all new development and uses, including ADUs, can only be authorized through the shoreline permitting system outlined in Chapter 173-27 WAC.



If allowed, ADUs within shoreline jurisdiction should be outside of buffers and setbacks. Credit: Ecology.

Each SMP contains residential use regulations and development standards which ensure that allowed uses and development remain compatible with the shoreline environment and SMP and allow no net loss of shoreline ecological function. If allowed under the SMP provisions, ADUs would still need to be located outside of all shoreline buffers and setbacks and would need to meet other SMP critical area, density, impervious surface, and vegetation conservation provisions.

ADUs are not necessary for reasonable residential use within shoreline jurisdictions and should not be included as project components in shoreline variance permit applications.

Local governments wanting to address ADUs under the authorities of their SMP should consult Washington State Department of Ecology guidance²¹ and work closely with their [Ecology shoreline planner](#).²²

Examples

- [Black Diamond Municipal Code Sec. 18.56.030](#) – Allows two ADUs in conjunction with the primary unit provided adequate provisions for water and sewer are met.
- [Langley Municipal Code Sec. 18.08.095](#) – Allows one attached and one detached ADU on a lot with a single-family dwelling connected to sewer.
- [Burien Municipal Code Sec. 19.17.070](#) – Permits a maximum of two ADUs (one attached and one detached) per detached house.

²⁰ The timetable for local governments to develop or amend master programs is required by [RCW 90.58.080](#).

²¹ <https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Contacts>

²² <https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-planners-toolbox>

2. Do not require owner occupancy

Owner occupancy standards have typically required that a property owner live in either the primary residence or the ADU, however that may limit the ability of the owner to develop or rent an ADU.

State law

Within UGAs, cities and counties may not require the owner of a lot on which there is an ADU to reside in or occupy the ADU or another housing unit on the same lot.²³ RCW 36.70A.696(9) defines owner as any person who has at least 50% ownership in a property on which an ADU is located.

Local policy choice

When a unit is used as a short-term rental (STR), a local government may choose to require an owner to occupy either the primary or an accessory unit. (See the section on short-term rentals.)²⁴

Examples

- [Bremerton Accessory Dwelling Units](#)
- [Kirkland Accessory Dwelling Units](#)
- [Seattle Accessory Dwelling Units](#)
- [Vancouver Accessory Dwelling Units](#)

3. Allow separate sale of ADUs

Because they are smaller and generally more affordable than most typical single-family homes, sales of ADUs as separate units can increase homeownership opportunities for first-time homebuyers and low-income households.

State law

- **A city or county may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an accessory dwelling unit.**²⁵ [Washington's Condominium Act](#), which provides for the creation of condominiums, does not preclude ADUs from being created as a part of a condominium development. Here, the unit is individually owned and the remainder of the property is under common ownership. Local governments wanting to regulate how ADUs are converted to a condominium form of ownership should work closely with their legal counsel in reviewing [RCW 64.90.025](#) and other related laws.²⁶

Zero lot line subdivisions and lot splits are mentioned in Section 4(2) of HB 1337, however, there is currently no authorization for lot splits in Washington, creating true independent units for ADUs. SB 5258 amends RCW 58.17.060 to require all cities and towns to adopt procedures for unit lot subdivisions to allow division of a parent lot into separately owned unit lots, or owned in common by the owners of the lots. However, this is better used for developments such as townhouses.

Examples

- [Seattle Annual ADU Report 2022](#) – Addresses ADUs sold as condominiums, highlights the benefits of ADUs as condominiums and the increase in ADUs as condominiums in Seattle since 2018.

²³ RCW 36.70A.681(1)(b)

²⁴ [RCW 36.70A.680\(5\)\(a\)](#)

²⁵ RCW 36.70A.681(1)(k)

²⁶ See additional information on ADUs and condo's at [ADUs and Condos: Separating Ownership | Accessory Dwellings](#)

- [City of Snohomish Unit Lot Subdivision](#) - the city provides a handout with criteria and the process for unit lot subdivision.
- [Bellevue unit lot subdivision Web page](#) for townhouses.

4. Set off-street parking requirements consistent with HB 1337

Many lots in established areas aren't large enough to support both an ADU and off-street parking, effectively prohibiting ADU development. This means that ADUs are often limited to larger lots that can accommodate parking and other site features. Removing off-street parking requirements for ADUs can help to open up possibilities for placing ADUs, especially in urban areas with transportation options.

State law

Parking limits for ADUs are subject to the following:

- Off street parking may not be required as a condition of permitting ADUs within one half mile of a major transit stop.²⁷⁻²⁸
- On lots smaller than 6,000 square feet, no more than one off-street parking space may be required per ADU before any zero lot line subdivisions or lot splits.²⁹
- On lots greater than 6,000 square feet, no more than two off-street parking spaces per ADU may be required before any zero lot line subdivisions or lot splits.

Local policy choice

While on-site parking cannot be required within a half mile of a major transit stop, a city may not want to require on-site parking in other types of walkable areas or where on-street parking is sufficient. Cities may also choose to reduce parking requirements from the maximum limits in statute. Because ADUs typically are for one or two people, no more than one parking space may be needed for any lot size, especially in areas with on-street parking.

A parking study

Cities may choose to require more parking if Commerce concurs with a locally-conducted empirical study prepared by a credentialed transportation or land use planning professional that clearly demonstrates that parking consistent with the law would be significantly less safe for pedestrians, bicyclists, or people in vehicles than if the jurisdiction's parking requirements were applied to the same location for the same number of detached houses.³⁰ Commerce is required to develop guidance on the contents of the study by the end of 2023.

Related to the issue of off-street parking requirements are garage conversions for ADUs. This type of ADU may be more affordable since the changes are primarily internal to an existing structure, and they're popular with retirees who want to age in place because they generally have "no-step entries." Because **HB 1337 requires cities to allow garage conversions**, and to reduce parking requirements, Commerce recommends that cities allow any replacement parking for the primary residence and ADU to be on driveways or on the street if

²⁷ Under RCW 36.70A.681(2), off-street parking for ADUs is prohibited within 1/2 mile of a major transit stop.

²⁸ Major transit stop is defined in [RCW 36.70A.696](#).

²⁹ This part of statute references zero lot line subdivisions, however, for the purposes of this guidance, this means the ADU is not subject to primary unit parking requirements, even if subdivided from the primary unit.

³⁰ [RCW 36.70A.681\(2\)](#).

possible. Low impact development pervious pavement options may be an offset tool to address additional parking, while also reducing overall site impervious surface area.

Examples

- [Fircrest Municipal Code Sec. 22.58.012](#) – Doesn't require additional off-street parking for ADUs unless the planning director determines there is insufficient on-street parking to satisfy parking demand.
- [Kenmore Municipal Code Sec. 18.73.100](#) – No additional off-street parking spaces are required for an ADU.
- [Sumner Municipal Code Sec. 18.12.030](#) – ADUs created via garage conversion are not required to have off-street parking, as long as there is available on-street parking and the unit is located within half a mile of the Sumner transit station.
- [Kirkland Municipal Code Sec. 115.07](#) – Doesn't require off-street parking for one ADU. On lots with more than one ADU, one space is required, with exceptions (available street parking within 600 feet or property is located within 1/2 mile of frequent transit).



Smith Gillman Cottage converted garage. Credit: CAST architecture.

5. Set maximum size limits at no less than 1,000 SF

Local governments typically enact maximum size limits for buildings to ensure there is enough space on a lot for site features like parking and green space. However, maximum size limits that are too restrictive pose design and use limitations. ADU size limits are typically smaller in urban infill areas than they are for larger greenfield sites. Some cities and other urban areas set a single maximum that is based on square footage, while others couple this standard with a percentage of the primary residence.

State law

ADU size limits must allow a gross floor areas of at least 1,000 square feet within UGAs.³¹ New amendments to RCW 36.70A.969 define "gross floor area" as the interior habitable area of a dwelling unit including basements and attics but not including a garage or accessory structure.

³¹ [RCW 36.70A.681\(1\)\(f\)](#)

Examples

- [Chelan Municipal Code Sec. 17.20.20](#) – Limits ADUs in its single-family residential district to 1,200 square feet or no more than 50% of the total square footage of the primary residence, whichever is less. The planning director may approve an increased size to efficiently use all floor area if all other standards are met.
- [Kenmore Municipal Code Ch. 18.73](#) – Attached ADUs are limited to 1,000 square feet unless the ADU is proposed for preexisting floor area on a single level of the primary unit. For detached ADUs, maximums are based on lot size.

6. Reduce setbacks for ADUs (especially rear setbacks)

State law

A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units.³²

A city or county must allow detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley.³³

Setback requirements, which establish the minimum distance from front, side, or rear lot lines, create space between a building and adjacent uses. Some codes establish setbacks for ADUs that mirror those of the principal unit, thereby limiting space for ADUs, especially detached ADUs on small lots. Many urban communities have begun requiring separate, less restrictive setbacks specifically for ADUs. For example, some cities and other urban areas reduce or waive setbacks for detached ADUs alongside and rear lot lines, and alleys.

³² [RCW 36.70A.681\(1\)\(h\)](#)

³³ [RCW 36.70A.681\(1\)\(i\)](#).



Detached ADU over a garage with relaxed rear setback. Credit: Steve Butler.

Examples

- [Bellingham Municipal Code Sec. 20.01.036](#) – Exempts detached ADUs from side and rear yard setbacks when abutting an alley.
- [LaCenter Municipal Code Ch. 18.247](#) – Allows detached ADUs at the rear yard lot line if adjacent to an alley.

Zoning codes should clearly describe ADU standards, which should be at most the same as those for the primary unit. When ADUs are added on a lot, they should fit on the lot, and be consistent with yard coverage limits and tree retention provisions. Stormwater low impact development features such as rain gardens and other bioretention options can be used to define setback areas for an ADU and principal lot, and should be features to support additional units, rather than be barriers.³⁴

7. Limit use of design standards

Design standards often involve ensuring ADUs are compatible with the primary residence through features such as architectural style, window placement, roof form and pitch, and building materials. ADU design standards, however, can have the unanticipated impact of increasing project costs by lengthening the time needed for local ADU project review. ADUs can complement, but need not be exactly the same as the principal unit. Design standards must be clear and objective, should be no more prescriptive than those for single-family

³⁴ Commerce's guidebook: [Incentivizing Low Impact Development \(LID\) Beyond Permit Requirements](#) includes tools and outreach materials that local governments can utilize to encourage developers to go beyond existing stormwater requirements and help reduce site impervious areas.

homes, and may not result in a reduction in density, height, bulk, or scale below the requirements of the underlying zone.³⁵

State law on design standards

A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units.³⁶

Local governments should minimize the use of ADU design standards. In some cases, standards may be used to address privacy, for example making sure that the ADU's windows are located to preserve privacy between the ADU and neighboring properties or private open space.

[HB 1293](#) (laws of 2023) adds to RCW 36.70A and amends RCW 36.70B to streamline local design review processes, requiring “clear and objective” standards that don’t reduce development capacity otherwise allowed. Any design review process must be conducted concurrently, or otherwise be logically integrated, with the consolidated review and decision process for project permits set forth in RCW 36.70B.120(3). No design review process may include more than one public meeting. A county or city must comply with these requirements beginning six months after its next periodic update required under RCW 36.70A.130. The provisions do not apply to regulations specific to designated landmarks or historic districts established under a local preservation ordinance

Examples

- [Ellensburg Municipal Code Sec. 15.540.040](#) – Does not require ADUs to match the appearance of the primary structure.
- [Sedro Woolley Municipal Code Sec. 17.100.030](#) – Allows the planning director to approve interesting detached ADU designs that are dissimilar from the primary structure.
- [Lacey Municipal Code Sec. 14.23.071](#) – Has minimal design criteria for attached and detached ADUs, though duplex-like designs are not allowed.

³⁵ [RCW 36.70A.630\(2\)](#) Design review guidelines must provide only clear and objective requirements, such that an applicant can ascertain whether a particular building design is permissible.

³⁶ [RCW 36.70A.681\(1\)\(h\)](#).



ADU in the Wedgewood neighborhood of Seattle. Credit: Pam MacRae, [Sightline Institute](#). Used with permission.

8. Allow ADUs of at least 24 feet in height

State law

The city or county may not establish roof height limits on an ADU of less than 24 feet, unless the height limitation on the principal unit is less than 24 feet, in which case, a city or county may not impose roof height limitation ADUs is less than the height limit that applies to the principal unit.³⁷

Cities and other urban areas typically set building height limits to address issues like views and privacy; however, they also limit design options and use land less efficiently. Some communities set one height limit for both the principal unit and ADUs, while others have a separate maximum for ADUs.

Examples

- [Kenmore Municipal Code Sec. 18.73.100](#) – Allows ADUs up to 35 feet.

³⁷ [RCW 36.70A.681\(1\)\(g\)](#).

- [Spokane Municipal Code Sec. 17C.300.130](#) – Has height limits that are more nuanced and relate to the proximity of an ADU to a property line.



Larger, taller detached ADU – 1130 SF. Credit: Eddie Bojorquez/Crest Backyard Homes.

9. Reduce impact fees

Impact fees

Impact fees are one-time charges assessed by a local government against a new development project to help pay for new or expanded public capital facilities that will directly address the increased demand for services created by that development. [RCW 82.02.050](#) authorizes counties, cities, and towns planning under the [Growth Management Act](#) (GMA) to impose impact fees for:

- Public streets and roads;
- Publicly owned parks, open space, and recreation facilities;
- School facilities; and
- Fire protection facilities.

Because ADUs are generally smaller than standard single family homes, they typically have fewer people living in them, and likely cause fewer impacts.

State law

The city or county may not assess impact fees on the construction of accessory dwelling units that are greater than 50 percent of the impact fees that would be imposed on the principal unit.³⁸

³⁸ [RCW 36.70A.681\(1\)\(a\)](#) and [SB 5258](#) (section 10, laws of 2023) amends RCW 82.02.060 to require local governments to publish a schedule of impact fees which reflects the proportionate impact of new housing units. This includes multifamily and condo units, based on square footage, number of bedrooms or trips generated, to produce a proportionally lower impact fee for smaller housing units. Local governments must adopt this schedule within six months after the periodic update due date.

Local policy choice

Local governments may charge according to the size of the unit, fixture count, or location with the community, or completely waive fees, but in no case should the fees be more than 50% of what would be charged to the principal unit.

Examples

- [Everett 2023 Impact Fees Schedule](#) – Waives transportation and school impact fees for ADUs.
- [Olympia Municipal Code Ch. 15.08](#) – Waives school impact fees and reduces transportation and park impact fees for ADUs.
- [Renton 2019-2020 Fee Schedule \(Section XII\)](#) – Provides impact fee reductions and waivers for ADUs.
- [Lake Stevens Municipal Code Sec. 9.25.010](#) – Reduces utilities connection fees for ADUs based on ADU size.

Utility connection fees/system development charges

System development charges, or connection fees may be charged for area-wide improvements for water, sewer or stormwater. Like impact fees, communities may charge according to the unit's impact on the system. A fundamental feature of ADUs is that the ADU is "accessory to" a primary residential unit. As a result, the ADU will be smaller, typically have fewer people living in it, and have a reduced demand for municipal services.

Metering considerations when connecting to the sewer system

The Department of Health considers an ADU a separate dwelling unit if it is located outside and separate from the single family residence (detached). An ADU located within the single-family residence, such as a basement or attic unit, is generally not considered a separate connection to the sewer system for the purposes of metering. The total number of service connections is determined by counting each single-family home, each dwelling unit in a multi-family building, and each nonresidential building that the water system serves.

Local policy choice

There is no specific requirement to reduce charges for sewer, water and stormwater, as there is for impact fees, but a local government has the option of removing, reducing or waiving connection fees or system development charges to meet public purposes. Because of the dependent nature of ADUs, it is recommended that local governments allow shared meters, especially for attached units that are within the capacity of an existing meter. There may be limited cases in which separate meters are necessary because of site configuration or separate sale. They may choose to reduce system development charges to 50% as well because these charges are meant to fund area wide system development improvements, and an ADU generally has a smaller impact.

Examples

- King County has a detailed system capacity charge system with charges that vary based on the size and form of the housing unit, with addition discounts for affordable units.
<https://kingcounty.gov/en/dept/dnrp/waste-services/wastewater-treatment/sewer-system-services/capacity-charge/about>
- [Kirkland Accessory Dwelling Units](#) – This webpage provides the following information:
 - ADUs are not subject to water capital facility charges if there are no changes to the water service/meter.
 - ADUs are not subject to sewer capital facility charges.
 - ADUs are not subject to the surface water capital facility charge if the primary residence is already connected to the public storm system.

- [Olympia Municipal Code Ch. 13.04](#) and Ch. 13.08 – Provides the option of new connections or tie-ins when developing an ADU. There is no charge when the connection occurs on the lot. The Olympia Engineering and Design Standards Section 7B.080 addresses the issue of ADUs and side sewers.
- [Sedro Woolley Municipal Code Sec. 17.100.030](#) – Utilities may be shared between an ADU and the primary dwelling. Sewer connection fees are collected at a reduced rate depending on the size of the ADU.

10. Other Fees and Exactions

State law

A city or county may not require public street improvements as a condition of permitting ADUs.³⁹

State law requires that public street improvements must not be required as a condition of permitting ADUs, even if the development of the primary unit can trigger such improvements.

Another barrier might be the cost of permit fees. Local governments often attempt to recoup the actual cost of processing land use permits, but there is not a legal requirement that they do so. A city or county could choose, for policy reasons, to charge a lower amount for ADU applications as part of a strategy to encourage property owners to construct new ADUs on their properties. In addition, lowering fees makes sense if a city or county is taking other steps to streamline the ADU process, since those measures may also result in lower permit administration costs.

Examples

- [Spokane Municipal Code Sec. 08.02.031](#) – Waived permit fees for ADUs on lots within half a mile of certain zoning districts. The waiver is set to expire at the end of 2024.
- [Washougal Municipal Code Sec. 18.46.020](#) - Does not charge an application fee for detached ADU development.

³⁹ RCW [36.70A.681\(1\)\(i\)](#). The GMA does not currently define "public street improvements", however "public facilities" is defined in [RCW 36.70A.030](#) and "public improvements" in [RCW 39.114.010](#); both include street and road construction including sidewalks, street and road lighting systems, storm and sanitary sewer systems, among other public improvements.

Recommendations for cities and other urban areas

The following recommendations are not required but are suggestions to encourage the development of ADUs. They are to apply only to cities, towns, and other urban areas, including unincorporated urban growth areas (UGAs) and limited areas of more intensive development (LAMIRDs). The purpose of applying these ADU recommendations to cities and other urban areas, and not to rural areas or resource lands is to support the GMA's goals of encouraging development in urban areas and reducing sprawl.

1. Allow prefabricated units

Prefabricated detached ADUs can provide a degree of cost savings, which may make them more affordable for property owners, especially in more remote areas that may not have access to the tradespeople needed to construct ADUs. Because materials and manufacturing are centralized at an off-site manufacturing facility, prefabricated units require less construction time than conventionally built structures and can be constructed year-round in a climate-controlled factory.

[RCW 35A.21.312](#) allows for consumer choice in housing, requiring local government to allow the placement of factory-built homes in any location where site-built homes are permitted. The law was likely developed to apply to primary units, and not necessarily ADUs. However, cities and counties may adopt a set of additional standards, relating to permanent foundation, roof pitch, and design, although not all of those standards should be applied to ADUs.

Any prefabricated unit must meet state standards.⁴⁰ Local codes may refer to larger manufactured homes, and may not be related to small homes, such as park models, more suitable for an ADU.

Example

- [Bremerton Municipal Code Sec. 20.46.010](#) – Allows for manufactured homes to be used as ADUs.



Prefab detached ADU: Nanny Flat, Elder Cottage. Credit: Eddie Bojorquez/Crest Backyard Homes.

⁴⁰ See the Washington Department of Labor & Industries page on [Manufactured Home Permits & Inspections](#).

Tiny houses

Tiny houses, or tiny houses with wheels, as defined in [RCW 35.21.686](#), are not generally allowed as ADUs because they may not meet the standards required for a permanent residential unit, such as a foundation, water supply and sewage disposal. However, some communities are starting to consider allowing tiny homes on wheels as temporary units, with appropriate connections and tie-downs.⁴¹

One exception in state law is that tiny homes on wheels and RVs may be used as permanent living quarters only when situated in manufactured/mobile home communities, but they are still subject to certain life/safety and utility hookup requirements per [RCW 35.21.684](#). Tiny houses must be inspected and meet the standards of the Washington State Department of Labor and Industry.⁴²



Prefab ADU travelling from factory to residential site / installed on-site. Credit: Roger Fitzsimons.

2. Streamline ADU permitting processes

A local permitting process should be designed to make it as easy as possible for an applicant to prepare and submit a development permit application, and for the permit review staff to review and quickly approve it. This approach should be particularly true for the types of development that a community is actively trying to encourage, such as ADUs.

Discretionary project permitting processes, such as those requiring conditional use permits, hearings examiner review, and public hearings add extra time and cost to getting a development project approved. These processes make sense for situations where a proposed project may be large or have a number of potential

⁴¹ Port Townsend allows tiny homes on wheels. (THROWS) <https://cityofpt.us/planning-community-development/page/new-july-1st-tiny-house-wheels-throws>

⁴² See the Washington Department of Labor & Industries page on [Tiny Houses](#).

impacts on a neighborhood or community. For small, low-impact development projects that advance adopted public policy such as new ADUs, a discretionary permitting process creates an unnecessary barrier to ADU construction.

Local governments should allow ADUs “by-right,” with project review and approval to be done administratively. Having an expedited or shorter review process for ADUs can also include preferential review of ADU proposals. Providing pre-approved ADU plans is another method for reducing the time needed to review an ADU proposal (see provide pre-approved ADU plans below). Streamlining can be additionally bolstered by checklists that clarify the ADU approval process (see below on providing user-friendly communication materials).

Examples

- [Pasco Municipal Code Sec. 25.161.030](#) – ADU applications are approved administratively.
- [Sequim Municipal Code Sec. 18.66.040](#) – Requires a single administrative permit for ADU development. The application must be processed by the community development director within 30 days of submittal ([Sec. 20.01.080](#)).

3. Offer incentives to encourage ADUs that are affordable to lower-income households

While ADUs are generally more affordable than a typical single-family home, most aren't affordable to households making less than 80% of the area median income (AMI). To address this issue, some local governments offer incentives for ADUs that are affordable for lower-income households (that is, less than 80% AMI) for a set number of years (such as 50 years). These types of incentives usually involve requiring affordability in exchange for providing a “bonus,” like higher densities in the form of an additional ADU. Local governments can also support affordability for low-income residents by incorporating ADUs into their affordable housing funding programs and forming partnerships with community land trusts and other non-profit organizations.

Local policy choice

There are a number of ways that local governments can offer reductions for affordable housing, most require some kind of assurance that the unit will remain affordable over time.

- [RCW 82.02.060\(4\)](#) also authorizes local governments to offer impact fee reductions or waivers for affordable housing. An exemption for low-income housing granted under this section, however, must be conditioned upon requiring the developer to record a covenant that prohibits using the property for any purpose other than for low-income housing.
- [RCW 36.70A.540](#) authorizes local governments to expand affordable housing incentive programs to include, among other things, fee waivers or exemptions provided the local government is committed to continuing affordability for at least 50 years.
- A local government may offer “tap-in charge” waivers for low-income persons (under [RCW 35.92.380](#) or [RCW 36.94.370](#)).⁴³

Examples

- [CLTplusOne](#) – A pilot program offered by Durham (NC) Community Land Trustees, which pairs a land trust home with ADUs on the same lot. Both the primary residence and rental unit are permanently affordable (see this Shelterforce article on Durham’s Community Land Trust).

⁴³ For more information on this topic, see MRSC’s [Affordable Housing Techniques and Incentives - Reduction/Waiver of Fees](#).

- [Seattle Municipal Code Sec. 23.44.041](#) – Allows a second ADU on a lot if one of three conditions are met: conversion within an existing structure, green building standards, or affordability for “income-eligible households” for a minimum of 50 years.

Key considerations for counties

GMA-planning counties must plan and provide regulatory frameworks for four land use categories in decreasing order of ADU intensity:

- Unincorporated UGAs.⁴⁴
- LAMIRDs
- Rural lands
- Designated natural resource lands

1. Unincorporated UGAs and LAMIRDs

Unincorporated urban growth areas

In unincorporated UGAs, which are generally intended to have urban services and eventually become or annex into cities, the requirements in this guidance apply within 6 months of the next periodic update.⁴⁵

LAMIRDs

Within Limited Areas of More Intensive Rural Development (LAMIRDs), the outer boundary may not change, but the LAMIRD may be filled in with new development, including ADUs.

2. Rural and natural resource lands

ADU regulations outside of urban growth areas require consideration of a different set of factors than ADU regulations in cities and urban growth areas. ADU provisions in rural and resource areas must be accompanied by measures to protect rural character, conserve resource lands, and limit density and sprawl.

One of the benefits of ADUs in urban areas is that under HB 1337, the ADUs can be sold separately and add to the supply of attainable housing for moderate on maybe lower income households. The same does not hold true in rural areas, where the ADU cannot be sold separately, and the private cost of transportation and public cost of transportation-related emissions reduces the public benefit of ADUs in rural areas.

When developing or amending regulations, counties should consider the potential for:

- Increased demand for emergency and other services.
- Increased traffic on county roads, which may be built to a lower standard.
- More housing and increased population in areas potentially prone to wildfires or other natural hazards.
- Impact on water supplies.
- Conflict with or decrease in land available for agriculture or other natural resource industries.

The Growth Management Hearings Boards (GMHBs) have considered challenges to ADU regulations in rural and resource designated areas in a handful of counties. Three hearings boards have issued decisions

⁴⁴ See [Chapter 36.70A RCW](#).

⁴⁵ [RCW 36.70A.680\(1\)](#)

disfavoring local regulations allowing detached ADUs where they do not include specific criteria to curtail indiscriminate increased density.⁴⁶

Rural lands

For areas designated as “rural,” the regulations must be consistent with “rural character” as established in the rural element of the county’s comprehensive plan.⁴⁷ [RCW 36.70A.030\(23\)](#) defines rural character as “[...] the patterns of land use and development established by a county in the rural element of its comprehensive plan.” Importantly, what constitutes rural character in one county may be different than what constitutes rural character in another ([RCW 36.70A.011](#)). ADUs should not contribute to sprawl or cause residential uses to predominate over rural uses.⁴⁸

Given the need to be consistent with and implement their rural, housing, and land use elements of their comprehensive plans (among others), it will be important for counties to “show their work” through the written record, including but not limited to whereas statements, findings of fact, staff reports, and public participation processes; and to articulate legal and policy justifications for their actions.

Designated natural resource lands

Counties must ensure ADU regulations are consistent with GMA requirements to preserve natural resource lands for resource production. In natural resource lands, the dominant use is to be the agricultural, forestry, or mineral use; residential development must be located to not interfere with the natural resource use, and preserve the majority of land for such use.⁴⁹ See [RCW 36.70A.060](#).

Considerations and examples for rural and resource areas

Generally, regulations permitting attached ADUs raise fewer concerns than those permitting detached ADUs. While several counties allow detached ADUs in their rural land designations, most include restrictions related to standards such as:

- Size limit on a single ADU.
- Minimum lot size to conform to zoning or in some cases, double the minimum lot size.
- Proximity to and dependency on the primary residence (such as shared driveway, parking, yard, septic, well, utilities, etc.).
- Design standards for consistency with primary unit.
- Limitations on number of permits issued annually.

⁴⁶ [Loon Lake Property Owners, et al v. Stevens County](#), EWGMHB, Case No. 01-1-0002c, Compliance Order (May 30, 2008); [Friends of San Juans, et al v. San Juan County](#), Case No. 3-2-0003c coordinated with [Nelson, et al v. San Juan County](#), Case No. 06-2-0024c, FDO/Compliance Order, at 3 (Feb. 12, 2007).

⁴⁷ County comprehensive plans must include a rural element. A county’s rural element must include policies that are consistent with rural character. [RCW 36.70A.070\(5\)\(b\)](#) provides, in relevant part: “[The rural element] shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses that are not characterized by urban growth and that are consistent with rural character.”

⁴⁸ [RCW 36.70A.020\(2\)](#) and [RCW 36.70A.110\(1\)](#) and [.070\(5\)](#). [Friends of San Juans, et al v. San Juan County](#), Case No. 3-2-0003c coordinated with [Nelson, et al v. San Juan County](#), Case No. 06-2-0024c, FDO/Compliance Order, at 3 (Feb. 12, 2007) — Regulations allowing a detached ADU on substandard rural lots allowed residential use to predominate over rural uses and were therefore noncompliant; [Loon Lake Property Owners, et al v. Stevens County](#), Case No. 01-1-0002C — Allowing an ADU on all parcels —including substandard lots — can considerably increase density within zone.

⁴⁹ [Futerwise v. Snohomish County, Case 22-3-003, Final Decision and Order](#). The Board found that the county failed to protect agricultural lands of long-term commercial significance, in violation of RCW 36.70A.177, and was inconsistent with multi-county and countywide planning policies, in violation of RCW 36.70A.210.

- Restrictions on title.

Careful with detached ADUs (attached ADUs preferred)

The hearings boards have held that freestanding residential ADUs should be treated as separate dwelling units for purposes of density calculations — although in some cases have found compliant county regulations that allow limited exceptions to detached ADUs triggering such density requirements.⁵⁰

Attached ADUs are Preferred

Conversely, the boards have held that attached ADUs and ADUs converted from an existing structure in close association with the primary residence (such as a garage) do not count toward density in rural and resource areas.⁵¹

Examples

- [Clark County: Accessory Dwelling Unit – Rural \(Handout\) \(2022\)](#) – Allows only attached ADUs in rural and resources zones.
- [Kitsap County: Accessory Dwelling Unit \(Handout\) \(2022\)](#) – Requires detached ADUs to be sited within 150 feet of the principal dwelling outside of UGAs. Size limit, 50% of primary unit or 900 square feet, whichever is smaller. Owner occupancy requirements and design standards apply.
- [San Juan County Code Sec. 18.40.240](#) – Limits the number of detached ADU permits outside “activity centers” and UGAs in any calendar year to no more than 12% of the total number of building permits for new principal residences issued for the previous calendar year. Further limited to one permit per property owner outside UGAs.
- [Spokane County: Detached Accessory Dwelling Unit \(Handout\)](#) – Detached ADUs in selected rural zones must be within 150 feet of principal dwelling and meet several other conditions, including that title notice will be placed on the property that the accessory dwelling may not be sold as a separate residence until such time as the accessory dwelling is located as the sole residence on a legally subdivided parcel.
- [Walla Walla County Code Sec. 17.08.015](#) – Requires at least four of six “dependency requirements” be shared for a detached ADU (road access, septic system, water system, utility meters, yard, and parking areas).

Other programmatic elements to consider

The following “programmatic elements” are not recommendations but are instead meant to be additional options to be considered by cities, towns, and other urban areas, including unincorporated UGAs and LAMIRDS.

1. Address the use of ADUs as short-term rentals

Construction of ADUs presents an opportunity to increase a community’s supply of relatively affordable long-term housing. When an ADU is used as a short-term rental (STR), defined as a housing unit being rented for fewer than 30 consecutive days, that housing unit functions as a lodging unit for visitors and not as a housing

⁵⁰ [Friends of San Juans, et al v. San Juan County](#), Case No. 3-2-0003c coordinated with [Nelson, et al v. San Juan County](#), Case No. 06-2-0024c, FDO/Compliance Order, at 3 (Feb. 12, 2007).

⁵¹ [Yanisch v. Lewis County](#), Case No. 02-2-0007c, Order on Compliance Hearing (Mar. 12, 2004).

unit.⁵² As a result, some local governments completely prohibit the use of ADUs as STRs, while others limit but don't completely prohibit that use.

The primary rationale for prohibiting or limiting ADUs being used as STRs is that renting an ADU as a long-term housing unit, defined as being rented for more than 30 consecutive days, will have the dual benefit of providing a positive income stream to a homeowner and adding a new residential unit to the local housing supply.

Some studies attempt to make the case that ADUs being used as STRs make up "only a small percentage" of the overall stock of STRs (8%-12%).⁵³ For example, data collected by the City of Seattle shows that 11% of the total short-term rental units were ADUs. It should be noted, however, that 11% still represents 418 units that are not contributing to that city's long-term housing supply.

Given the significant policy implications, local governments located in areas with high demand for short-term rentals, such as popular tourist destinations, should carefully consider the pros and cons of allowing ADUs to be used as short-term rentals.

State law

Cities and counties may restrict the use of ADUs for short term rentals.⁵⁴

Examples

- [Bellingham Municipal Code Sec. 20.10.037](#) – Does not allow STRs in detached ADUs in single-family zones but does allow them in detached ADUs in other zones, and in attached ADUs citywide.
- [Poulsbo Municipal Code Sec. 18.70.070](#) – Does not allow ADUs to be used as STRs. [Sequim Municipal Code Ch. 18.66](#) – Does not allow ADUs to be used as STRs.

2. Provide user-friendly communication materials

To assist applicants in navigating the ADU permitting process, local governments can provide user-friendly ADU webpages, informational handouts, guides, and checklists. These guidance documents can help by clearly articulating ADU requirements to property owners, homeowners, contractors, and developers. Clear materials inform those who are interested in building ADUs and encourage interest in ADU construction.

Examples

- [Bremerton Guide to Establishing an ADU \(2021\)](#) – Includes an overview of the city's ADU standards and links to permit requirements.
- [Lake Stevens ADU Permit Checklist](#) – Helps applicants understand the city's ADU provisions.
- [Olympia ADUs & Accessory Structures Guide \(2022\)](#) – Includes an overview of ADU regulations and standards, including design review requirements and guidelines.
- [Seattle ADUniverse: The ABCs of ADUs](#) – Includes a step-by-step guide to creating an ADU.
- [Thurston County ADU Handout \(2021\)](#) – Covers the main elements of the county's three-step ADU permitting process.

⁵² [RCW 36.70A.696\(9\)](#) defines short-term rental as "a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than 30 consecutive nights."

⁵³ See, for instance, the Urban Land Institute's report [Jumpstarting the Market for ADUs: Lessons Learned from Portland, Seattle, and Vancouver](#).

⁵⁴ [HB 1337 Section 3\(5\)\(a\)](#).

3. Provide information on landlord-tenant laws for prospective ADU owners and ADU tenants

For many homeowners renting an ADU on their property, this may be the first time they have served as a landlord. As a result, they may not be familiar with relevant local, state, and federal laws that apply to landlords (such as the Fair Housing Act). Conversely, renters also have certain rights and responsibilities under these laws that both landlords and tenants should know.

The Washington [Residential Landlord-Tenant Act](#) includes the state's key landlord-tenant laws.⁵⁵ Some local governments have created landlord-tenant regulations and programs with additional protections for renters, including rental registration and extra notice of rent increases and/or inspections. To inform both landlords and tenants about these requirements, local governments can develop user-friendly summaries of these resources and provide them to ADU applicants during the permit process.

Examples

- [Bellingham: Landlords and Tenants](#) – Includes information on the city's rental housing regulations, rental registration and safety inspection program, and more.
- [Benton County: Renter's Resources](#) – Includes information on fair housing and tenant rights in Washington.
- [Burien: Renting in Burien](#) – Includes information on the city's rental housing inspection program, notice of intent to sell, and eviction law in Washington.
- [Olympia: Tenant Protections](#) – Includes information on the city's rental housing ordinance, FAQs, and more.
- [Tacoma: Landlord-Tenant Program](#) – Includes information on the city's landlord-tenant program.

4. Provide information on ADU financing and funding programs

Lack of funding and financing options is often cited as one of the most prevalent challenges for ADU construction.⁵⁶ Lending institutions that finance ADU projects generally don't allow homeowners to borrow against a portion of the future value of an unbuilt ADU, further constraining the viability of projects. To support homeowners in financing their ADU projects, local governments can:

- Identify other funding and financing opportunities for ADUs and make these resources available at the permit center and online.
- Develop programs to facilitate access to ADU funding and financing opportunities.

[RCW 84.36.400](#) authorizes counties to provide a three-year property tax exemption for improvements to a single-family dwelling, including the construction of an ADU, as long as it represents 30% or less of the value of the original structure. The program was initiated through [Chapter 204, Laws of 2020 \(2SSB 6231\)](#) and stipulates that dwelling units may be either attached to or within the single-family dwelling or a detached unit located on the same real property. In 2023, additional provisions were added in King County.⁵⁷

⁵⁵ More information on state and federal laws may be found on the Washington Office of the Attorney General's [Landlord-Tenant](#) page and the U.S. Department of Housing and Urban Development [Tenant Rights, Laws and Protections: Washington](#) page.

⁵⁶ See the UC Berkeley's Turner Center for Housing Innovation's article [ADU's for All: Breaking Down Barriers to Racial and Economic Equity in ADU Construction](#) (2022).

⁵⁷ SB 5045 offers extended property tax exemptions for ADUs in King County if the unit is affordable.

ADU owners may deduct, for income tax purposes, construction costs over time, annual property taxes, and shared monthly utility costs from rental proceeds, which may help encourage their development.

Examples

- [Olympia OlyFed Bank: ADUs Financing](#) – Provides six loan options for ADU construction. See this [ADU Loan Options flyer](#) and [ADU Financing](#) presentation for more information.
- [Spokane Single-Family & Detached ADU Tax Exemption](#) – The City of Spokane highlights the fact that Spokane County provides a tax exemption for ADUs for the three assessment years after the completion of the improvement, to the extent the improvement represents 30% or less of the value of the original structure.

5. Create a program to encourage legalization of unpermitted ADUs

A combination of strong demand for new housing and too many barriers have in some Washington communities resulted in unpermitted ADUs. Creating a program to allow legalization of unpermitted ADUs can help promote safe, legal structures and open them up to rental opportunities.

Local governments are encouraged to develop programs to promote the legalization of existing housing units, which should be done in a manner that ensures ADUs are safe to inhabit.

Examples

- [Bellingham Municipal Code Sec. 20.10.036](#) – Allows ADUs existing prior to January 1, 1995, to become legally permitted, as long as ADU owners submit an application that is consistent with current ADU regulations and building codes.
- [Ferndale Municipal Code Sec. 18.34.060](#) – Allows owners of ADUs established before June 20, 2017, to submit an application to the city to legally permit the existing unit pursuant to the city's ADU regulations.

6. Provide pre-approved ADU plans

After confirming their property is eligible for an ADU, homeowners begin the design process with an architect or designer. Depending on whether the unit is within an existing structure or free standing, the design process can add significant time and expense to a project. To streamline this step, some local governments offer detached ADU plan designs that have been pre-approved for compliance with building codes. ADU applications with pre-approved plans are typically approved in a shorter timeframe and with reduced permit fees since the designs have been vetted by staff. Even though the designs have been pre-approved all other code provisions, like site-specific standards, still apply.

Examples

- [Olympia: Pre-Approved ADU Plans \(Guide\)](#) (2021) – The cities of Olympia, Lacey, and Tumwater worked together to offer four plans that have been pre-approved for compliance with building codes.
- [Leavenworth: ADU Plans](#) – Offers four pre-approved designs. Each option includes two different styles – modern and traditional.
- [Renton: Permit Ready ADU Program](#) – Includes eight pre-approved, designed, and engineered model base plans, ranging in size from 415 to 1,000 square feet and varying in architectural style.
- [Seattle: Pre-approved Detached ADUs Program](#) – Offers 10 pre-approved plans for detached ADUs, including factory-assembled structures that have been approved by the Washington Department of Labor and Industries.



Cedar Cottage Seattle ADU Pre-Approved Plan (above and below). Credit: CAST architecture.



Appendix A: Additional examples and resources

1. Allow two ADUs per lot

- [Bremerton Municipal Code Ch. 20.46](#) – Allows up to two ADUs per lot (see Sec. 20.46.010).
- [Kirkland Municipal Code Sec. 115.07](#) – Allows up to two ADUs (either attached or detached).
- [Fife Municipal Code Ch. 19.80](#) – Allows both one attached and one detached ADU on larger city lots. “For lots between 3,200 and 4,356 square feet, only attached ADUs are permitted. For lots larger than 4,356 square feet both attached and detached ADUs are permitted, provided the extra lot area required in the applicable zone is met.”
- [Lake Forest Park Municipal Code Ch. 18.50](#) – For lots exceeding one acre, one attached and one detached ADU are permitted (see Sec. 18.50.050).

2. Do not require owner occupancy

- [Seattle Release of Owner Occupancy Covenant for ADUs Forms](#) (Word document) – This form for recording with the King County Recorder’s Office releases property from the covenant for owner occupancy entered into as a condition of applying for an ADU permit, as owner occupancy is no longer required by Seattle’s Land Use Code per [Ordinance No. 125854 \(2019\)](#).

3. Do not require off-street parking for ADUs

- [Bainbridge Island Municipal Code Ch. 18.09](#) – Allows garage conversions for ADUs.
- [Bellevue Ordinance 6589](#) – Adopted in 2021 prohibiting requirements for off-street parking for ADUs within one-quarter mile of a major transit stop. For additional background information, see Bellevue’s page on [Reduced Minimum Residential Parking Standards](#).
- [Bremerton Municipal Code Sec. 20.46.010](#) – One ADU is not required to provide an additional off-street parking space. The second ADU is required, however, to provide an off-street parking space in addition to that which is required for the principal unit.
- [Spokane Municipal Code Sec. 17C.300.130](#) – No additional parking is required for studio and one-bedroom ADUs and ADUs within one-quarter mile of certain transit stops. Spokane allows garage conversion for ADUs.
- [Olympia Municipal Code Sec. 18.38.100](#) – Doesn’t require parking spaces for ADUs (see table 38.01, “Residential” section).
- [Tacoma Municipal Code Sec. 13.06.080](#) – No off-street parking is required for ADUs.
- [University Place Municipal Code Sec. 19.70.010](#) – No additional off-street parking is required for ADUs.
- [Vancouver Municipal Code Ch. 20.810](#) – Doesn’t require additional on-site parking in conjunction with the establishment of an ADU. The city allows conversion of an existing garage structure or other outbuilding to be converted to an ADU; however, off-street parking for the primary residence is required to be provided elsewhere on the site.
- [Seattle Municipal Code Sec. 23.44.041](#) – Off-street parking is not required for ADUs, except that an existing required parking space may not be eliminated to accommodate an ADU unless it is replaced elsewhere on the lot.

4. Reduce barriers from setbacks and other ADU regulations

Reduce setbacks for ADUs (especially rear setbacks)

- [Brier Municipal Code Sec. 17.24.010](#) – ADUs must conform to standard setback regulations, though the rear yard setback requirement is reduced to seven feet for ADUs.
- [Kirkland Municipal Code Sec. 115.115](#) – Required setbacks are the same as the underlying zone. detached ADUs may be located within five feet of an alley. Detached ADUs without alley access may be located no closer than five feet from the rear property line as long as the portion of the detached ADU in the reduced setback is no taller than 15 feet.
- [Sequim Municipal Code Sec. 18.66.050](#) – Exempts existing legally created on-site accessory structures – such as garages – that have been converted to ADUs from complying with setback standards.
- [Tacoma Municipal Code Sec. 13.06.080](#) – No setbacks from alleys are required.

Reduce minimum lot sizes for ADUs (especially on small urban lots)

- [La Conner Municipal Code Sec. 15.110.080](#) – ADUs are allowed on lots that are under 5,000 square feet.
- [Medina Municipal Code Sec. 16.34.020](#) – ADUs are excluded from minimum lot area requirements.
- [Tacoma Municipal Code Sec. 13.06.080](#) – ADUs are allowed on any legally established lot, regardless of lot size or width.

Increase height maximums for ADUs

- [La Center Municipal Code Sec. 18.247.050](#) – ADUs are limited in height to 25 feet or the primary dwelling's height, whichever is lower.
- [Mukilteo Municipal Code Sec. 17.30.060](#) – ADUs may be two stories high and must comply with maximum building heights for the underlying zoning district; Detached ADUs cannot be taller than the primary unit, except that there is a maximum height of one-story if the detached ADU is located above a garage or similar structure.
- [Pacific Municipal Code Sec. 20.92.060](#) – ADUs may be up to 25 feet high.

5. Increase maximum size limits for ADUs appropriate to zone and context

- [Black Diamond Municipal Code Sec. 18.56.030](#) – Detached ADUs are limited to 1,000 square feet.
- [Bremerton Municipal Code Sec. 20.46.010](#) – Limits ADUs to 1,000 square feet or no more than 60% percent of the principal unit's total habitable floor area, whichever is greater. Attached ADUs in residences built prior to 2020 may receive director's approval to increase ADU floor area to equal that of the principal dwelling.
- [Burien Municipal Code Sec. 19.17.070](#) – Internal or attached ADUs are limited to 1,000 square feet. The planning director may make exceptions to size limitations to allow for the better utilization of existing spaces.
- [Leavenworth Municipal Code Sec. 18.36.035](#) – The total habitable floor area of any ADU is limited to 1,200 square feet.
- [Kirkland Municipal Code Sec. 115.07](#) – ADUs are limited to 1,200 square feet.
- [Roslyn Municipal Code Sec. 18.140.030](#) – ADUs are limited to 1,000 square feet.
- [Yakima Municipal Code Sec. 15.09.045](#) – The ADU's floor area is limited to 1,000 square feet.

6. Limit use of design standards

- [Bothell Municipal Code Sec. 12.14.135](#) – Attached ADU entrances are permitted on the front of the primary residence under certain conditions.
- [Bremerton Municipal Code Sec. 20.46.010](#) – The city has developed a user-friendly [ADU Guide](#) (2021) that summarizes design regulations with visual examples.
- [Fife Municipal Code Sec. 19.80.040](#) – Recommended approaches to promote privacy for adjacent properties are included in subsection 19.80.040(A)(6).

7. Remove, reduce or waive permit application fees, impact fees, system development charges, and other ADU-related fees

Utility connection fees/system development charges

- [Chelan Municipal Code Sec. 13.33.020](#) – Offers utility rate reductions for ADUs.
- [La Center Municipal Code Sec. 18.247.050](#) – ADUs may share sewer and water connections with the primary dwelling. System development charges are imposed at a reduced rate compared to a single-family home (Sec. 18.247.080).
- [Yakima County Code Sec. 19.18.020](#) – The ADU and the primary dwelling unit will share a single sewer and water connection, unless the local sewer and/or water purveyor requires separate connections.

Impact fees

- [Bellingham Permit Fees](#) – This webpage offers information establishing that:
 - ADUs are assessed at half the multi-family rate for park impact fees.
 - For transportation impact fees, the person trip rate is less than duplexes and townhouses.
 - School impact fees are waived for ADUs.

- [Bellingham Ordinance No. 2018-11-022](#) – Establishes impact fee reductions related to the city’s 2018 ADU code update.
- [Kirkland Accessory Dwelling Units](#) – Exempts transportation, park, and school impact fees for ADUs in accordance with city code (KMC 27.04.050, KMC 27.06.050, KMC 27.08.050). These fees are assessed on the primary single-family residence only.
- [Renton 2023-2024 Fee Schedule](#) – Impact and permit fees are waived for ADUs. Stormwater system development charges are reduced by 50% for ADUs.
- [Tukwila Fee Schedule](#) – Exempts attached ADUs from impact fees (see Figure 16-1 “Fee Schedule”).
- [Everett 2023 Impact Fees Schedule](#) – Waives traffic and school impact fees for ADUs.
- [Olympia Municipal Code Ch. 15.08](#) – Waives school impact fees and reduces transportation and park impact fees for ADUs.
- [Renton 2019-2020 Fee Schedule \(Section XII\)](#) – Provides impact fee reductions and waivers for ADUs.

ADU permit application fees

- [Port Angeles Temporary Building Permit Fee Waiver Form](#) (2022) – A temporary building permit fee waiver is available for construction of housing reserved for families with 80% AMI or below through September 2028; ADUs are included as an acceptable dwelling type for this waiver.

8. Allow prefabricated ADUs

Code examples

- [Richland Municipal Code Sec. 23.42.020](#) – Allows accessory apartment units that are manufactured off site.
- [Langley Municipal Code Sec. 18.22.115\(C\)](#) – While not addressing prefabricated housing, “tiny homes” are allowed to be used as ADUs, if they can meet the International Residential Code (IRC) and other specified local standards.

Other resources

- [Olympia Manufactured Homes \(Handout\)](#) (2017) – Manufactured homes are allowed to be used as ADUs, particularly to promote affordable housing.

Seattle ADUniverse:

- [The ABCs of ADUs](#) – Mentions factory-built ADUs in the Construction section.
- [Pre-approved Detached ADUs](#) – References factory-assembled structures in the L&I-approved detached ADUs section. The pre-approved plans include the Urban Cottage Prefab and WOOD Studio design.
- [Seattle: Guide to Building a Backyard Cottage \(2010\)](#) – See page 19.
- [Seattle Tip Sheet 305: Factory-Assembled Structures for Residential and Commercial Use \(2023\)](#) – Includes a comparison of the three types of factory-assembled structures, local requirements, and fees.
- [Insider: A new collection of minimalist tiny homes from \\$37,500 is available in the US for the first time \(2023\)](#) – Article about affordable tiny homes from Latvia-based firm, MyCabin.
- [Congress for the New Urbanism: Novel idea - Modular house that’s cute \(2023\)](#) – Article describing a well-designed modular house that received an Urban Guild Award.
- [HUD Office of Policy Development \(PD&R\): Factory-Built Accessory Dwelling Units for Affordable Housing Options \(2020\)](#) – Highlights communities that support factory-built ADU designs.

9. Streamline ADU permitting processes

Code examples

- [Olympia Municipal Code Sec. 18.72.080](#) – Approves ADUs administratively.

- [Pacific Municipal Code Sec. 20.92.057](#) – Single, straightforward application requirements for ADU development.
- [Sequim Municipal Code Sec. 18.66.040](#) – Approves ADUs administratively.
- Other resources
- [Bellevue: ADU Registration](#) – This webpage notes that ADU registration, a floor plan, and site sketch/site plan are the minimum necessary to proceed with the ADU application process.
- [Camas: ADU Application Form](#) – Two-page application form that includes applicable development standards and design guidelines.
- [Lake Stevens: ADU Compliance Checklist](#) – This checklist provides a detailed overview of the permitting process.
- [MRSC: Streamlining Local Permit Review Procedures](#) – This webpage provides examples of streamlined permit review processes.
- [Seattle: Construction Permit – Addition or Alteration](#) – This webpage provides that to add within an existing house, a [construction addition/alteration permit](#) is needed; to build a detached unit, a [construction addition/alteration permit](#) is needed.
- [Vancouver Municipal Code Sec. 20.920.060\(H\)](#) – Expedites permit review for infill development.

10. Offer incentives to encourage ADUs that are affordable to lower-income households

- [Bellingham Housing Development: Guideline and Procedure Handbook \(2019\)](#) – Housing Levy funds are available to support purchases of homes with ADUs.
- [Block Project](#) – Nonprofit with a mission to construct and find homeowners in Seattle willing to host an affordable ADU on their residential properties.
- [Habitat for Humanity \(Seattle-King & Kittitas Counties\) - South Park Project](#) – This award-winning Habitat for Humanity project, funded in part through Seattle Housing Levy funds, includes ADUs.
- [Fannie Mae: HomeReady Accessory Unit Income and Boarder Income Flexibilities](#) (2022) – Expands access to creditworthy low-income borrowers.

Community land trust (CLT) examples

- [National League of Cities: How One Colorado Community Land Trust Is Preserving Homeownership and Affordability](#) (2021) – Elevation Community Land Trust operates in partnership with a Denver Housing Authority initiative to support homeowners and prevent displacement. Their approach includes building ADUs to create more living space for family members or a new source of income.
- [T.R.U.S.T. South LA \(& four other California CLTs\): Increasing Community Power and Health through Community Land Trusts](#) (2020) – The Community Land Trust Association of West Marin, in collaboration with the Housing Authority of Marin County, offers zero-interest loans, permit fee waivers, and other benefits for homeowners to create ADUs for use as affordable rental units.
- [Shelterforce: Affordable ADUs: How It's Being Done](#) – Explores pilot programs and other strategies for financing ADUs for low- and moderate-income homeowners.

Appendix B. Relevant GMHB cases for counties

- [Futerwise v. Snohomish County, Case 22-3-003, Final Decision and Order](#). The Board found that the county failed to protect agricultural lands of long-term commercial significance, in violation of RCW 36.70A.177, and was inconsistent with multi-county and countywide planning policies, in violation of RCW 36.70A.210.

- [Loon Lake Property Owners Association, et al v. Stevens County](#), Case No. 01-1-0002c, Compliance Order (May 30, 2008) – Allowing an ADU on all parcels—including substandard lots— can considerably increase density in rural areas; regulations should contain specific criteria to curtail indiscriminate increased density.
- [Friends of San Juans, et al v. San Juan County](#), Case No. 3-2-0003c coordinated with [Nelson, et al v. San Juan County](#), Case No. 06-2-0024c, FDO/Compliance Order (Feb. 12, 2007) – Regulations allowing a detached ADU on substandard rural lots allowed residential use to predominate over rural uses and were therefore noncompliant.
- [Kittitas County Conservation, et al v. Kittitas County](#), Case No. 07-1-0015, Final Decision Order (Mar. 21, 2008) – County ADU regulations must contain density provisions to preserve rural character—failure to do so would result in “urban-like” density in rural areas.
- [Peninsula Neighborhood Association v. Pierce County](#), Case No. 95-3-0071, Final Decision and Order (Mar. 20, 1996) – Local governments are required to include ADU provisions in their development regulations, but those regulations must be consistent with the GMA requirement that local governments reduce sprawl in rural areas.
- [Yanisch v. Lewis County](#), Case No. 02-2-0007c, Order on Compliance Hearing (Mar. 12, 2004) – County definition of “rural character” must comply with GMA; subdivision or sale of ADU to family member may not be approved if doing so creates lots of less than five acres.

Appendix C. Resources for programmatic elements

1. Address the use of ADUs as short-term rentals

- [La Conner Municipal Code Sec. 15.110.080](#) – ADUs may not be used as short-term rentals.
- [Langley Municipal Code Sec. 5.40.030](#) – A maximum of 50 ADUs can be used as short-term rentals in Langley.
- [Marysville Municipal Code Sec. 22C.180.030](#) – ADUs aren’t permitted as short-term rentals.
- [Roslyn Municipal Code Sec. 18.140.030](#) – ADUs may be rented for a minimum of 60 days.
- [Tukwila Municipal Code Sec. 18.50.220](#) – Doesn’t allow ADUs to be rented for periods of less than 30 days.

2. Provide user-friendly communication materials

- [Bellingham: Homeowner's Handbook to Building an ADU](#) – This handbook, developed by the Whatcom Housing Alliance and the City of Bellingham, includes ADU basics and information on permitting, design, construction, and costs.
- [Jefferson County: The ABCs and 123s of ADUs](#) (2022) – This guide, developed by the Housing Solutions Network, includes information for homeowners considering ADU development, particularly for affordable housing.
- [Lynnwood ADU Guide](#) – One-page guide with an overview of the city’s ADU requirements, including those related to size, design, and setbacks.
- [Poulsbo Accessory Dwelling Units](#) – This webpage includes ADU basics, benefits of an ADU, code requirements, permitting process, handouts, and flow charts.
- [Redmond ADU \(Handout\)](#) (2019) – This one-pager includes an overview of the city’s ADU requirements and permit process.
- [San Juan County Detached ADU Permit Application Checklist](#) (2018) – One-page overview of all permit application requirements.
- [Seattle: A Guide to Building a Backyard Cottage](#) (2010)
- [Spokane Accessory Dwelling Unit Current Allowances](#) (2022) – Includes quick facts.

- [Tacoma ADU Tip Sheet](#) (2022) – Includes development standards, permit requirements, submittal and review process, and more.
- [Tacoma Accessory Dwelling Units Design Guide](#) (2022) – A handbook for building ADUs.

Toronto, Canada

- [Changing Lanes - Laneway Suites in the City of Toronto](#) – Provides requirements, reports, and other information for laneway suites (i.e., detached ADUs abutting a public laneway).
- [Garden Suites](#) – Offers rules and regulations, key considerations, and other information for garden suites (i.e., detached ADUs that do not abut a laneway).
- [YouTube - City of Toronto Garden Suites Draft Rules](#) – Video discussing the city's draft rules for garden suites.
- [Vancouver ADU Fact Sheet \(2022\)](#) – Includes FAQs.

3. Provide information on landlord-tenant laws for prospective ADU owners and ADU tenants

- [A Regional Coalition for Housing \(ARCH\): Renting Out An ADU](#) – Information on finding tenants, rental agreements, landlord-tenant relationship, and more in East King County.
- [Bellevue: Residential Rental Regulations](#) – Contains general guidelines for ADU rental terms.
- [Kenmore Ordinance No. 22-0545](#) (2022) – Adopts tenant protections increasing notice for rent increases, capping late fees, capping move in fees and deposits, and more. The ordinance notes that “dwelling unit” has the same meaning as the state’s Residential Landlord-Tenant Act ([RCW 59.18.030](#)), which defines it as “...a structure of that part of a structure which is used as a home, residence, or sleeping place by one or two or more persons maintaining a common household...”
- [Kirkland: Tenant Protections](#) – Includes new tenant protections related to notice of rent increases, maximum security deposit, and enforcement.
- [Redmond: Living in Redmond](#) – Includes information on the city’s new tenant protections.

4. Provide information on ADU financing and funding programs

- [Fannie Mae: HomeReady Accessory Unit Income and Boarder Income Flexibilities](#) (2022) – Expands access to creditworthy low-income borrowers.
- [Freddie Mac: Accessory Dwelling Unit \(ADU\) FAQ](#) – Includes common questions about Freddie Mac’s ADU loan terms.
- [UC Berkeley's Terner Center for Housing Innovation & USC's Lusk Center for Real Estate: ADU Construction Financing](#) (2022) – Includes product examples and considerations.
- [A Regional Coalition for Housing \(ARCH\): ADU Lending Assistance](#) – Includes information about both private and public financial requirements and assistance.
- [Local Investing Opportunities Network \(LION\)](#) – Provides loans for ADU development in Jefferson County.

5. Provide information on ADU condominium conversions

- [Bellevue ADU Reform Land Use Code Amendment \(LUCA\)](#) – The city is updating its code to remove barriers for the construction of attached ADUs, including removing the prohibition on condominium conversion.

7. Create a program to encourage legalization of unpermitted ADUs

Code examples

- [Burien Municipal Code Sec. 19.17.070](#) – ADUs without city approval may be legalized if the owner applies for the applicable permits.

- [Enumclaw Municipal Code Sec. 19.34.240](#) – Allows ADUs that existed as of November 1, 2001, to be legally established with an application, inspection, and affidavit. Permit application fees were waived within the first year of the relevant ordinance being in effect.
- [Kirkland Municipal Code Sec. 115.07](#) – An ADU inspection is required for issuance of an ADU permit if it was built without a final building permit.
- [Langley Municipal Code Sec. 18.22.115](#) – An ADU that existed as of January 22, 2019, may be legally established and may continue to be used as an ADU with an application, inspection, and affidavit.
- [Mukilteo Municipal Code Sec. 17.30.040](#) – ADUs built without proper permitting may become legal if the owners submit an application and fulfill parking and owner occupancy requirements, among others.
- [Newcastle Municipal Code Sec. 18.31.050](#) – ADUs may become legal following an application and inspection process.
- [Roslyn Municipal Code Sec. 18.140.030](#) – If an ADU was created without a building permit, the city requires a building inspection to determine if the structure is sound, will not pose a hazard to people or property, and complies with the ADU requirements and building code.

Other resources

- [Casita Coalition: Legalizing an Unpermitted ADU](#) (2022) – Provides guidelines for homeowners to legalize existing ADUs.
- [Seattle: Construction Permit – Establishing Use](#) – This webpage provides that to legalize an existing unit, a [construction permit is needed to establish use](#); additionally, there could be a need to apply for [electrical service changes or new services](#) from Seattle City Light.

Seattle Department of Construction and Inspections

- [Tip 217 - How to Legalize a Use Not Established by Permit](#) (2022) – Includes the rationale for applying for a permit to establish a use and how to document a use for the record.
- [Tip 606 - Illegal Dwelling Units](#) (2022) – Defines illegal dwelling units and the process to legalize or remove them.

8. Provide pre-approved ADU plans

- [Lacey Accessory Dwelling Units](#) – Four pre-approved detached ADU plans are available.
- [Raleigh, NC: ADU Fast Track Gallery](#) – Provides ADU plans at a lower cost than typical design processes.

Appendix D: Other ADU information and resources

Definitions

- [RCW 36.70A.696](#) – Provides statutory definitions.
- [Seattle Office of Planning & Community Development: Encouraging Backyard Cottages](#) – This webpage includes definitions for detached and attached ADUs.
- [Vancouver Municipal Code Ch. 20.810](#) – See Sec. 20.810.020 for ADU definition.

Adopting ordinances

- [Bremerton Ordinance No. 5410](#) (2020) – Amends [section 20.46.010](#), in response to [HB 1923](#) (2020).
- [Bremerton Ordinance No. 5416](#) (2021) – Adopts amendments to the city's ADU regulations, including increasing minimum size, removing parking requirements, removing owner occupancy requirements, and changing design standards.
- [Langley Ordinance No. 1051](#) (2019) – Amends several sections of the Langley Municipal Code, including [section 18.22.155](#), to encourage housing options and increase housing affordability.

- [Seattle Ordinance](#) (2019) – Amends multiple sections of the Seattle Municipal Code to remove barriers for attached and detached ADUs and add a floor area ratio requirement in certain single-family zones.
- [Spokane Ordinance No. C36225](#) (2022)– Amends multiple sections of the Spokane Municipal Code to increase flexibility for ADUs. Changes to the ADU regulations were a Washington State Department of Commerce grant deliverable.
- [Tacoma Ordinance No. 28576](#) (2019) – Amends multiple sections of the Tacoma Municipal Code to allow detached ADUs in single-family zones, simplify regulatory requirements, reduce regulatory barriers, and increase flexibility in building design, size and location.
- See also the pre-ambles to early versions of HB 1337, which provides a number of findings supporting ADU ordinances.

Code reform processes

- [Bellevue ADU Code Reform](#) – The city’s land use code amendment will remove barriers and encourage the construction of attached ADUs.
- [Everett ADU Amendments](#) – Includes project documents for process to simplify ADU regulations.
- Policies in housing and comprehensive plans
- [Burien Comprehensive Plan: Chapter 2 - Plan Policies](#) (2022) – See the housing element (2.4) goals specifically focused on ADUs: Pol. HS 1.3, Pol. HS 1.10 and Pol. HS 1.11.
- [Everett Housing Action Plan](#) (2021) – ADUs are noted as a key strategy to increase housing variety. See section related to ADUs: "Increasing Housing Variety" Recommendation 1.1.
- [Kent Housing Options Plan](#) (2021) – See information related to ADUs in page 71 (Table 5.3) and pages 146-148.
- [Langley Comprehensive Plan](#) (2018) – See land use (LU), housing (H), and utilities and capital facilities (UCF) goals and policies related to ADUs: LU-4.8, H-1.1, H-4.1, H-4.4, and UCF-1.3.
- [Olympia Housing Action Plan](#) (2021) – ADUs are a key implementation strategy for increasing the variety of housing choices (see Chapter 2: Strategy 4).
- [Seattle 2035 Comprehensive Plan \(2020\)](#) – See the policies related to ADUs: Land Use (LU) policy LU 7.5, Greenwood/Phinney Ridge (G/PR) housing policy G/PR-P11, Queen Anne (QA) policy QA-P13, Wallingford (W) housing policy W-P14, and Westwood Highland Park (W/HP) housing policy W/HP-P21.
- [Spokane Comprehensive Plan - Housing Chapter](#) (2017) – See H 1.19 (Senior Housing), H 1.20 (ADUs).

Regional and national reports and websites

- [accessorydwellings.org](#) – A one-stop source about ADUs, multigenerational homes, laneway houses, ADUs, granny flats, and in-law units.
- [American Association of Retired Persons \(AARP\): All About Accessory Dwelling Units](#) – Free publications, and more, about how ADUs expand housing options for people of all ages.
- [American Planning Association \(APA\): Accessory Dwelling Units](#) – Webpage with reports, briefing papers, articles, case studies, videos, and more.
- [A Regional Coalition for Housing \(ARCH\): Accessory Dwelling Unit](#) – A comprehensive, user-friendly website from an affordable housing partnership organization focused on serving East King County.
- [MRSC: Accessory Dwelling Units](#) – Webpage that provides a good summary about ADUs.
- [Puget Sound Regional Council Housing Innovations Program: Accessory Dwelling Units](#) (2020) – Guide that includes an overview of ADUs in the Puget Sound region, along with model policies and regulations.
- [Shelterforce: ADUs - Laws and Uses, Do's and Don'ts](#) – Summary of some key debates pertaining to ADU rentals.
- [University of Toronto: "The Citizen Developer" video \(YouTube\)](#) – Short video discussing the benefits of small-scale housing.

**Proposed Amendment to Granite Falls Municipal
Code (GFMC) Title 19 regarding RV Parks**

Chapter 19.03

ZONING

Sections:

- 19.03.010 Introduction and purpose.
- 19.03.020 Zoning map.
- 19.03.030 Zone and use description.
- 19.03.040 Riverfront residential (R-2.3) zone.
- 19.03.050 Residential 9,600 (R-9,600) zone.
- 19.03.060 Residential 7,200 (R-7,200) zone.
- 19.03.070 Downtown residential (DT-2,500) zone.
- 19.03.080 Multiple residential (MR) zone.
- 19.03.090 Central business district (CBD) zone.
- 19.03.100 General commercial (GC) zone.
- 19.03.110 Heavy industrial (HI) zone.
- 19.03.120 Light industrial (LI) zone.
- 19.03.130 Industrial/retail (IR) zone.
- 19.03.140 Open space (OS) zone.
- 19.03.150 Public park (PP) zone.
- 19.03.160 Public/institutional (P/I) zone.

19.03.010 Introduction and purpose.

The purpose of this chapter includes but is not limited to promoting the health, safety and welfare by guiding the development of the city consistent with the maps and policies of the comprehensive plan as required under the Growth Management Act. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.03.020 Zoning map.

The zoning map determines the boundaries of the following zones. Boundary interpretations shall be the responsibility of the designated official. (See the zoning map included at the end of this UDC.) [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.03.030 Zone and use description.

(A) Purposes. The purposes of the zone districts are:

To assist in the implementation of the adopted comprehensive plan for the physical development of the city by regulating and providing for existing uses planned for the future as specified in the comprehensive plan.

To protect the character and stability of residential, commercial, industrial, and other uses and to ensure the orderly and beneficial development of these uses by:

- (1) Reserving and retaining appropriate areas for each type of use;
- (2) Preventing encroachment into these areas by incompatible uses;
- (3) Regulating the use of individual parcels of land to prevent unreasonable detrimental effects of nearby uses; and
- (4) To preserve the historic, aesthetic, and natural features of the city by:
 - (a) Establishing high standards of environmental protection; and
 - (b) Providing for design and environmental review of proposed actions and projects.

(B) Established – Scope. All land within the city shall be included in a zone district, and all uses and structures shall conform to the special requirements of the zone district within which they are located and the other general requirements of this UDC.

(C) Interpretation of Uses. The designated official shall make the final decision on allowed uses not included in this chapter.

(D) Established – Boundaries. The location of the various zone districts are shown on the official zoning map of the city which is part of this UDC.

(E) Interpretation of Boundaries. Zone district boundaries indicated on the zoning map shall be interpreted as follows:

- (1) Where boundaries are indicated along streets, the boundaries shall be the centerline of the street.
- (2) Where boundaries are indicated along established lot lines, the boundary shall be the lot line.
- (3) Where boundaries are indicated on perennial watercourses, the boundary shall be the thread of the stream.
- (4) Where boundaries are indicated on the shorelines of the city, the boundary shall extend to the city limits.
- (5) Upon vacation of a street, the zone district boundaries of abutting properties shall be extended to the centerline of the vacated street.

(6) Where a zoning district boundary appears to be an extension of a section line, quarter section line, or existing property line, said extension shall be considered the zoning district boundary.

(7) Where none of the rules of interpretation described in subsections (E)(1) through (6) of this section apply, the city designated official shall determine the boundary by map scaling.

(F) Annexation Zoning Designation. All lands annexed to the city without an annexation zoning designation shall be classified as a default R-9,600 zone until such a time when annexation zoning can be established.

(G) Lot Divided by Zoning District Boundary. Where a zoning district boundary line shown on the zoning map divides a lot of record, the property owner shall use the zoning on the larger area for the entire lot. Under no circumstance shall an applicant move a lot line to alter the size of the areas in the two zones or include a zone not previously included in the lot.

(H) Zone Categories. The four basic categories of zones provided in the UDC are as follows:

(1) Residential Zones. Residential zones are established to provide a variety of housing types, ensure efficient utility service, minimize traffic congestion, preserve and revitalize historic structures, accommodate differing landforms and natural features and reflect the intent of the comprehensive plan.

(2) Commercial Zones. Commercial zones are established to provide for the sale of consumer goods and services appropriate to the area of the community they serve; to ensure compatibility with nearby land uses; and to accommodate the special requirements for revitalization of the city center.

(3) Industrial Zones. Industrial zones are established to provide areas for manufacturing, wholesaling, outdoor storage and other similar intensive uses in locations where these activities can be made compatible with nearby land use. Three zones are included in the code. These zones are intended to provide a variety of industrial opportunities. The heavy industrial zone is intended for heavy industry. The light industrial zone is intended for industry that occurs mostly indoors. The industrial retail zone is located along the road and allows the retail sale of goods manufactured on site.

(4) Public Use Zones. Public use zones are established to provide areas for public, semi-public, institutional and open space activities and uses. Three zones are included in the code. These zones are intended to provide for open space tracts, public parks, and public and semi-public facilities. The open space zone is intended for all "open space tracts" within the city retained as open space areas. The public park zone is intended for existing and planned for publicly owned parks. The public and institutional zone is intended for all existing and planned for public and semi-public facilities including City Hall, library, public

schools, public utility facilities, stormwater facilities, wastewater facilities, religious institutions, and fire and police facilities. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.03.040 Riverfront residential (R-2.3) zone.

The riverfront residential (R-2.3) zone includes lots that are highly constrained riverfront lots in or near the floodplain of the Pilchuck River. This area was originally subdivided as recreational lots but critical areas and floodplains constrain development to a high degree. The R-2.3 zone is intended to provide for a narrow range of land uses compatible with the environmental constraints.

(A) Principal Uses. Principal uses in the riverfront residential (R-2.3) zone are:

(1) Single-family dwelling;

~~(2) RV park.~~

(B) Secondary Uses. Secondary uses in the riverfront residential (R-2.3) zone are:

(1) Home occupation;

(2) Accessory building.

(C) Conditional Uses. Conditional uses in the riverfront residential (R-2.3) zone are:

(1) Public facility;

(2) Radio transmitting antenna and satellite signal receiving antenna;

(3) Recreational facilities.

(D) Minimum Building Setbacks. Minimum building setbacks in the riverfront residential (R-2.3) zone are:

(1) Front yards: 20 feet from property line except alleys, which setback will be 10 feet;

(2) Side yards: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road;

(3) Rear yards: 25 feet from property line for principal buildings and five feet from property line for accessory buildings;

(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(E) Minimum Lot Width. Minimum lot width in the riverfront residential (R-2.3) zone is 100 feet. Corner lots shall not be less than 120 feet.

(F) Minimum Lot Size. Minimum lot size in the riverfront residential (R-2.3) zone is 2.3 acres or 100,000 square feet.

(G) Maximum Height. Maximum height in the riverfront residential (R-2.3) zone is 33 feet.

(H) Maximum Lot Coverage. Maximum lot coverage in the riverfront residential (R-2.3) zone is 30 percent.

(I) Maximum Density. Maximum density in the riverfront residential (R-2.3) zone is one dwelling unit per 2.3 acres.

(J) Minimum Density. Minimum density in the riverfront residential (R-2.3) zone is three dwelling units per acre. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

Chapter 19.01

GENERAL PROVISIONS

Sections:

[19.01.010 Title.](#)

[19.01.020 Purpose.](#)

[19.01.030 Interpretation and application – General.](#)

[19.01.040 Severability.](#)

[19.01.050 User's guide.](#)

19.01.010 Title.

This title shall be known as the Granite Falls unified development code (UDC). [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.01.020 Purpose.

The general purposes of the development code are:

(A) Implement Comprehensive Plan. To implement the comprehensive plan in accordance with Chapter [36.70](#) RCW et seq. (Planning Enabling Act) and Chapter [36.70A](#) RCW et seq. (Growth Management Act);

(B) Promote Health and Safety. To promote public health, safety, and general welfare through regulation of physical development of the city;

(C) Orderly Development. To plan for future development of the city in an orderly and predictable fashion;

(D) Adequate Public Facilities. To provide for adequate public facilities and services to support land development;

(E) Promote Well-Being. To promote social and economic well-being through integration of aesthetic, environmental, and economic values;

(F) Protect Property Rights. To protect property rights;

(G) Protect Resources. To encourage protection of environmentally critical or historically significant resources;

(H) Ensure Adequate Space. To ensure provision of adequate space for commercial, industrial, residential, and other activities necessary for public welfare;

(I) Administration of Regulations. To provide for efficient and effective administration and enforcement of the regulations;

(J) Provide Light and Access. To provide adequate light, air, privacy, and convenience of access to property;

(K) Elimination of Nonconforming Uses. To provide for the gradual elimination of those uses of land, buildings and structures which do not conform to the standards of the district in which they are located and are adversely affecting the development and taxable value of property in the district. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.01.030 Interpretation and application – General.

(A) Minimum Requirements. In interpreting and applying the provisions of this UDC, they shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and general welfare. It is not intended by this UDC to interfere with or revoke or invalidate any easement, covenant, or other agreement between parties.

(B) Greater Restrictions. When the provisions of this UDC impose greater restrictions than are imposed by other applicable city, Snohomish County, state, and federal regulations, the provisions of this UDC shall control.

(C) For the purpose of the unified development code, all words used in the code shall have their normal and customary meanings, unless specifically defined otherwise in this code.

(D) Ambiguities or Differences. In case of any ambiguity or difference of meaning or inconsistencies between the text and any illustrations or other graphics, the text throughout this UDC shall control.

(E) Construction of Words. Unless the context clearly indicates otherwise, words in the present tense can include the future tense, and words in the singular can include the plural, or vice versa. Except for words and terms defined in Chapter [19.02](#) GFMC and in Chapter [19.07](#) GFMC, all words and terms used in this UDC shall have their customary meanings.

(F) Shall, Should, May, Will. The words “shall,” “should” and “will” are always mandatory and not discretionary. The word “may” is discretionary.

(G) The word “used” includes designed, intended, or arranged to be used.

(H) The masculine gender includes the feminine and vice versa.

(I) Distance shall be measured horizontally unless otherwise specified. [Ord. 1030 § 1, 2022; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.01.040 Severability.

If any section, subsection, clause, or phrase of this UDC is for any reason held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity or constitutionality of the remaining portions of this UDC. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.01.050 User's guide.

(A) Chapters. This UDC contains 10 chapters:

(1) General Provisions. Establishes the purpose, title and basic rules for using the city development code.

(2) Basic Definitions. Provides definitions for words used throughout the UDC. Words or terms used only in the environmental regulations chapter, Chapter [19.07](#) GFMC, are defined in that chapter.

(3) Zoning. Lists and describes the zoning classifications, allowed uses for each zone, and the density, intensity, setback, and open space requirements for each zone.

(4) Code Administration. Combines and coordinates the application, review, and approval procedures for land development in the city.

(5) General Permits. Provides application procedures, decision criteria, and development standards for conditional use permits, planned residential developments, annexations, variances, and temporary uses.

(6) Development Standards. Provides development standards such as density, setbacks, height, lot coverage, landscaping, buffering, fences, signs, loading, parking, access, and other standards to cover general and specific uses; also covers home occupations, day care facilities, accessory dwelling units, group homes, adult entertainment, manufactured home parks, ~~RV-parks~~, nonconforming uses, and public works construction standards.

(7) Environmental Regulations. Establishes the policies and regulatory process for implementing the State Environmental Policy Act (SEPA) and to identify and protect environmentally critical areas; also incorporates by reference the Granite Falls shoreline master program, and provides regulations for flood damage prevention.

(8) Siting Essential Public Facilities. Provides a comprehensive and efficient process for siting essential public facilities.

(9) Land Use Fees and Deposits. Establishes fees and deposits for various services, actions, and permits regarding land use as per the unified development code and shall be established by resolution of the city council.

(10) Vacations of Streets and Access Easements. Establishes the procedure and criteria that the city will use to decide upon vacation of streets, alleys, and other types of public easements relating to street, pedestrian or travel purposes.

(B) Numbering Scheme. The numbering scheme used in this title operates as shown below:

Title	Chapter	Section	Subsection
19.	05.	010	(A)(1)(a)(i), (ii), (iii)

(C) Format. Each chapter begins with a purpose statement for the chapter. Basic definitions are contained in Chapter [19.02](#) GFMC. Cross references to other chapters and sections of this UDC can be found throughout the document. [Ord. 937 § 9 (Exh. H), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 862 § 54, 2013; Ord. 740 § 1 (Exh. A), 2007.]

Chapter 19.02

BASIC DEFINITIONS

Sections:

[19.02.180 R.](#)

19.02.180 R.

"Reader board" means a sign or part of a sign on which the letters are replaceable by manual means such as changing magnetic letters on a signboard.

"Recreational facilities" means facilities for recreational use such as swimming pools, athletic clubs, tennis courts, ball fields, play fields, picnic shelters, benches, walking trails, and the like.

"Recreational vehicle" means a wheeled vehicle designed for recreational, camping, or travel uses that either has its own mode of power or is mounted on or drawn by another vehicle, including, but not limited to, travel trailer, park trailer, multiuse vehicle camping trailer, truck camper, motor home, and fifth wheel.

~~"Recreational vehicle park (RV park)" means a place where people with recreational vehicles can stay overnight, or longer, in allotted spaces. An RV park may also include facilities for tent camping.~~

"Remodel, exterior" means any renovation, upgrading, or otherwise changing the exterior of a building, including repainting.

"Repair" means to paint, clean or replace damaged parts of a sign, or to improve its structural strength, but not in a manner that would change the size, shape or location.

"Retail, sales" means the process of selling consumer goods and/or services to customers through multiple channels of distribution to earn a profit.

"Right-of-way" means the land owned by a public agency and used or planned to be used as a public thoroughfare.

"Roadway buffer/cutting preserve" means a greenbelt lying outside and adjacent to the right-of-way line of collector and arterial roadways. Roadway buffers/cutting preserves shall be separate, designated tracts and depicted on the face of a plat or official site plan as required by the city as a condition of approval. [Ord. 1020 § 1 (Att. A), 2022; Ord. 905 § 1 (Att. A), 2016; Ord. 862 § 13, 2013; Ord. 740 § 1 (Exh. A), 2007.]

Chapter 19.06

DEVELOPMENT STANDARDS

Sections:

- 19.06.010 Density and dimension.
- 19.06.020 Landscaping and screening.
- 19.06.030 Fences.
- 19.06.040 Sign regulations.
- 19.06.050 Loading area and off-street parking requirements.
- 19.06.060 Downtown parking requirements.
- 19.06.070 *Repealed.*
- 19.06.080 Day care facilities.
- 19.06.090 Accessory dwelling units.
- 19.06.100 Group homes, homes occupied by persons with handicaps and group care for children.
- 19.06.110 Adult businesses.
- 19.06.120 Manufactured or mobile home parks.
- ~~19.06.130 —Recreational vehicle (RV) parks.~~
- 19.06.140 Nonconforming uses and structures.
- 19.06.150 Public works construction standards.
- 19.06.160 Right-of-way requirements.
- 19.06.170 Mobile food vendor licensing regulations.

19.06.010 Density and dimension.

(A) Purpose. The purpose of this chapter is to establish dimensional standards for development. These standards are established to provide flexibility in project design and promote high-quality development within the city.

(B) Density Standards. All residential density provisions are herein expressed in terms of minimum lot size based on the density standards adopted in the comprehensive plan.

(1) Density bonuses in accordance with planned residential developments shall be authorized in approvals as described in Chapter [19.05](#) GFMC.

(C) Setback Height and Coverage Standards. Chapter [19.03](#) GFMC sets forth the required development standards for the zones.

(1) Setback Measurement. A setback is measured from the edge of a street right-of-way, access easement or private road. Where there is no street right-of-way, access easement or private road, a setback is measured from the property line.

(2) Designation of Required Setbacks. All lots except pipestem lots must contain at least one front yard setback. All lots must contain one rear yard setback except for corner, through, and pipestem lots. All other setbacks will be considered interior yard setbacks.

(3) Corner Lots. If a lot abuts the intersection of two or more street rights-of-way, a front yard setback is required abutting each right-of-way.

(4) Through Lots. In the case of a through lot, a front yard setback is required abutting each street right-of-way.

(5) Front Yard Setback Averaging. Averaging may be used to reduce a front yard setback requirement when a principal building has been established on an adjacent lot with less than the standard required setback. This provision shall not apply if the adjacent lot has received a reduced setback based upon a discretionary land use approval. This exception shall be calculated as follows:

(a) Averaging shall be calculated by adding the existing front yard setbacks of the adjacent lots together and dividing that figure by two.

(b) When an adjacent lot is vacant, averaging shall be calculated by adding the front yard setback of the adjacent developed lot with the minimum front yard setback of the zone in which the construction is proposed and dividing that figure by two.

(6) Slopes. If the topography of a lot is such that the minimum front yard setback line is eight feet or more above the street grade, and there is no reasonable way to construct a driveway up to the dwelling unit level, a garage/carport may be built into the bank and set at least five feet back from the right-of-way.

(7) Accessory Structures – Interior Yard Exception. Detached one-story accessory structures may occupy 25 percent of the total area of a side yard (that portion of the yard exclusive of required setbacks).

(8) Accessory Structures – Rear Yard Exception. Detached one-story accessory structures may occupy 50 percent of the total area of a rear yard and shall maintain a minimum five-foot setback, except in the DT-2,500 zones.

(9) Bus Shelters. Bus shelters for school district or transit authority purposes may be located within a front yard setback when located on private property if they do not exceed 50 square feet of floor area and one story in height, provided all applicable site distance requirements are met.

(10) Projection Exception.

(a) Fireplace structures, bay or garden windows, enclosed stair landings, ornamental features, or similar structures may project into any setback, provided such projections are:

(i) Limited to two per required yard.

(ii) Not wider than 10 feet.

(iii) Not more than 18 inches into a side yard setback or two feet into a rear yard setback.

(iv) Not more than three feet into a front yard setback.

(b) Uncovered porches and decks which do not exceed 33 inches from finished lot grade may project into any setback, provided such projections do not extend more than six feet into a front yard setback or 18 inches into a side yard setback.

(c) Wheelchair ramps may project into any required setback.

(11) Rear Yards – Exception. In the case of triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line, may be considered the “rear lot line.”

(D) Height Standards. (See Figure 1 set forth in subsection (D)(2) of this section for measuring building heights.)

(1) Measurement. The height of a fence located on a rockery, retaining wall, or berm shall be measured from the top of the fence to the ground on the high side of the rockery, retaining wall, or berm.

(a) Walls, fences, and berms up to three feet in height may be located on any part of a lot. Open fences may be up to four feet in height.

(b) Walls, fences and berms up to six feet in height may be located to the rear of the front wall line of the principal residence unless otherwise determined to provide a site distance hazard by the building inspector.

(c) The provisions of this section shall not apply to fences required by state law to surround public utility installations, or to fences enclosing school grounds and public playgrounds. A building permit shall be required for construction of any wall or fence over six feet in height located within the city.

(2) Exceptions. Height standards shall not apply to the following:

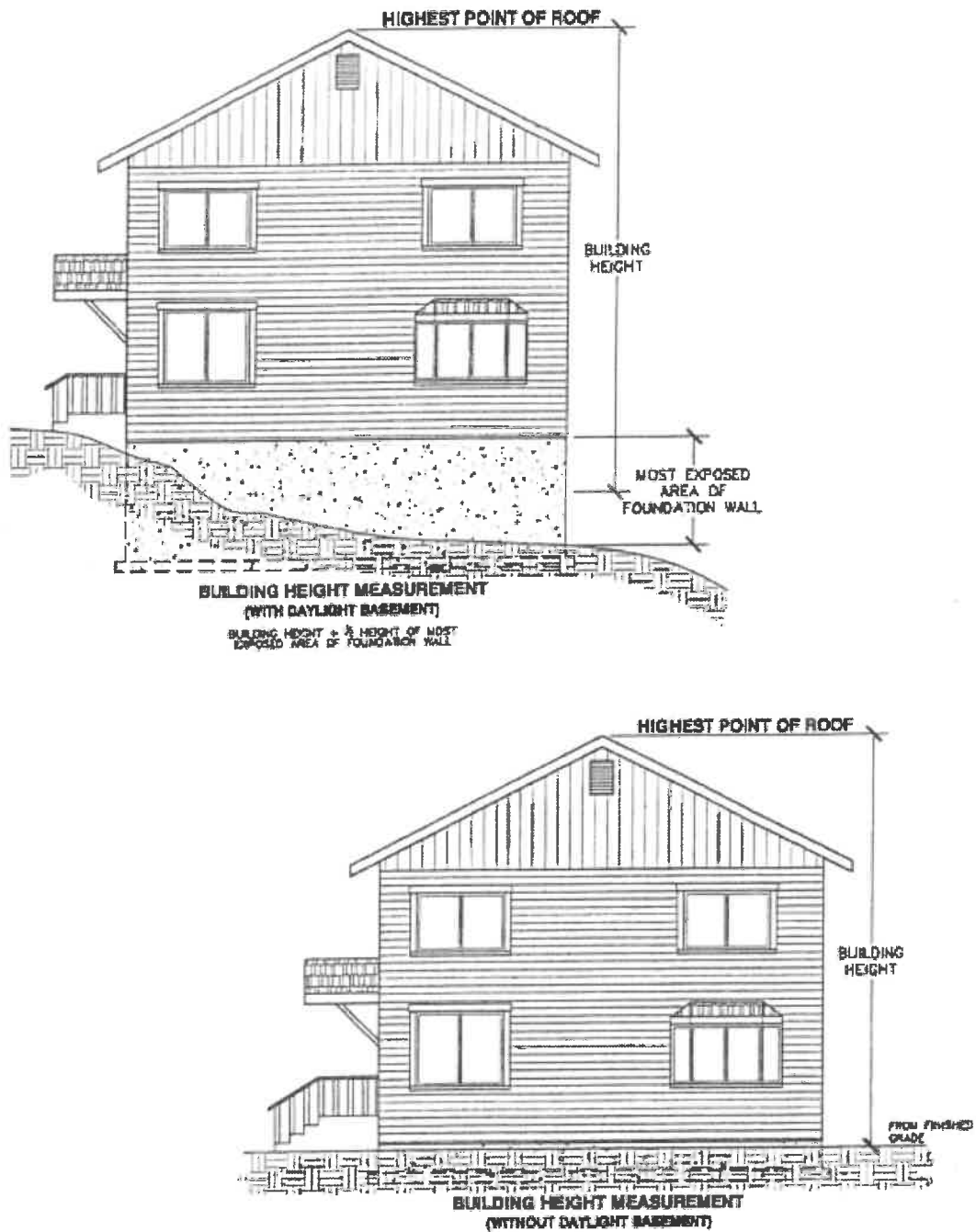
(a) Church spires, belfries, domes, chimneys, antennas, satellite dishes, ventilation stacks, or similar structures, provided the structure is set back from all property lines a distance equal to the height of the structure.

(b) Rooftop Mechanical Equipment. All rooftop mechanical equipment may extend 10 feet above the height limit of the zone, provided all equipment is set back 10 feet from the edge of the roof.

(c) Utility towers are subject to review of site location.

(d) Utility poles are limited to 30 feet in height unless the designated official determines that there is a special circumstance.

Figure 1 – Building Height Measurement



(E) General Development Standards.

(1) Existing Lot – Single-Family Dwelling Permitted. In any zone that permits a single-family dwelling unit, a single-family dwelling unit and permitted accessory structures may be

constructed or enlarged on one lot which cannot satisfy the density requirements of the zone where the lot was legally created prior to the effective date of this regulation. This section shall not waive the requirements for setbacks and height of the zone in which the lot is located.

(2) Combining Lots – Interior Yard Setback Exception. Where two or more lots are used as a building site and where principal buildings cross lot lines, interior yard setbacks shall not be required from those lot lines crossed by the principal building.

(3) Legally Created Lots – Development Permitted Proof.

(a) Development shall be permitted only on legally created lots.

(b) To establish that a lot has been legally created, the applicant must provide one of the following:

(i) A copy of formal plat, short plat, or large lot subdivision approved by Granite Falls separately describing the lot.

(ii) A copy of the boundary line adjustment or lot combination separately describing the lot.

(iii) Documentation that the creation of the lot was exempt from the provisions of the subdivision title.

(iv) A deed, contract of sale, mortgage, recorded survey, or tax segregation that separately describes the lot.

(c) Pipestem (Flag) Lots. Pipestem (flag) lots are allowed in the R-2.3, R-9,600 and R-7,200 zones. Pipestem (flag) lots may be approved subject to the criteria provided in this code.

(d) Bulkheads and Retaining Walls. Any structure constructed and erected between lands of different elevations used to resist the lateral displacement of any material, control erosion, or protect structures may be placed within required setbacks to a maximum height of six feet, provided all applicable site distance requirements are met.

(4) Development Standards for All Pipestem (Flag) Lots. All pipestem (flag) lots, irrespective of when platted, shall meet the following standards, subject to site plan review:

(a) All development of principal residences, accessory dwellings, garages, sheds, and other structures shall be built within the required setbacks.

(b) The “building area” within the setbacks shall be large enough to accommodate a 40-foot-diameter building circle to ensure that the shape of the lot is adequate to support development that results in attractive, usable open spaces.

(c) The perimeter treatment of the lot including the driveway portion may include fencing or landscaping to screen the development from adjacent properties.

(d) The maximum length of a “flag” shall be 200 feet.

(5) Sanitary Sewer Connection. All new developments requiring sanitary sewer facilities must connect to a public sewer system if the system is within 200 feet of the property line. If not within 200 feet, the development must connect at the time that public sewer becomes available to any property served by a private sewage disposal system. This connection must be made within 90 days of sewer availability.

Any existing septic system that fails to meet Snohomish health district standards must be repaired or replaced within 90 days of failure.

(6) Stormwater Drainage and Water Quality. All development shall comply with the Department of Ecology’s 2005 Stormwater Management Manual for Western Washington and revisions thereto. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.06.020 Landscaping and screening.

(A) Purpose. The purpose of this section is to establish standards for landscaping and screening, to maintain or replace existing vegetation, provide physical and visual buffers between differing land uses, lessen environmental and improve aesthetic impacts of development and to enhance the overall appearance of the city. Notwithstanding any other provision of this chapter, trees and shrubs planted pursuant to the provisions of this chapter shall be types and ultimate sizes at maturity that will not impair scenic vistas.

(B) Applicability. The standards set forth in this section shall apply to:

- (1) All uses of land which are subject to site plan or architectural design review;
- (2) The construction or location of any duplex or multifamily structure of three or more attached dwelling units;
- (3) Any new subdivision or manufactured/mobile home park;
- (4) The construction or expansion of any commercial structure or parking facility;
- (5) The construction or expansion of any industrial structure or parking facility.

(C) Landscape Plan. A plan of the proposed landscaping and screening of projects subject to this section shall be provided as part of the application and shall contain the following:

- (1) Identification of existing trees and tree canopies;
- (2) Significant trees and vegetation to remain;
- (3) New landscaping – location, species, diameter or size of materials using both botanical and common names. Drawings shall reflect the ultimate size of plant materials;
- (4) Identification of tree protection techniques.
- (5) Alternative Landscaping Plans. The city may authorize modification of the landscape requirements when alternative plans comply with the intent of this chapter and:
 - (a) The proposed landscaping represents a superior result than that which would be achieved by strictly following requirements of this section; or
 - (b) The alternative plan incorporates the increased retention of significant trees and naturally occurring undergrowth; or
 - (c) The alternative plan incorporates unique, historic or architectural features such as plazas, courts, fountains, trellises, or sculptures.
 - (d) The landscape plan shall be prepared by a professional landscape designer. The applicant must demonstrate expertise in landscape design in order to qualify/prepare landscape plans. This requires the submittal of a resume, and a list of recent project experience.

(D) Preservation of Significant Trees and Vegetation.

- (1) The city of Granite Falls shall assume jurisdiction and implementation of the Class IV Forest Practices Act as defined by the Washington State Department of Natural Resources (DNR).
- (2) All significant trees in required perimeter buffers or required setbacks pursuant to the applicable zoning district shall be retained. Retention of significant trees on the remaining portions of the site is encouraged, especially for conifers.
- (3) Significant trees removed from a required perimeter buffer or a required setback pursuant to the applicable zoning district shall be replaced at a ratio of three replacement trees for every significant tree removed. Conifer replacement deciduous trees shall be a minimum of two inches in diameter measured at a point two feet above the existing ground at the time of planting. Conifer replacement trees shall be a minimum of six feet

in height at the time of planting. The type and species of the replacement trees shall be subject to approval by the designated official.

(4) Significant trees are those which are over 15 inches in diameter measured at a point two feet above the existing ground.

(5) If the grade level adjoining a tree to be retained is altered such that the tree might be endangered, then a dry rock wall or rock well shall be constructed around the tree. The diameter of this wall or well must be approximately the diameter of the "drip line" of the tree.

(6) Impervious or compactible surfaces within the area defined by the drip line of any tree to be retained may be permitted if a qualified arborist certifies that such activities will not endanger the tree or trees.

(7) Retention of other existing vegetation that is equal to or better than available nursery stock is strongly encouraged.

(8) Areas of native vegetation designated as landscape or buffer areas shall be protected by a five-foot-wide no construction zone during construction. Clearing, grading or contour alteration is not permitted within this no construction zone unless a qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation.

(E) Requirements for Residential Developments.

(1) Perimeter Areas. Notwithstanding other regulations found in this chapter, perimeter areas not covered with buildings, driveways and parking and loading areas shall be landscaped. Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area within three years. One deciduous tree a minimum of two-inch caliper or one six-foot evergreen or three shrubs which should attain a height of three and one-half feet within three years shall be provided for every 500 square feet of the area to be landscaped. Vegetation utilized in low impact development facilities shall count toward landscaping perimeter requirements as approved by the designated official.

(2) Street Frontages.

(a) All street frontages shall include street trees planted no further apart than 30 feet.

(b) If due to the required location of driveways or utilities or topography prohibits the planting of street trees 30 feet on center then the designated official may approve street trees closer than 30 feet on center or the grouping of trees on site that

achieves the same total tree count as would have been achieved with trees 30 feet on center.

(c) Vegetation utilized in low impact development facilities may count toward street frontage requirements subject to approval by the designated official.

(F) Requirements for Commercial and Industrial Uses.

(1) Perimeter Areas. See subsection (E)(l) of this section.

(2) Buffer Areas. Where a development subject to these standards is contiguous to a residential zoning district or areas of residential development, then the required perimeter area shall be landscaped the full width of the setback areas as follows:

(a) A solid screen of evergreen trees or shrubs; or

(b) A solid screen of evergreen trees and shrubs planted on an earthen berm an average of three feet high; or

(c) A combination of trees or shrubs and fencing where the amount of fence does not exceed 50 percent of the linear distance of the buffer, planted so that the ground will be covered within three years.

(3) Areas without Setbacks.

(a) In areas where there is no required setback or where buildings are built to the property line, development subject to this chapter shall provide a street tree at an interval of one every 20 feet or planter boxes at the same interval or some combination of trees and boxes, or an alternative.

(b) Street trees shall be a minimum caliper of two inches and be a species approved by the city and installed to city standards. Planter boxes shall be maintained by the property owners and shall be of a type approved by the city.

(G) Parking Lot Landscaping and Screening. The standards of this section shall apply to all public and private parking lots and parking areas providing spaces for 10 or more cars.

(1) Perimeter Landscaping. In order to soften the visual effects or separate one parking area from another or from other uses, the following standards apply:

(a) Adjacent to a street or road, the minimum width shall be 10 feet wide. On all other perimeters the depth shall be a minimum of five feet. Where parking areas are bordered by more than one street, the landscape strip shall apply to both.

(b) Visual screening through one or any combination of the following methods is required:

(i) Planting of living ground cover as well as shrubs or trees which will form a solid vegetative screen at least three feet in height; or

(ii) A fence or wall at least three feet high combined with low planting or wall-clinging plant materials. Materials should be complementary to building design; or

(iii) Earth mounding or berms having a minimum height of three feet and planted with shrubs and trees.

(c) In order to protect vision clearances, areas around driveways and other access points are not required to comply with the full screening height standards. The specific horizontal distance exempt from this standard shall be 20 feet.

(2) Interior Small Parking Lot Landscaping. All parking lots that contain between 10 parking spaces and 20 parking spaces or are between 3,600 square feet and 6,000 square feet shall contain trees in interior parking landscape areas at intervals no greater than 30 feet in planting beds.

(3) Interior Medium Size Parking Lot Landscaping. All parking lots that contain 20 or more parking spaces or are between 6,000 square feet and 30,000 square feet in area shall have interior parking lot landscaping as follows:

(a) A minimum of five square feet of landscaped area per 100 square feet of vehicle use area, or fraction thereof; and

(b) Interior parking lot landscape areas no more than 50 feet apart.

(4) Interior Large Parking Lot Landscaping. Parking lots larger than 30,000 square feet in area shall have interior parking lot landscaping as follows:

(a) A minimum of seven square feet of landscaped area per 100 square feet of vehicle use area or fraction thereof.

(b) Interior parking lot landscape areas shall be no more than 50 feet apart.

(5) Vehicle Use Area. Vehicle use area shall include driveways.

(6) Minimum Area. The minimum size of individual planting areas shall be 64 square feet in order to provide a proper plant environment.

(7) Trees Required. Interior parking landscaped areas shall contain trees in compliance with the following:

- (a) Trees shall only be deciduous trees approved by the designated official.
- (b) Trees shall be a minimum of two-inch caliper at the time of planting.
- (c) Trees are required at a ratio of at least one per 64 square feet of landscaped area or fraction thereof.
- (d) Trees shall have a clear trunk to a height of at least five feet above the ground.
- (e) Trees shall be planted no closer than four feet from pavement edges where vehicles overhang planted areas.

(8) Shrubs and Ground Cover. Required landscaped areas remaining after tree planting shall be planted in shrubs and/or ground cover. The distribution of plants shall be adequate to ultimately achieve 75 percent ground coverage within three years after planting. Vegetation utilized in low impact development facilities shall count toward these landscaping requirements as approved by the city.

(9) Vehicle Overhang. Parked vehicles may overhang landscaped areas up to two feet by wheel stops or curbing.

(H) Deviation. The designated official can allow deviations from subsections (D) through (G) of this section to protect public safety, on-site critical areas and associated buffers and to accommodate unique or historical features of the site subject to the same number of trees and amount of landscaping being provided on or adjacent to the site as otherwise would have been provided pursuant to subsections (D) through (G) of this section without a deviation.

(I) Maintenance. Whenever landscaping is required under the provisions of this chapter, the following shall apply:

- (1) Shrubs and trees in the landscaping and planting areas shall be maintained in a healthy growing condition during the first three years after installation;
- (2) Planting beds shall not be located over impervious surfaces;
- (3) All landscaped areas shall be provided with automatic irrigation systems except landscaping on a single-family lot may be irrigated with hose bibs within 75 feet of plantings;
- (4) Dead or dying trees or shrubs shall be replaced immediately; and

(5) Planting areas shall be maintained free of noxious weeds and trash on a regular basis. [Ord. 974 § 9, 2019; Ord. 960 § 12 (Exh. K), 2018; Ord. 924 § 2 (Exh. A), 2017; Ord. 915 § 8 (Att. D), 2016; Ord. 905 § 1 (Att. A), 2016; Ord. 827 § 17, 2012; Ord. 740 § 1 (Exh. A), 2007.]

19.06.030 Fences.

(A) Purpose. The purpose of this section is to help explain the city's fence regulations in residential areas.

(1) Fences and hedges over 48 inches high but less than 72 inches high may be located in any yard. On a street setback yard, for any portion of a fence or wall over 48 inches high, 80 percent of the fence area shall be open to light and vision.

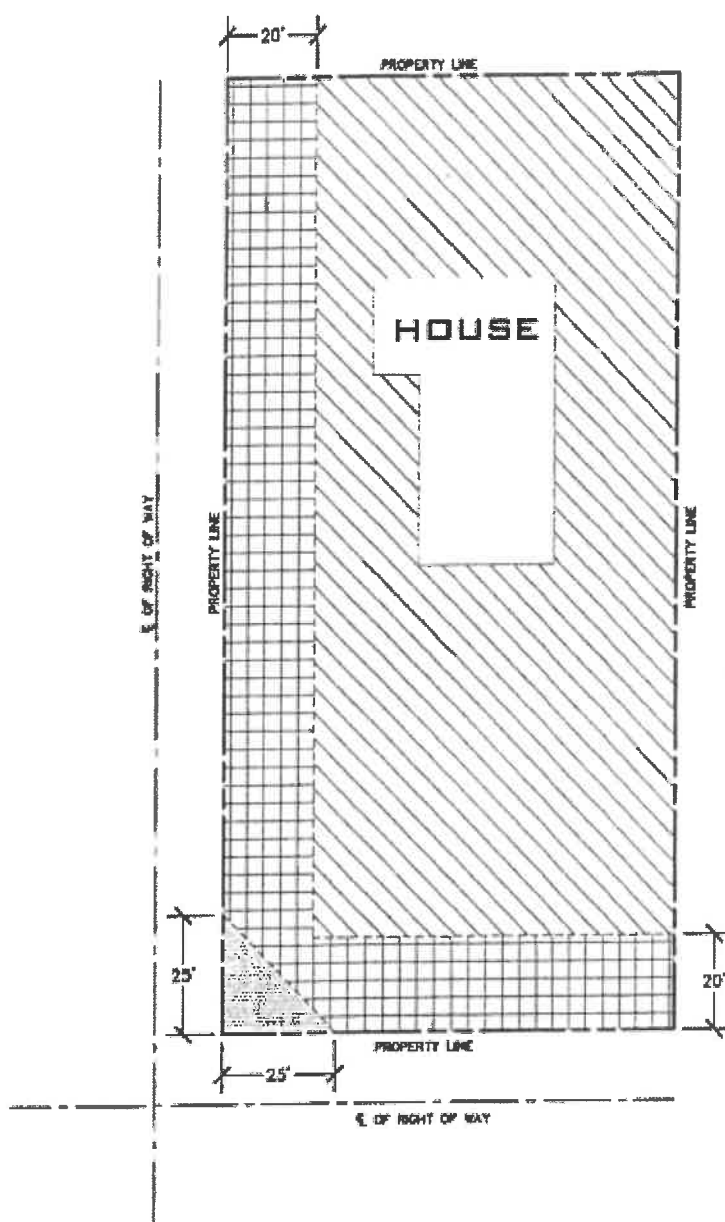
(2) At the intersection of two street setback areas, no structure or hedge shall exceed 36 inches in height for the triangular area formed by 25 feet of each street lot line from the point of intersection, or center of the arc of the curve, and a line connecting the ends of these lines.

(3) In a residential area, the street setback area extends 20 feet from the edge of the public right-of-way into the yard. It is the person putting up the fence's responsibility to accurately determine property line locations before construction.




(B) The designated official or designee may allow for administrative deviation to fences that do not conform to the regulations of this section.

(1) As part of approving fences under this section, the designated official may impose conditions or limitations on fences allowed under this section to ensure that such fences conform with the purpose and intent of this chapter and this title.

Figure 2 – Allowable Fence Heights



ALLOWABLE FENCE HEIGHTS

	36" MAXIMUM
	72" MAXIMUM (ABOVE 48" MUST BE 80% OPEN)
	72" (6 FOOT) MAXIMUM

[Ord. 994 § 4, 2020; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.06.040 Sign regulations.

(A) Purpose. Our sign code is our "Guidebook to Success in Visual Communication" in Granite Falls. It is designed to maximize our effectiveness, efficiency, and consistency in:

- (1) Informing or reminding visitors and residents of available goods, services, and events of which they may have been unaware;
- (2) Guiding them physically to the appropriate location(s);
- (3) Maintaining an aesthetic appearance and style in concert with the cohesive public image the city is striving to portray.

We encourage creativity and diversity in "on-premises" signs, and regulate them only insofar as they must fit the scale and character of the business they serve.

(B) Intent. The intent of this section is to regulate the number, size, location, height, illumination, character, and other pertinent features of signs, in order to provide adequate identification and advertising for business, and access to advertising signage in a manner that will promote fair economic competition and at the same time protect the public health, safety, and welfare of the city.

(C) General. This section shall govern all regulations not identified in subsequent sections.

(1) All signage used per site or tenant shall be counted towards the total allowed for the site or tenant maximum unless otherwise exempted.

(2) Wall Sign Location. No wall sign shall project more than 18 inches from the wall of a building, nor extend above the eave or deck line of the building upon which it is located; except those located upon parapet walls, wherein they may be located above the deck line but not above the height of the parapet wall.

(D) Residential. This subsection shall govern signage in the riverfront residential (R-2.3), residential 9,600 (R-9,600), residential 7,200 (R-7,200), downtown residential (DT-2,500), and multiple residential (MR) residential zoning districts.

(1) Address signs must comply with the fire and postal code requirements and shall not count towards the maximum number or size requirements.

(2) One of the following is allowed for each multifamily development of six or more units:

- (a) Freestanding Signs. Applicable to multifamily properties containing six or more dwelling units, identifying the name of the development.

(i) Size. Surface area shall not exceed 32 square feet per face.

(ii) Location. Subdivision and/or multifamily complex identification signs are to be located at the public entrance from a right-of-way.

(iii) Setback. Setback to be a five-foot minimum setback from all property lines.

(iv) Height (Maximum). Shall not exceed 10 feet in height.

(v) Number Permitted. One per public entrance.

(b) Wall Signs. Applicable to multifamily properties containing four or more dwelling units. Not to include building number identification.

(i) Size. Sign surface area shall not exceed 32 square feet.

(ii) Number Permitted. One per site.

(3) Home Occupation Signs.

(a) Size. Surface area shall not exceed four square feet per face for a total of eight square feet for all signage including wall-mounted, freestanding and suspended signs.

(b) Location. Individual dwelling unit identification signs are to be located on the wall of a dwelling unit, next to the primary entrance or in the window.

(c) Freestanding, applicable to single-family residential only; one sign not to exceed five feet in height, and four square feet per face. Setback shall be a minimum of five feet from all property lines.

(d) Suspended Signs. One suspended sign per residence, not to exceed four square feet per face, maximum two faces, and must comply with the height and safety requirements stated for suspended signs in subsection (H)(5) of this section.

(4) Signs, Other, Such as Would Identify a Residence or State a Point of View. Shall not include signs otherwise referenced in this section, and shall not include off-premises commercial advertising, home occupations or signs otherwise regulated or exempted by this section.

(a) Size. Shall not exceed four square feet in area per each face (maximum of two faces).

(b) Location. Freestanding signs shall be located at least five feet from all property lines. Wall signs shall not be located on or above the eave line.

(5) Nonresidential Uses. Nonresidential uses permitted, conditionally permitted or accessory in residential zoning districts shall follow subsections (D)(3) and (4) of this section.

(E) Public Ownership Zone. This subsection shall govern signage in the schools, parks and miscellaneous within the public ownership zone.

(1) All residential sign users in this zoning district will follow the residential criteria of subsection (D) of this section.

(2) Signage Calculation. The lesser of one-half square foot of signage, per one lineal foot of property frontage; or one square foot of signage, per one lineal foot of building frontage.

(3) Site Signage Maximum. Not to exceed 250 square feet per site.

(4) Freestanding Signs.

(a) Size. Surface area shall not exceed 100 square feet per sign face.

(b) Setback. Setback shall be a minimum of five feet from all property lines.

(c) Height (Maximum). Shall not exceed 25 feet in height.

(d) Number Permitted. One per site, with the following exception:

(i) Parcels with more than 300 lineal feet of frontage are granted one additional freestanding sign; provided, that they are located more than 200 lineal feet apart as measured by a straight line, not to exceed two per site.

(F) General Commercial, Industrial Retail, Light Industrial and Heavy Industrial. This subsection shall govern signage in the GC, IR, LI and HI zoning districts.

(1) All residential sign users in these zoning districts will follow the residential criteria of subsection (D) of this section.

(2) A single occupancy building within this zone, regardless of size, has the right to a minimum sign area of 40 square feet.

(3) Single Occupancy Building.

(a) Signage Calculation. Two square feet of signage per lineal foot of building frontage.

(b) Site Signage Base Maximum. Shall not exceed 250 square feet per site.

(4) Multiple Occupancy Building.

(a) Signage Calculation. Two square feet of signage per lineal foot of building frontage.

(b) Site Signage Base Maximum. Shall not exceed 250 square feet per site with the following exceptions:

(c) Signage Increase Above Base Maximum. For each additional tenant with an active business license to do business at that address, the maximum allowable signage increases an additional 32 square feet per tenant, but shall not exceed 378 square feet (multiple tenant maximum).

(i) Newly created tenant spaces shall be allowed one tenant identity wall sign located above that particular tenant's entry; shall not exceed 12 square feet.

(d) If the site has reached the multiple tenant maximum and additional tenants are added then the building is allowed directory signs in accordance with subsection (F)(4)(c)(i) of this section.

(5) Freestanding Signs.

(a) Surface Maximum (Single Occupancy Building). Shall not exceed 100 square feet per sign face.

(b) Surface Maximum (Multiple Occupancy Building). Shall not exceed 100 square feet per sign face.

(c) Setback. Setback shall be a minimum of five feet from all property lines except where topography or nonstandard configuration of the abutting right-of-way and street improvements or other unique physical circumstances exist, the city designated official may allow a setback of less than five feet to achieve the stated purpose and intent of this section. Any sign located within five feet of a street right-of-way shall not be located so as to interfere with drivers' or others' visibility at intersections or at place of ingress or egress.

(d) Height (Maximum). Shall not exceed 35 feet in height.

(e) Number Permitted. One per site, with the following exceptions:

(i) Parcels with more than 400 lineal feet of street frontage shall be granted one additional freestanding sign; provided, that they are located more than 200 lineal feet apart as measured by a straight line for a total of no more than two per site.

(6) Site Signage Maximum Increase. If the site is permitted one additional freestanding sign, the site is granted 60 additional square feet of signage above the base or multiple tenant maximum to be applied towards a freestanding sign or wall sign. Site signage shall not exceed 310 square feet for single occupancy buildings or 438 square feet for multiple occupancy buildings.

(G) Central Business District (CBD). This subsection shall govern signage in the CBD zoning district.

(1) All residential sign users in this zoning district shall follow the residential criteria of subsection (D) of this section.

(2) A single occupancy building within this zone, regardless of size, has the right to a minimum sign area of 32 square feet.

(3) Signage Calculation. Two square feet of signage per lineal foot of building frontage.

(4) Site Signage Base Maximum (Single Occupancy Building). Shall not exceed 150 square feet of signage per site.

(5) Site Signage Base Maximum (Multiple Occupancy Building). Shall not exceed 150 square feet of signage per site with the following exceptions:

(a) Signage Increase Above Base Maximum. For each additional tenant after the first tenant, the maximum allowable signage increases an additional 20 square feet per tenant; shall not exceed 230 square feet for the entire site (multiple tenant maximum).

(b) If the site has reached the base or multiple tenant maximum and if new tenant spaces are created then the building is allowed directory signs in accordance with subsections (G)(7) and (F)(4)(c)(i) of this section.

(6) Corner Lot. Parcels with frontage on two or more public rights-of-way shall be granted an additional 40 square feet of signage above the base or multiple tenant maximum.

(7) Multiple Occupancy Buildings. Multiple occupancy buildings with shared public entrances are allowed one directory sign per street frontage with a public entrance, located on the wall of the building next to the entrance. Shall not exceed six square feet in

surface area. Shall not count against base or multiple tenant maximum if adhering to this provision.

(8) Freestanding Signs.

(a) Surface Maximum (Single Occupancy Building). Shall not exceed 50 square feet per sign face.

(b) Surface Maximum (Multiple Occupancy Building). Shall not exceed 80 square feet per sign face.

(c) Setback. No minimum setback from property lines is required; provided, that the designated official approves visibility.

(d) Height (Maximum). Shall not exceed 25 feet in height.

(e) Number Permitted. One per site, with the following exception:

(i) Parcels with more than one street frontage shall be granted one additional freestanding sign; provided, that they are not located on the same frontage.

(9) If a parcel of land in the CBD is 15,000 square feet or larger and has a street frontage of 135 lineal feet or greater, then the GC signage allotment (subsection (F) of this section) applies, with the exception that freestanding signs shall conform to the height limit in the CBD.

(10) Location.

(a) Sidewalks and corners at the intersection of Stanley Street and Granite Avenue shall remain clear of all signs with the exception of directional signs, maximum three and one-half square feet, displayed for same day event signs as approved by the city's designated official – see subsection (I)(4) of this section.

(b) Signs shall not be located on, or at an elevation above, the ridge of the roof or the top of the roof deck.

(c) Signs shall be positioned to complement the architecture of the building on which they are located. Signs shall not interrupt or overlap architectural features such as cornices, columns, trim and windows, excluding interior applied window signs.

(d) Signs shall not extend beyond the wall on which they are located, excluding approved projecting signs as referenced in subsection (H)(2) of this section.

(H) Sign Variations in the CBD, GC, IR, LI and HI Zones.

(1) Portable Signs. This subsection shall govern portable signage as described in the CBD, GC, IR, LI and HI zoning districts.

(a) Residential users are not allowed portable signs, including those operating with a home occupation business license.

(b) Not Permitted. Portable signs are not permitted in any zoning districts other than those listed under this subsection (H), excluding off-premises directional signs.

(c) Size. Shall not exceed two feet in width and three feet in height.

(d) Attachment. Not to be permanently affixed to the ground.

(e) Location. Shall meet the following requirements:

(i) Shall be located on the premises for which it is advertising, in the location specified under the approved permit. Not to be located in the public right-of-way. Not to be located in required parking areas, affixed to or covering required landscaping such as bushes or shrubs.

(ii) Shall not interfere with pedestrian movement, nor impede the vision or block the movement of motorists on private or public rights-of-way.

(iii) Portable signs in the central business district may be located on the public sidewalk directly in front of the sponsoring business; provided in a manner they not impede pedestrian movement. Additionally, the location requirements codified at subsection (H)(1)(e) of this section and the permit requirements found in subsection (H)(1)(e)(viii) of this section must be satisfied.

(iv) Duration. To be displayed during business hours only.

(v) Number. One per business and a maximum three per building.

(vi) Illumination. Not permitted.

(vii) Construction. Portable signs shall be constructed of durable, rigid, all-weather materials (i.e., plywood, plastic, etc.) so as not to lose their structural integrity in inclement weather. Sign must be of a sufficient weight and stature to ensure that it will remain in place during high winds.

(viii) Owners of portable signs shall be required to keep their signs legible and well maintained.

(2) Projecting Signs. This subsection shall govern projecting signage in the CBD, GC, IR, LI, and HI zoning districts.

(a) Residential users are not allowed projecting signs, including those operating with a home occupation business license.

(b) Size. Shall not exceed five feet in horizontal projection and 20 square feet total.

(c) Clearance. Minimum nine feet of vertical clearance from grade or sidewalk.

(d) Projection from Building Wall. Shall not project more than five feet from building wall with the leading edge. Interior edge not to project more than six inches from the building wall.

(e) Projection over Right-of-Way. Only those projecting signs located in the central business district may be permitted to project into the public right-of-way, provided they meet all requirements relating to traffic, construction, safety and size.

(f) Additional Permit Requirements. When deemed necessary due to safety concerns, those projecting signs located in the central business zoning district, over the public right-of-way, shall require the applicant to provide the city with a letter of indemnification appropriate to the city attorney, holding the city harmless for loss or injury resulting from the sign.

(3) Window Signs. This subsection shall govern window signage as described in CBD, GC, IR, LI, and HI zoning districts.

(a) Residential users are not allowed window signs for commercial purposes, including those operating with a home occupation business license.

(b) Window signs shall follow the requirements listed below and shall be considered exempt from being calculated as part of the total allotted sign area:

(i) Total area of window signage shall not exceed one-third (33 percent) of the window, as measured as the length times the width of the windowpane.

(ii) Window signage area may not be transferred from one window to another.

(iii) Glass doors should not exceed 20 percent coverage.

(c) Lighted window signs are allowed in all zones, except any residential zone, including those operating with a home occupation business license.

(d) Electronic window signs, open/closed signs, and business identification and product services signs are allowed to be on 24 hours a day.

(e) Number Permitted. A total of three lighted signs, one open/closed/hours plus two lighted signs identifying the business, service or products, shall be the maximum allowed, per tenant space, otherwise as may be permitted by this code.

(f) Size Allowed. Any lighted window signs including electronic signs are allowed three square feet each and are not counted toward total signage allowed.

(4) Roof Signs. This subsection shall govern roof signage as described in CBD, GC, IR, LI, and HI zoning districts.

(a) Residential users are not allowed roof signs, including those operating with a home occupation business license.

(b) Size. Roof signs shall not exceed 20 square feet in surface area or four feet in height per tenant.

(c) Location. Roof signs shall be located on or above the eave or deck of the roof.

(d) Attachment. Signs shall be installed in such a manner that there are no visible angle iron supports, guy wires, braces, or secondary supports. Signs shall appear to be an architectural or integral part of the roof.

(e) The total, cumulative area of roof signs shall be counted as part of the base or multiple tenant maximum.

(5) Suspended Signs. This subsection shall govern suspended signage as described in CBD, GC, IR, LI, and HI zoning districts.

(a) Residential users for suspended signs, refer to residential signage in subsection (D) of this section.

(b) Size. Shall not exceed 10 square feet in surface area.

(c) Clearance. Minimum nine feet of vertical clearance from grade or sidewalk. Sign shall not be suspended more than one foot below the attachment point.

(d) Location over Public Sidewalk. Only those suspended signs located in the central business district may be permitted to suspend over the public sidewalk, provided they meet all requirements relating to traffic, construction, safety and size and are attached to an approved awning, canopy, marquee or porte cochere.

(e) Additional Permit Requirements. When deemed necessary due to safety concerns, those suspended signs located in the central business district, over the public right-of-way, shall require the applicant to provide the city with a letter of indemnification appropriate to the city attorney, holding the city harmless for loss or injury resulting from the sign.

(6) Banner Signs.

(a) Size. Shall not exceed the lesser of 20 percent of the area of the wall face to which it is attached, or 75 square feet in area, as measuring the extreme edges of the banner.

(b) Location. Shall be located completely on the wall of the building or leased space of the sponsoring business. Not to be located in required parking areas, upon poles, other constructed frame, affixed to or covering required landscaping, utility poles or vehicles.

(c) Attachment. Shall be affixed so as not to fall in high winds or storm events.

(d) Maintenance. Shall remain legible, and be well maintained.

(e) Duration. Shall be limited to 90 days total per calendar year per site, regardless of alternating banners. To be used in increments up to 15 days. Signs announcing the opening or closing or relocation of a business shall be permitted for 60 days from issuance of a business license, without being counted against the standard annual duration permitted. Upon removal, a banner may not be re-erected for duration equal to the time it was displayed.

(f) Number Permitted. One banner per wall or frontage, not to exceed two per building.

(g) Permit Requirements. A permit shall be issued with the applicant notifying the city of the proposed date(s) and location for the display of the banner(s).

(h) Not Permitted. Residential users are not allowed banner signs, including those operating with a home occupation business license.

(i) The use of banners as a primary business sign is prohibited.

(7) Air-Supported Structures, Inflatable Objects, Kites and Searchlights.

(a) Size, Height, and Illumination. Shall adhere to all applicable city, state and federal requirements relating to public safety, air and vehicular traffic control and the like. Kites and inflatable objects such as balloons shall not be operated more than 150

feet from the grade of the earth beneath the point of attachment, without written waivers from the Federal Aviation Administration.

(b) Location. Shall be located on the premises for which it is advertising, in the location specified under the approved permit. Not to be located in the public right-of-way. Shall not be located in required landscaping or parking areas. Shall not interfere with pedestrian movement, nor impede the vision or block the movement of motorists on private or public rights-of-way.

(c) Maintenance. Must be well maintained.

(d) Duration. Shall be limited to 30 days total per calendar year per type of use, i.e., air-supported structure, inflatable object or searchlight per site, regardless of alternating banners. To be used in increments of up to 15 days. Upon removal, the structure may not be re-erected for a duration equal to the time it was displayed.

(e) Number Permitted. Only one air-supported structure, inflatable object or searchlight shall be permitted individually at one time per site. Upon removal, the structure may not be re-erected for a duration equal to the time it was displayed.

(f) The beam of the searchlight shall not flash against any building or sweep an arc greater than 45 degrees from vertical.

(g) Permit Requirements. A permit shall be issued with the applicant notifying the city of the proposed date(s) and location for the display of the temporary sign(s).

(8) Changeable Message and Electronic Signs. This subsection shall govern signs on which the message can be changed, such as reader boards and electronic signs.

(a) Electronic signs located indoors and within three feet of a window are permitted in all zones except all residential zones, including those operating with a home occupation business license.

(b) Changeable message and electronic signs are allowed on all properties that do not have a principal use of single-family residential.

(c) Changeable copy areas of a sign shall be included as part of the permitted sign area.

(d) Freestanding/Monument Changeable Message and Electronic Sign Size.

(i) The surface area of the changeable message or electronic signs shall be no more than 50 percent of the maximum sign surface area allowed for nonchangeable signs, specific to the zoning district in which it is proposed.

(ii) Motor vehicle service stations and convenience stores with gas pumps may utilize up to 20 square feet of the permitted surface area of a freestanding sign for changeable prices of motor fuel only. The price display may be electronic as long as it meets the requirements of this section and does not create a traffic safety issue by glare or include blinking lights.

(iii) Movie theaters and other performance/entertainment facilities may utilize up to 80 percent of the permitted surface area of a freestanding or monument sign for display of names of films, plays or other performances currently showing on the site.

(e) Location.

(i) Shall be located according to the requirements for signs in the applicable zoning district in which it is proposed.

(ii) Shall be an on-premises sign, except for changeable message and electronic signs owned and operated by the fire district, school district, city or a single nonprofit organization approved by city council providing noncommercial, public service information may be off-premises signs.

(f) Wall/Building Mounted Changeable Message and Electronic Signs Size Allowed. The surface area of wall or building mounted changeable message and electronic signs shall be no larger than 33 square feet.

(g) Electronic Sign Display.

(i) Shall not change more rapidly than once every five seconds except for electronic signs which provide alternate message only as to time and temperature which may change at a rate no greater than one message every two seconds.

(ii) The display shall not appear to flash, undulate, pulse or portray explosions, fireworks, flashers or bursts of light and/or graphics and blinking or chasing lights.

(iii) The display shall not appear to move toward or away from the viewer, expand or contract, bounce, rotate, spin, twist or otherwise portray movement or animation as it comes onto, is displayed on, or leaves the sign.

(iv) All electronic signs shall be equipped with a device that automatically dims the intensity of the lights during hours of darkness.

(h) Number Permitted.

(i) Not to exceed one changeable message or electronic sign per parcel or commercial, industrial or business complex, not in addition to the number of freestanding signs permitted for the site.

(ii) Not to exceed one changeable message or electronic sign per business.

(i) Permit Requirements. Permit applications must include a copy of the manufacturer's operating manual, which includes the manufacturer's recommended standards for light levels, scrolling or traveling speed and other display operations.

(9) Given the ongoing changes in technology and materials, any sign type not included above will be addressed and reviewed by the city's designated official.

(I) Temporary Signs.

(1) Sale/Rental/Lease Signs.

(a) Residential Zones. Signs announcing the sale, rental, or lease of property located in the riverfront residential (R-2.3), residential 9,600 (R-9,600), residential 7,200 (R-7,200), downtown residential (DT-2,500) and multi-residential (MR) zoning districts shall adhere to the following requirements:

(i) Size, Height. Sign face shall not exceed three feet in width by five feet in height. Not to exceed six feet in overall height.

(ii) Location. Shall be located within the confines of the subject property.

(iii) Illumination. Not permitted.

(iv) Duration. Shall be removed no later than 10 days following the sale, rental or lease of the property or unit listed.

(v) Number Permitted. Shall not exceed one per parcel/unit.

(b) CBD, GC, IR, LI, HI Zones. Signs announcing the sale, rental, or lease of property located in the CBD, GC, IR, LI, and HI zoning districts shall adhere to the following requirements:

(i) Size, Height. Sign face shall not exceed four by eight feet. Not to exceed six feet in overall height.

(ii) Location. Shall be located within the confines of the subject property.

(iii) Illumination. Not permitted.

(iv) Duration. Shall be removed no later than 10 days following the sale, rental or lease of the property or unit listed.

(v) Number Permitted. Shall not exceed one per parcel/unit. A second real estate sign may be permitted for parcels fronting on two public streets.

(c) Off-Premises Directional. Off-premises directional signs for the announcement and direction to residential real estate open houses and garage/yard sales in the residential zoning districts and residential uses in the public open space and limited open space zoning districts shall be permitted according to the following requirements:

(i) Size, Height. Shall not exceed six square feet in surface area. Not to exceed three feet in overall height.

(ii) Location. Shall be located no more than 25 feet in any direction from a street intersection at the curb line. Shall be located a minimum of five feet from the edge of a street intersection without a curb line. On streets containing curb, gutter and sidewalk, signs shall be located in a manner not to impede pedestrian movement.

(iii) Attachment. Not to be permanently affixed (including staking) to the ground. Not to be located on utility poles.

(iv) Illumination. Not permitted.

(v) Duration. Signs shall be erected only during daylight hours when a salesperson or duly appointed representative is on site.

(vi) Number Permitted. No more than one on-premises and five off-premises signs per open house or sale.

(vii) Construction. Signs shall be constructed of a durable, rigid, all-weather material (i.e., plywood, plastic, etc.) so as not to lose their structural integrity in inclement weather. Sign must be of a sufficient weight and stature to ensure that it will remain in place during high winds. Owners of signs shall be required to keep their signs legible and well maintained.

(2) Construction Signs. Signs identifying the architects, engineers, contractors, developers, financing institutions and other individuals or firms associated with the project are permitted according to the following requirements:

(a) Size, Location. Shall conform to the size and location regulations as set forth by zoning districts in subsection (I)(1) of this section.

(b) Illumination. Not permitted.

(c) Duration. Signs shall be permitted after the issuance of a building permit, and removed upon issuance of a certificate of occupancy from the city of Granite Falls building department.

(d) Number Permitted. No more than four per parcel in residential zoning districts, and six per parcel for all other zoning districts. Residential construction in the public ownership zoning district shall only be permitted four per parcel.

(3) Future Home or Future Use Signs. Signs identifying the proposed use on a vacant or developed parcel are permitted according to the following requirements:

(a) Size, Location. Shall conform to the size and location regulations as set forth by zoning district in subsection (I)(1) of this section. However, formal subdivisions which have preliminary plat approval may have one sign announcing the plat per public entrance, not to exceed four feet in width by eight feet in height.

(b) Illumination. Not permitted.

(c) Number Permitted. No more than one per parcel or proposed development.

(d) Duration. Shall be erected no more than 12 months before construction or intended use the announcement is describing. Shall be removed upon either of the following: the issuance of a certificate of occupancy or the completion of a permanent sign, or for residential uses, when 75 percent of the units or homes have been sold, leased or rented.

(4) Sidewalks and corners of Stanley Street and Granite Avenue shall remain clear of all signs with the exception of directional signs, maximum of three and one-half square feet, displayed for same day event signs as approved by the city's designated official.

(5) Signs Over Right-of-Way (Permit Required). Signs including banners and signs erected upon city-approved sign structures may be permitted in and/or over public right-of-way in locations approved by the city in accordance with the following requirements:

(a) Application. A city-approved application shall be submitted with the required fee as outlined in the city of Granite Falls fees resolution, no more than 90 days prior to the event date.

(b) Size. Banner signs shall be no more than 100 square feet in area. Freestanding signs shall be no larger than eight feet by four feet. The name of the local event sponsor(s) is not to exceed 25 percent of the total sign surface.

(c) Duration. An approved sign may be erected no more than 14 days prior to the event date and remain no longer than seven days after the event.

(J) Murals. This subsection shall govern murals in all zoning districts.

(1) Permit Exemption. Murals may be painted or otherwise placed on any building or structure where permitted. However, a rendition of the mural shall be reviewed and approved by the city's designated official prior to placement, to ensure that it is not a commercial sign nor contains a commercial message.

(2) Permit Required. Murals containing a commercial sign message shall require a sign permit and shall only be allowed on premises in the CBD, GC, IR, LI, and HI zoning districts. The commercial "display area" of the mural shall be calculated against the allowed signage for the site and/or tenant.

(K) Illumination. This subsection shall govern illumination of signs where permitted in the city.

(1) The light directed upon, or internal to, any sign shall be shaded, shielded or directed so that the light intensity or glare shall not adversely affect the surrounding or facing premises, or adversely affect safe vision of operators of vehicles moving on public or private roads, highways or parking areas, or adversely affect safe vision of pedestrians on a public right-of-way. Glare and intense lighting of signs shall not shine on or directly reflect into residential structures.

(L) Exemptions. Subject to the requirements of this section, the following signs shall be exempt from all provisions of this section, except for construction, safety regulations and permitting requirements for permanent signs or where otherwise referenced in this section.

(1) Political Signs.

(a) Private Property. Not to exceed 32 square feet in area per sign. To be removed 10 days following the date of the election or item of public vote.

(b) Private Property (Campaign Headquarters). Political signs may be larger than 32 square feet; provided, that they adhere to the size requirements of the underlying zoning district in which they are located.

(c) Public Right-of-Way (Off-Premises).

(i) Size and Height. Political signs shall not exceed 32 square feet in area. No political sign may exceed six feet in height.

(ii) Location. Permits for political signs are not required. Political signs may not be placed on private property without the permission of the property owner. In

parking strips and public rights-of-way where the placement of a political sign may be fairly attributed to a neighboring property owner, permission of that owner must first be obtained prior to placement. Political signs may not be located so as to impede driver vision or represent an obstruction or hazard to vehicular or pedestrian traffic. On public property, not part of the public right-of-way, relevant city departments may designate an area or areas for the placement of political signs in order to ensure that placement will not interfere with the intended use of that land.

(iii) Removal of Election Signs. Off-premises political signs shall be removed within 10 days of the date of the election to which the sign pertains. Failure to remove political signs within the time limit provided shall constitute a violation of this code and be punishable as such. In the event that city personnel are required to remove signs from public rights-of-way after expiration of the time limit for removal, all costs associated with such removal shall be the responsibility of the candidate or campaign organization for whom the sign was posted and shall be collected in addition to any other penalty applicable to failure to remove the sign.

(iv) Public Works Projects. The public works department may remove signs from public rights-of-way in order to conduct periodic maintenance activities or public works projects. Signs removed for this purpose may be picked up at City Hall. Signs not picked up after 30 days will be discarded.

(v) Removal of Signs in Disrepair. The city may remove any sign which is in a state of disrepair from the public right-of-way or public property at any time. For purposes of this subsection, a sign is in a state of disrepair if it is ripped, torn, broken, faded, obliterated, obscured, dilapidated, blown down, knocked over or in any other state in which its message has ceased to be readable or legible.

(2) Public Informational Signs. Signs of a noncommercial nature and erected in the public interest, by or on the order of a city employee, such as traffic and safety advisory signs.

(3) Directional Signs for City Facilities or City-Sponsored Functions. City entrance/exit signs, memorial and historical markers.

(4) Way-Finding Sign Program Signs. Way-finding signs owned and maintained by the city may be located within and adjacent to public right-of-way within the city of Granite Falls. The signs may include gateway signs at key city entrances, directional signs for en-route guidance, and destination signs at or near a specific use. Way-finding signs are subject to a way-finding sign program and specifications approved by the Granite Falls city council.

(5) Integral Signs. Names of buildings, dates of erection, monumental citations, commemorative tablets and the like, when carved into stone, concrete or similar material

made of bronze, aluminum, steel or other permanent type of construction and made an integral part of the structure, not exceeding 10 square feet in area and not projecting more than six inches from the face of the structure.

(6) Address signs meeting the requirements of applicable emergency services departments and the city engineer for adequate visibility from the right-of-way.

(7) Signs required by law.

(8) Warning signs and other on-site informational signs not to exceed four square feet in surface area.

(9) Seasonal decorations appropriate with the applicable holiday. Said decorations are to be removed 10 days following the holiday or season.

(10) The flag of governmental and public institutions.

(11) The flag of a commercial institution not advertising a product to be left loose to fly in the breeze. Not to exceed one per business and 20 square feet in surface area.

(12) Legal notices and official instruments.

(13) Decorative flags and bunting for a celebration, convention or commemoration of significance to the community located on public right-of-way, when authorized by the city council for a prescribed period of time.

(14) Signs incorporated into machinery or equipment by a manufacturer or distributor which identify or advertise only the product or service dispensed by the machine or equipment, such as signs customarily affixed to vending machines, newspaper racks, telephone booths or gasoline pumps.

(15) Advertising signs located on licensed taxicabs and buses or commercial vehicles operating during the normal course of business.

(16) Credit card or membership signs not to exceed two square feet in area, or more than two per business.

(17) A maximum of two menu boards or price lists for drive-through facilities not to exceed 24 square feet in surface area located adjacent to and oriented toward the drive-through aisle. A permit shall be required for construction purposes.

(18) Menus, not to exceed four square feet in area, mounted on the wall or window adjacent to entrances to restaurants.

(M) Prohibited Signs. The following signs are prohibited in the city of Granite Falls:

- (1) Signs that contain statements, words or pictures of an obscene, indecent or immoral character such as will offend public morals or decency under the prevailing statutes or U.S. Supreme Court rulings.
- (2) Signs that resemble any official sign or marker erected by any governmental agency, or that by reason of position, shape or color would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, color, or illumination that may be reasonably confused with or construed as or conceal a traffic control device.
- (3) Signs that are of such an intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist or pedestrian using or entering the public right-of-way, or that are a nuisance or hazard to occupants of any property because of glare or other characteristics.
- (4) Signs attached to public vegetation, utility poles, traffic control devices, lampposts, or city-owned structures and properties unless otherwise allowed pursuant to state or federal laws.
- (5) Signs that are in violation of the building, electrical or fire codes adopted by the city.
- (6) Signs on, attached to or a part of advertising vehicles.
- (7) Portable reader board signs including trailer signs.
- (8) Signs with visible moving, revolving or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by optical illusion, motion, electrical, electronic or mechanical means, except for traditional barber poles.
- (9) Signs which are animated, or have the appearance of movement of a sign display through the use of patterns of lights, changes in color or light intensity, computerized special effects or through any other method except as permitted.
- (10) Video signs visible from public right-of-way and/or adjacent properties.
- (11) Signs that contain bare bulbs in excess of 165 lumens.
- (12) Holographic display signs.
- (13) Signs that incorporate projected images such as holographic display signs, emit any sound that is intended to attract the attention, or involve the use of live animals.
- (14) Signs that emit audible sound, odor or visible matter such as smoke or steam.

(15) Off-premises signs including, but not limited to, billboards, snipe signs and those signs upon vehicles and trailers, except for those otherwise authorized by this section. This prohibition shall not apply to noncommercial signs, including but not limited to political signs or other categories of signage specifically exempted under this section.

(16) Signs that are painted, pasted, or printed on any curb, pavement or any portion of any public sidewalk or street, except house numbers and traffic control signs.

(17) Signs for which a permit has been granted under conditions with which the permitted sign does not comply.

(18) The use of banners as a primary business sign.

(19) Any other signs that are not specifically permitted or exempted by this section.

(N) Nonconforming Signs. Where a legal sign exists at the effective date of adoption of the ordinance codified in this section, that could not be constructed under the terms of this section, such sign may remain so long as the structure remains lawful and is not hazardous to public safety. Legal nonconforming signs may be repaired, so long as the repair does not result in a larger size or height, or with an increase in illumination. Repairs are limited to 50 percent of the replacement costs of the sign and shall not result in a change of material or message. Improvements beyond these thresholds or replacement of the sign requires compliance with this code.

(O) Illegal Signs. All existing illegal signs will need to be brought into conformance or removed within six months of the adoption of this section.

(P) Permits and Fees.

(1) Permits Required. It shall be unlawful for any person to erect, re-erect, construct, enlarge, display, alter or move a sign, or cause the same to be done, without first obtaining a permit for each sign from the city's designated official as required by this chapter. This section shall not be construed to require an additional permit to clean, repaint, or otherwise perform normal maintenance or repair of a permitted sign or sign structure. If, however, a sign is modified in any way, a permit is required. No permit shall be required to change the message on a changeable message and electronic sign.

(2) Permit Application Procedure. To obtain a sign permit the applicant shall file a complete application on a form provided by City Hall. Each applicant shall provide the following information:

(a) Identify and describe the sign being permitted.

(b) Describe the land where the proposed sign is to be located by legal description, street address or parcel number.

(c) Provide a site plan drawn to scale containing a north arrow, location of property line, lot dimensions, adjacent rights-of-way or access easements, location and size of existing signs, and the location of the proposed sign.

(d) Provide plans, elevations, diagrams, light intensities, structural calculations and other materials to aid in the review as required by the city's designated official.

(e) Provide a copy of an approved electrical permit when required.

(3) Fees. When a permit is required, fees shall be paid in accordance with the adopted city of Granite Falls fees resolution in effect at the time of permit submittal.

(Q) Construction, Inspection, Maintenance and Safety.

(1) Construction. All permanent signs and sign structures shall be designed and constructed in accordance with the requirements of applicable city of Granite Falls adopted codes. All signs with electric illumination shall receive a permit from the Washington State Department of Labor and Industries prior to issuance of the sign permit. All utilities, including electrical service, shall be located underground where applicable.

(2) Inspection. When a permit has been issued for a sign, the city's designated official or designee shall have right of entry to the property to inspect the sign to ensure compliance to the permit issued. It is the responsibility of the applicant or sign owner to call for all required sign inspections.

(3) Maintenance. All signs, together with their supports, braces, guys and anchors, shall be kept in good repair. The surfaces of all signs shall be kept neatly painted at all times. The ground area shall be maintained in a neat and orderly manner.

(4) Maintenance/Safety. The city's designated official or designee may order the removal of any sign on private property that is not maintained in a safe and orderly condition. The order for removal or maintenance of any sign shall be sent by the designated official or designee to the owner of the sign or property owner. The notice shall be sent by certified mail, return receipt requested. If the action requested in the order is not taken within the specified time period, the designated official or designee may direct the sign to be removed from the premises. The owner of the sign or the property shall be charged an amount equal to the city's cost for removal of the sign, but in no event shall the fee be less than \$100.00.

(R) Administration and Enforcement.

(1) Authority. The process and requirements for administration and enforcement are defined in Chapter [19.11](#) GPMC, Enforcement. If the enforcement process in Chapter [19.11](#) GPMC, Enforcement, has been pursued to the point of fines, then the city of Granite Falls may also file criminal charges against the violator.

(2) Responsibility. The ultimate responsibility for any sign shall be borne by the legal owner of the property or business where the sign is located. The city's designated official may require, when necessary, that the property owner or agent be party to, or applicant for, a sign permit. [Ord. 1030 § 4, 2022; Ord. 915 § 4 (Att. C), 2016; Ord. 905 § 1 (Att. A), 2016; Ord. 862 §§ 38 – 47, 2013; Ord. 829 § 2, 2012; Ord. 827 §§ 12 – 16, 2012; Ord. 790 § 1, 2009; Ord. 779 § 1, 2009; Ord. 740 § 1 (Exh. A), 2007.]

19.06.050 Loading area and off-street parking requirements.

(A) Purpose. The purpose of this section is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles.

(1) Required Automobile Parking Spaces. Off-street parking spaces shall be provided as an accessory use in accordance with the requirements of this section at the time any building or structure is erected, enlarged, or expanded.

(2) Size and Access. Each off-street parking space shall have an area of not less than 162 square feet exclusive of access drives or aisles and a width of not less than nine feet. There shall be adequate provision for ingress and egress from each parking space at all times.

(3) Location. Off-street parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.

(a) For a single-family dwelling or multifamily dwelling, the parking facilities shall be located on the same lot or building site as the building they are required to serve.

(b) For churches, hospitals, large group homes, institutions, rooming and lodging houses, nursing and convalescent homes, community clubs, and clubrooms, parking facilities shall be located not farther than 150 feet from the facility.

(c) For uses other than those specified, parking facilities shall be located not farther than 300 feet from the facility.

(4) Unit of Measurement. In stadiums, sports arenas, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating

facilities, each 18 inches of width or 80 square feet of open area of such seating facilities should be counted as one seat for the purpose of determining requirements of off-street parking facilities under this title.

(5) Expansions or Enlargements. Where any structure is enlarged or expanded, off-street parking spaces shall be provided for said expansion or enlargement in accordance with the requirements of subsection (A)(8) of this section. Nothing in this title shall be construed to require off-street parking spaces for the portion of said building or structure existing at the effective date of the ordinance codified in this title. A change in use in an existing structure shall require additional off-street parking spaces as set forth in subsection (A)(8) of this section.

(6) Mixed Occupancies. In the case of two or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as hereafter specified in subsection (A)(8) of this section for joint use.

(7) Uses Not Specified. In the case of a use not specifically mentioned in subsection (A)(8) of this section, the requirements for off-street parking facilities shall be determined by the designated official. Such determination shall be based upon the requirements for the most comparable use specified in subsection (A)(8) of this section or on a parking study of three or more of the same use located in communities within the Puget Sound region.

(8) Parking Spaces Required for Particular Uses. The minimum number of off-street parking spaces required for residential and nonresidential uses shall be as set forth in the following table:

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
1. All dwellings (R-2.3, R-9,600, R-7,200, DT-2,500, MR)	2 off-street spaces per unit.
2. All multifamily uses in the central business district (CBD)	1 off-street space per unit.
3. Day care center, home-based	1 for each employee, plus 1 additional, not including required residential spaces.
4. Day care center, commercial	1 for each employee, plus 1 for every 10 children or adults.
5. Banks, savings and loan associations, business or professional offices	1 for each 400 square feet of gross floor area.
6. Bowling alleys	4 for each alley.

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
7. Churches	1 for each 5 seats in the principal place of assembly for worship, including balconies and choir lofts.
8. Dance halls, skating rinks, youth cabarets	1 for each 25 square feet of skating or dancing area, plus 1 per 40 square feet of all other building area.
9. Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs	1 for each 200 square feet of gross floor area.
10. Fraternity, sorority or group student house	1 for each 3 sleeping rooms or 1 for each 6 beds, whichever is greater.
11. Hospitals	1 for each 2 beds.
12. Large group home, institution	1 for each 2 beds.
13. Libraries and museums	1 for each 250 square feet of floor area open to the public.
14. Lodging and rooming house	1 for each sleeping room.
15. Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater.
16. Medical or dental clinics	5 for each physician or dentist or 1 per 200 square feet of floor area, whichever is greater.
17. Motels, hotels	1 for each unit.
18. Motor vehicle or machinery sales, wholesale stores, furniture stores	1 for each 400 square feet of gross floor area.
19. Offices providing on-site customer service	1 for each 200 square feet.
20. Offices not providing on-site customer service	1 for each 500 square feet.
21. Offices, taverns, cocktail lounges (if less than 4,000 square feet)	1 for each 150 square feet of floor area.
22. Offices, taverns, cocktail lounges (if more than 4,000 square feet)	20 spaces plus 1 space per 100 square feet.
23. Indoor recreational facilities	1 for every 3 people that the facility is designed to accommodate when fully utilized.
24. Mini-storage	3 spaces plus 1 for each 10 storage units.

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
25. Commercial retail	1 for each 300 square feet.

(9) Required Loading Areas.

(a) In any commercial and manufacturing zones, and for any institutional use in whatever zone it may be located, every building or portion of building hereafter erected or structurally altered to provide additional floor space shall be provided with a minimum of one off-street or off-alley loading space for each 10,000 square feet of usable floor space within the building, which usable floor space is intended to be used for or is used for merchandising, manufacturing, warehousing, or processing purposes. If the building contains less than 10,000 square feet of usable floor space, the requirement for an off-street or off-alley loading space may be waived by the building inspector.

(b) If the building contains more than 24,000 square feet of floor space so used, then there shall be one additional loading space provided for each additional 24,000 square feet of floor space.

(c) Each loading space shall measure not less than 30 feet by 12 feet, shall have an unobstructed height of 14 feet, shall be made permanently available for such purpose, and shall be surfaced, improved, and maintained. Such facilities shall be so located that trucks using the same shall not encroach upon or interfere with areas reserved for off-street parking nor project into any public right-of-way and shall be adjacent to the building to be served thereby. If the site upon which such loading space or spaces are to be located abuts upon an alley, such loading space or spaces shall be off-alley. If the loading space is incorporated within a building, then, as to location, the requirements of this section shall not apply.

(d) Any floor area provided by additions to or structural alterations to a building shall be provided with loading space or spaces as set forth herein whether or not loading spaces have been provided for the original floor space.

(10) Alley Access to Parking. The alleys located in the four-block area bordered by Stanley Street, Wabash Avenue, Union Street, and Cascade Avenue may be used to access off-street parking for customers. All other alleys in the city may be used to access off-street parking for employees and residents only. Access to customer off-street parking outside of the downtown parking area illustrated in Figure 3 in GPMC [19.06.060](#) shall be from a public street and not an alley.

(11) Tandem Parking. Tandem parking spaces only count as one parking space when calculating the number of parking spaces required under subsection (A)(8) of this section.

[Ord. 994 § 5, 2020; Ord. 960 § 13 (Exh. L), 2018; Ord. 937 § 22 (Exh. U), 2017; Ord. 924 § 2 (Exh. A), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 883 § 12 (Att. C), 2014; Ord. 862 § 48, 2013; Ord. 740 § 1 (Exh. A), 2007.]

19.06.060 Downtown parking requirements.

(A) Development/Redevelopment Projects. The city of Granite Falls will not require off-street parking in addition to that which is existing as of the time of the adoption of this code for all areas zoned central business district from the south side of Stanley Street to the north side of Union Avenue and from the east side of Cascade Avenue to the west side of Wabash Avenue as illustrated in Figure 3, below.

(1) The following figure (Figure 3) illustrates the area of downtown where additional off-street parking will not be required:



Figure 3 – Downtown Parking

(B) New Construction. New construction shall require one parking stall per rentable space for employee parking.

(C) Commercial Establishments. Commercial establishments that include, or will include, residential units, such as apartments, shall at a minimum provide off-street parking for those residential units in accordance with GFMC [19.06.050](#)(A)(8).

(D) Multifamily Dwellings. Multifamily dwellings constructed on the same parcel as a commercial use pursuant to GFMC [19.03.090](#)(C) shall be provided off-street parking in accordance with GFMC [19.06.050](#)(A)(8). [Ord. 937 § 23 (Exh. V), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 827 § 26, 2012; Ord. 740 § 1 (Exh. A), 2007.]

19.06.070 Home occupations.

Repealed by Ord. 1020. [Ord. 905 § 1 (Att. A), 2016; Ord. 827 § 18, 2012; Ord. 740 § 1 (Exh. A), 2007.]

19.06.080 Day care facilities.

(A) Purpose. The purpose of this section is to provide operating criteria to meet the need for quality, affordable and safe day care facilities for adults and children. There are two types of day care facilities: home-based day care facilities and day care centers.

(B) Family Day Care Facilities. Family day care facilities operate from a residence by the resident(s) and are restricted to a maximum of 12 children or adults including residents of the abode. There are two types of family day care facilities: those providing services to adults and those providing services to children.

(1) Criteria for Family Day Care Facilities.

(a) Minimum Fencing/Screening Required. Outdoor recreation areas must be enclosed by a six-foot-high fence.

(b) Outdoor Play Equipment. Play equipment shall not be located in any required front or side yard setback area.

(C) Day Care Centers (Commercial). Day care centers are facilities which operate in places other than a residence with six or more clients. There are two types of day care centers: adult day care center and child day care center.

(1) Criteria for Day Care Centers.

(a) Minimum Fencing/Screening Required. Outdoor recreation areas must be enclosed by a six-foot-high fence.

(b) Loading. There shall be an off-street area for loading and unloading children or adults (clearly marked). Adequate vehicle turnaround shall be provided on site for parking and loading so as to preclude the necessity of backing out onto the street.

(c) Signs. One sign will be permitted at a size to be determined by the zone classification where the facility is located. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.06.090 Accessory dwelling units.

(A) Purpose. Accessory dwelling units (ADUs) are intended to increase the supply of affordable and independent housing for a variety of households, increase home and personal security, provide supplemental earnings for people with limited incomes, and increase residential densities. This should occur by utilizing the existing infrastructure and community resources while protecting the existing character of single-family neighborhoods.

(B) Procedures. Any owner/occupant seeking to establish an ADU shall apply for approval in accordance with the following:

(1) Application. The owner/occupant shall apply for a building permit for an ADU. A complete application form must demonstrate that all size thresholds and design standards are met.

(2) Affidavit. An affidavit affirming that the owner will occupy the principal dwelling or the ADU and agreeing to all the general requirements as provided in this title is required.

(a) An ADU shall be converted to another permitted use or shall be removed if one of the two dwelling units is not owner-occupied.

(C) General Requirements. The creation of an ADU shall be subject to the following general requirements:

(1) Number. One ADU shall be allowed per lot of record as an accessory use in conjunction with any detached single-family structure.

(2) Type of Unit.

(a) An ADU shall be permitted as a second dwelling unit attached to, or detached from, the principal dwelling.

(b) A detached ADU may be any dwelling permitted in the applicable land use classification.

(3) Size. An ADU shall be no greater than 1,000 square feet.

(4) Design. An ADU shall be designed to maintain the appearance of the principal dwelling as a single-family residence.

(a) The entrance to an attached ADU shall not be directed towards any front yard unless utilizing an existing doorway.

(b) Detached ADUs shall be no closer to the front lot line than the front face of the principal dwelling. This provision shall not apply to waterfront lots regulated pursuant to the city shoreline management program.

(c) New construction of a detached ADU or conversion of an existing detached structure to an ADU shall not be permitted within the required front, side or rear yard setback. An exception to the required rear yard setback may be allowed if the rear yard abuts an alley.

(d) If an ADU is created by constructing a new detached structure, the building height of the ADU shall not be greater than the principal dwelling's building height.

(e) An ADU shall have similar facade, roof pitch and siding to the principal dwelling unit.

(5) Approval. Approval of an ADU is a Type 1 permit subject to administrative approval by the city's designated official. See Table 19.04A-I, GPMC [19.04A.210](#). [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.06.100 Group homes, homes occupied by persons with handicaps and group care for children.

Facilities intended for persons with handicaps and group care for children that meet the definition of "familial status" (family) shall be regulated the same as residential structures occupied by a family or other unrelated individuals. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.06.110 Adult businesses.

(A) Purpose. The intent of this section is to establish regulations for activities or uses which, because of their adult orientation, are recognized as having objectionable characteristics and need to be distanced from other uses such as residential, schools, parks and community centers. Special regulations for these uses are necessary to:

(1) Prevent inappropriate exposure of such businesses to the public;

(2) Ensure that adverse effects of these uses will not contribute to the blighting or downgrading of surrounding neighborhoods; and

(3) Protect property values and quality of life from potential adverse impacts.

(B) Location Standards. Adult businesses shall be subject to the provisions of this section.

(1) Separation Requirements. Adult businesses are prohibited from locating within 600 feet of any other adult business or any of the following:

(a) Areas zoned R-2.3, R-9,600, R-7,200, DT-2,500 and MR;

(b) Community and cultural facilities, including, but not limited to, post offices, government offices and courthouses;

(c) Residential day treatment or workshop facilities primarily oriented to the physically or mentally disabled; or

(d) Senior citizens' service centers or residential facilities with the primary emphasis oriented to senior citizens.

(2) Separation Requirements II. Adult businesses are prohibited from locating within 2,000 feet of the following uses:

(a) Public or private schools from kindergarten to twelfth grade and their grounds;

(b) Day care centers, preschools, nurseries or other child care facilities;

(c) Youth cabarets, public parks, playgrounds, libraries or any other area where large numbers of minors regularly travel or congregate; or

(d) Churches, convents, monasteries, synagogues, temples, chapels or other places of religious worship.

(3) Legal Use Status. Adult businesses shall not become nonconforming if a new use as listed under subsection (B)(1) of this section is located closer than 600 feet from the adult business or if a new use as listed under subsection (B)(2) of this section is located closer than 2,000 feet from the adult business.

(4) Distance Measurement. The distance requirements for this section shall be measured in a straight line from the nearest point of the lot upon which the proposed adult business use is to be located to the nearest point of any lot owned or leased for any of the uses listed in this subsection (B).

(C) Signage for Adult Businesses. No descriptive art or displays depicting, describing or relating to any "specified sexual activities" or "specified anatomical areas" shall be allowed on any exterior portion of the building or as window displays visible to the public; otherwise, signage for adult businesses shall comply with the provisions of applicable city ordinances. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

~~19.06.120 Manufactured or mobile home parks.~~

~~(A) Purpose. The purpose of this section is to provide the regulations for the development of manufactured home parks. Manufactured home parks shall be permitted as an official site plan under the provisions of GPMC 19.04C.080 and the following:~~

~~(B) Classifications of Manufactured Housing. Manufactured homes are classified as follows for the purposes of these standards:~~

~~(1) A manufactured housing unit is a single-family residence, transportable in one or more sections, which is designated to be used with or without permanent foundation when connected to the required utilities. After June 15, 1976, manufactured homes must be constructed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing, and bear the appropriate insignia indicating such compliance.~~

~~(2) Type A. New manufactured homes certified as meeting U.S. Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards, or used manufactured homes certified as meeting the HUD standards specified above and found on inspection to be in excellent condition and safe and fit for residential occupancy.~~

~~(3) Type B. Used manufactured or mobile homes, whether or not certified as meeting prior HUD codes, found on inspection by the building official to be in excellent or good condition, as defined by the HUD Manufactured Home Construction and Safety Standards.~~

~~(C) Manufactured or Mobile Home Parks.~~

~~(1) A manufactured home park is a parcel of land at least two acres in size in the R-9,600, R-7,200 or MR zone districts, under single ownership, on which six or more manufactured homes are occupied as residences.~~

~~(2) A manufactured home subdivision is designed and/or intended for the sale of lots for residential occupancy by manufactured homes.~~

~~(D) Standards for Manufactured Housing. Manufactured housing classified in subsection (B) of this section is an allowable dwelling unit type in those zone districts in which single-family~~

residential land uses are permitted. Such housing is subject to the building code and all standards in this code that apply to residential land uses, including the subdivision regulations contained in this code. Additionally, all manufactured housing shall be installed on permanent foundations before an occupancy permit is issued.

(E) Standards for Type A Manufactured Homes. Type A manufactured homes are allowed in a manufactured home park as defined in subsection (C) of this section or on their own individual lots as a single-family home.

(F) Standards for Type B Manufactured Homes. A Type B manufactured or mobile home to be moved to a new location must meet the following standards:

(1) Approval from the community development department to relocate shall be obtained.

(2) Upon inspection by the building official, the Type B manufactured or mobile home shall be found to be in excellent or good condition prior to the move. Criteria for determining condition shall be the same as those applied to housing inspections. After moving or relocation of the Type B manufactured or mobile home, a second inspection shall be required to verify that the manufactured or mobile home remains in no less than good condition. An occupancy permit shall not be issued until such conditions are met.

(G) Site Design Criteria. The following criteria shall govern the design of a manufactured home park or mobile home park:

(1) Manufactured or mobile home parks are allowed in the R-9,600, R-7,200 and MR zones.

(2) Minimum site area for a manufactured or mobile home park is two acres.

(3) No manufactured or mobile home park shall be located in a floodplain area or shoreline zone regardless of whether the site can be filled to one foot above the 100-year flood elevation as established by FEMA.

(4) Density. A manufactured home park or mobile home park shall contain not less than two spaces or lots and shall not exceed the densities established by the underlying zoning.

(5) Access. A manufactured home park shall not be established on any site without a minimum 50-foot-wide access to a public street.

(6) Space Occupancy. Only one manufactured home shall occupy any given lot or space in the park.

(7) Use. No building, structure, or land within the boundaries of a manufactured home park shall be used for any purpose other than the following:

~~(a) Manufactured homes used as a single-family residence only.~~

~~(b) Permitted accessory uses.~~

~~(8) Setbacks. Setbacks and spacing of manufactured homes and accessory structures shall conform to the following.~~

~~(a) Twenty feet from the boundary of the park;~~

~~(b) Twenty feet from a public street;~~

~~(c) Ten feet from an interior private street, walking or parking area; and~~

~~(d) Ten feet from any other manufactured home.~~

~~(9) Storage. Storage areas comprising not more than 10 percent of the total manufactured home park site for recreational vehicles, boats, and trailers shall be provided. Such areas shall be paved and enclosed by a sight-obscuring fence, wall or landscape visual buffer.~~

~~(10) Design Criteria for Manufactured Homes Only. Manufactured housing units intended for use as single-family dwellings must:~~

~~(a) Provide a roof of composition, wood shake, shingle or similar material constructed with a slope of not less than three feet in 12 feet of distance.~~

~~(b) Provide building exterior siding similar in appearance to siding materials commonly used on conventional site-built single-family housing.~~

~~(c) Provide for at least two fully enclosed parallel sections, each of which is not less than 12 feet wide by 36 feet long.~~

~~(11) Landscaping and Screening. A manufactured home park or mobile home park shall be developed and maintained in accordance with the following:~~

~~(a) All impervious surfaces shall be landscaped with living plant material or trees.~~

~~(b) The landscaping and screening shall comply with the requirements and standards for residential development as set forth in GPMC 19.06.020 – Landscaping and screening.~~

~~(12) Buffers.~~

~~(a) A 20-foot strip around the boundary of the park must be landscaped with trees and shrubbery to provide a visual screen.~~

~~(b) All open spaces and other unimproved areas must be suitably landscaped. All landscaping must be maintained and furnished with an automatic irrigation system.~~

~~(13) Open Space.~~

~~(a) At least 15 percent of the gross site area must be in open space or recreational areas available for use by all residents.~~

~~(b) Parking, driving and setback areas and open areas less than 5,000 square feet do not count as required open space.~~

~~(H) Phased Development. Proposed manufactured home parks of 10 or more acres in size developed after the effective date of the ordinance codified in this section may be developed in phases. Notwithstanding a change of zone or reclassification of the site which would ordinarily preclude further development, a manufactured home park which has completed the initial phase of development may be continued and developed into all additional phases indicated on the approved site plan; provided, that this exception shall only be applicable to phases which can be substantially completed within five years of the adoption of the change of zone.~~

~~(I) Park Administration.~~

~~(1) It shall be the responsibility of the park owner and manager to assure that the provisions of this code are observed and maintained within the manufactured home park. Violations of this code shall subject both the owner and the manager of the facility to any penalties provided for violation of this code.~~

~~(2) All refuse shall be stored in insect-proof, animal-proof, watertight containers which shall be provided in sufficient number and capacity to accommodate all refuse. Any storage area for refuse containers shall be enclosed by sight-obscuring fence or screening and shall be situated on a concrete pad. Refuse shall be collected and disposed of on a regular basis as determined by the city.~~

~~(3) All yards, roads, and open spaces within the park shall be maintained in a healthy, safe and visually pleasing manner. The city shall inspect each park annually, prior to licensing, and submit to the park owner and manager a written report stating whether or not the park is in compliance and listing any repairs or maintenance which may be required prior to issuance of a license renewal. An extension of time to complete repairs may be granted if no risk to public health or safety is created by such extension.~~

~~(4) Individual mailboxes shall be provided for each space in the park. [Ord. 915 § 7, 2016; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]~~

19.06.130 Recreational vehicle (RV) parks.

~~(A) Provisions of Facilities. All RV parks must provide, within the boundaries of the park, the following facilities in adequate numbers to provide for the needs of each RV site:~~

- ~~(1) City water;~~
- ~~(2) Disposal of sewage and garbage shall be through city sewer and refuse disposal vendors;~~
- ~~(3) Parking of all motor vehicles used to transport a travel trailer;~~
- ~~(4) Electrical services;~~
- ~~(5) One or more service buildings;~~
- ~~(6) System for storm drainage per the Granite Falls Municipal Code.~~

~~(B) Supplemental Application Requirements. In addition to other items required by this title for application, the applicant for an RV park shall also provide the following information:~~

- ~~(1) Size, location, and number of travel trailer spaces;~~
- ~~(2) Location and width of entrances, exits, driveways and walkways;~~
- ~~(3) Number, size, and location of all service buildings and other improvements constructed, or to be constructed, within the RV park;~~
- ~~(4) Location and size of recreation or play area(s);~~
- ~~(5) Method and plan of garbage disposal;~~
- ~~(6) Location and type of firefighting and fire prevention facilities.~~

~~(C) Site Area and Space Size Requirements.~~

- ~~(1) Maximum Size of RV Parks. The maximum allowable acreage for a RV park shall be five acres.~~
- ~~(2) Size and Identification of Parking Spaces. The minimum size of all RV spaces shall be 1,000 square feet. Each RV space shall be identified with an individual site number in logical numerical sequence, and shall be shown on the site plan.~~
- ~~(3) Location of Spaces. Each RV space shall abut a driveway or other clear area with unobstructed access to a public street. The RV shall be parked in each space so that there~~

will be a minimum of eight feet between the RV and so that no RV will be less than 10 feet from the boundary of the RV park.

(4) Open Space. A minimum of 20 percent of the total area of the RV park site must be designated common open space. Up to 50 percent of this open space may be occupied by community recreational structures. All common open space areas will be accessible and usable by all residents of the park for passive and active recreation. In calculating the 20 percent open space area, neither the surfaced width of the park roads nor the bulk storage, guest, unit parking areas, or service buildings can be included as open space.

(5) Layout. Paved access roads shall be provided to each RV space. Each access road shall connect with a public street have a minimum width of 24 feet and shall be well marked in the daytime and adequately lighted at night. Traffic patterns shall be reduced to one-way traffic.

(D) Service Buildings. Every RV park shall be provided with one or more service buildings adequately equipped with flush-type toilet fixtures, lavatories, showers (separate for the sexes), and laundry facilities. Service buildings shall be located not more than 200 feet, and not less than eight feet, from any RV space. Service buildings shall be of permanent construction with the following design elements:

(1) The floor shall be of water-impervious material, easily cleanable and sloped to floor drains connected to the sewer system;

(2) The buildings shall be well ventilated;

(3) Toilet, shower and laundry rooms shall be well lit at all times;

(4) Hot water shall be supplied at a minimum of three gallons per hour per travel trailer space for the lavatory, shower and laundry room fixtures;

(5) The minimum number of toilet, lavatory, shower, and laundry facilities in each service building shall be two toilets for the females, one toilet for the males, one urinal for the males, two lavatories and one shower for each sex, and one laundry facility. These facilities shall meet all requirements per the International Building Code (IBC) and accessibility requirements;

(6) The laundry and toilet rooms shall be separate, and the toilet rooms shall have exterior entrances.

(E) Water Supply. All RV parks shall be connected to the city's public water system.

~~(F) Sewage Disposal. Each RV trailer space shall be provided sewer connection to a public sewer system that meets the standards of the city's public works department. Adapters allowing for a tight connection shall be available from the RV park operator for the use by tenants.~~

~~(G) Refuse Disposal. An adequate supply of containers shall be located not more than 200 feet from any RV space. The storage, collection, and disposal of refuse in the RV park shall be managed in a manner so as not to create health hazards or nuisances.~~

~~(H) Fire Protection. In every RV park there shall be installed and maintained approved fire hydrants and fire extinguishers in number and location in compliance with the Snohomish County Fire District No. 17 regulations.~~

~~(I) Duration of Stay. No RV shall occupy a single travel trailer park for more than six months within any consecutive 12-month period. [Ord. 905 § 1 (Att. A), 2016; Ord. 862 § 49, 2013; Ord. 827 § 19, 2012; Ord. 740 § 1 (Exh. A), 2007.]~~

19.06.140 Nonconforming uses and structures.

(A) Purpose. The purpose of this section is to provide standards and conditions to regulate lots, structures and uses which were legally established prior to the adoption, revision or amendment of this UDC and which remain legal, but have become nonconforming as a result of this UDC's application, or by acquisition of land in public interest. This section provides reasonable alternatives to property owners for the continuance of nonconformities. The provisions of this section shall not be applicable to any discretionary land use action specifically authorized prior to or after the adoption of this UDC. Discretionary land uses shall comply with conditions and restrictions set forth in the approval through which it was authorized.

(B) Basic Standards. The basic standards apply to all nonconforming uses, structures, developments and lots. These standards provide for actions that are allowed outright. Limited exceptions to the standards in this section are allowed through a nonconforming use permit in this section.

(1) Expansion of Nonconforming Uses and Structures. Nonconforming uses and structures shall not be enlarged, expanded, extended, replaced or altered except as expressly permitted in this section.

(2) Expansion Beyond Original Parcel. Nothing in this section shall be construed to permit expanding or extending a nonconforming use or structure beyond the confines of the lot or parcel of land upon which it was located on the date the use or structure became nonconforming.

(3) Continuation of Use. A nonconforming use may be continued by successive owners or tenants where the use continues unabandoned (see subsection (I) of this section).

(4) Normal Upkeep, Repairs and Maintenance. Normal upkeep, repairs, maintenance, strengthening or restoration to a safe condition of any nonconforming building or structure or part thereof shall be permitted subject to the provisions of this section.

(5) Compliance with Development Regulations. Any additions or expansions of nonconforming uses or nonconforming structures shall comply with the development standards in this chapter for the zone classification in which the nonconformity is located; provided, that portions of nonconformities that legally existed prior to adoption of this section shall not be subject to this provision.

(6) Nonconforming Use within Structure. A nonconforming use, within an existing structure, which is nonconforming by reason of zone classification may be extended throughout such structure.

(7) Structures and Uses Accessory to Residential. Structures and uses accessory to an existing nonconforming residential use shall be allowed as provided in this title.

(C) Where a nonconforming use of a structure exists, that structure can be replaced, provided the original footprint is not relocated or altered.

(D) Change of Use Standards. A nonconforming use may change outright to a conforming use allowed within the zone classification in which the use is located.

(E) Nonconforming Structure Standards. A nonconforming structure may be altered provided the degree of nonconformity is not extended or increased; and

(F) Nonconforming Lot Standards. Any permitted uses or structures, including any accessory uses or structures permitted in conjunction with a principal use, shall be allowed to be built or expanded on a nonconforming lot. Applicable development standards in this chapter shall be complied with.

(G) Nonconforming Development Standards. Existing uses or structures may be expanded or new uses and structures added, provided the nonconforming development is brought into conformance with the development standards of this chapter for the lot or parcel on which it is located.

(H) Restoration Standards for Damaged or Destroyed Nonconforming Structures and Uses. Any nonconforming structure damaged or destroyed by fire, explosion, wind, flood, earthquake or other calamity may be completely restored or reconstructed. Damaged or destroyed nonconforming structures must be restored under the following provisions:

(1) Restoration or reconstruction shall not serve to extend or increase the nonconformance of the original structure or use.

(2) To the extent reasonably possible, restoration should retain the same general architectural style as the destroyed structure.

(3) Permits shall be applied for within one year of damage. Restoration or reconstruction must be substantially completed within 18 months of permit issuance. When deemed reasonable and necessary, the city may grant a time extension.

(I) Discontinuance Standards. Should a nonconforming use of a property or structure be discontinued for any consecutive 12-month period or more, the use of the property and structure shall be deemed abandoned and shall conform to a use permitted in the zone classification in which it is located. If the intended discontinued use of a property or structure is temporary in nature as opposed to abandonment, then the applicant may apply for a nonconforming use permit to reestablish the nonconforming use.

(J) Exemptions. Residential structures at least 100 years old and identified on comprehensive plan Figure LU-3, Historic Inventory, shall be exempt from the provisions of subsection (I) of this section, Discontinuance Standards. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.06.150 Public works construction standards.

(A) Purpose and Intent. Except as otherwise provided for in this chapter, any construction, alteration or repair of any facility located in the public right-of-way or public easement shall comply with the Granite Falls public works standards. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

19.06.160 Right-of-way requirements.

(A) Dedication Required. A developer shall be required to dedicate, establish, or deed right-of-way to the city of Granite Falls for road purposes as a condition of approval of a development, when to do so is reasonably necessary as a direct result of a proposed development, for improvement, use or maintenance of the road system serving the development.

(B) Reserve Area. In cases where the dedication, establishment, or deeding of additional right-of-way cannot be reasonably required as a direct result of the proposed development but such right-of-way is necessary for future expansion of the public road system, the developer shall reserve the area needed for right-of-way for future conveyance to Snohomish County or the city of Granite Falls. Building setback and all other zoning code requirements will be established from the dedicated right-of-way line. The area reserved for right-of-way may be donated to Snohomish County or the city of Granite Falls and will be purchased by Snohomish County or the city of Granite Falls through a Snohomish County or city of Granite Falls road project. [Ord. 905 § 1 (Att. A), 2016.]

19.06.170 Mobile food vendor licensing regulations.

(A) Purpose. The provisions of this section apply to mobile food trucks engaged in the business of cooking, preparing, and distributing food or beverage with or without charge upon or in public and private restricted spaces. This section does not apply to vehicles that dispense food and that move from place to place and are stationary in the same location for no more than 45 minutes at a time, such as ice cream trucks, or food vending pushcarts, or stands located on sidewalks, nor does it apply to food trucks associated with special events that are licensed/permitted or approved by the city.

(B) Activities Requiring a License/Permit. It is unlawful for any person to operate within the city a food truck, as defined in GPMC [19.02.130](#), without having obtained a license/permit for that purpose. A separate license/permit shall be required for each food truck. No person shall then sell or offer food products at any location until the food vendor has been duly licensed/permitted.

General business license provisions (Chapter [5.28](#) GPMC) shall apply to this special license. In addition to the provisions set forth in this section, a city-issued business license shall be required.

(C) Exemptions. The provisions of this section shall not be applied to:

(1) Lemonade stands;

(2) Delivery or distribution of food, goods or products ordered or purchased by customers from a source or point of sale other than a mobile vehicle operated for the purpose of soliciting customers while located on city streets or property;

(3) Special events activities in accordance with Chapter [5.36](#) GPMC.

(D) Application for License/Permit.

(1) A person desiring to operate a food truck shall make written application for such license/permit to the city clerk-treasurer. The application for a license/permit shall include the following:

(a) Name, signature, phone number, email contact and current business address of the applicant.

(b) Copies of all necessary licenses or permits that may be required by the Snohomish County health department, the Washington State Department of Labor and Industries, and the city of Granite Falls. (This requirement shall be met within 30 days of approval of a mobile food truck license/permit by the city of Granite Falls. However, no mobile food truck shall locate or operate within the city until such city, county and state licenses have been issued.)

(2) In addition to the submittal materials above, food vendors operating on privately owned land must submit a written consent of the property owner, and provide a layout of the proposed location on the property of the food truck.

(E) License/Permit Fee. The license/permit fee for a food truck shall be established by the city council through resolutions. No application shall be deemed complete until all fees have been paid. License/permit fees are nonrefundable.

(F) Term of License/Permit. As specified in subsection (J)(1) of this section, unless otherwise authorized by the designated official. The city also reserves the right to further restrict dates of operation, which restrictions shall be noted on the license/permit when it is issued. Licenses/permits issued pursuant to this section are not transferable.

(G) Exhibition of License/Permit. A license/permit applicant issued under this section shall be posted conspicuously in the mobile food truck.

(H) Locations.

(1) Food trucks may operate on private property in any zone in which restaurants are permitted, with the written consent from the property owner. Evidence of such written consent and approval shall be provided to the city prior to the on-site location of the food truck.

(2) Food vehicles shall not locate on public property and shall operate only on private property; except during special events which require a separate permit under Chapter [5.36](#) GFMC.

(I) Health Regulations. All food vendors shall comply with all laws, rules and regulations regarding food handling, and all vehicles, equipment, and devices used for the handling, storage, transportation and/or sale of food shall comply with all laws, rules and regulations respecting such vehicles, equipment and devices as established by the Snohomish County health department.

(J) Business Activity.

(1) All business activity related to mobile food trucks shall be limited to Thursday through Sunday and Mondays which fall on a holiday, except for mobile food trucks serving as the business establishment's sole source of cooking, preparing, and distributing food or beverage.

(2) Hours of operation shall be limited to the hours between 9:00 a.m. and 9:00 p.m. unless additional hours are approved by the city.

(K) Food Truck Standards. All mobile vendors licensed/permitted under this section shall conform to the following standards:

(1) Food trucks stationed on private property using external signage, bollards, seating or any other equipment not contained within the vehicle shall not reduce or obstruct the sidewalk to less than four feet.

(2) Vendor shall obey any lawful order of a police officer to move to a different permitted location to avoid congestion or obstruction of a public way.

(3) Any auxiliary power required for the food vehicle shall be self-contained; provided, that such auxiliary power does not result in excessive noise. No use of public or private power sources is allowed without providing written consent from the owner. No power cable or equipment shall be extended at grade across any city street, alley, or sidewalk. The use of loudspeakers is prohibited.

(L) Design and Operations.

(1) Licensee shall park food truck in an assigned designated area only.

(2) Licensee shall not park in such a manner as to create a traffic hazard.

(3) No waste liquids, garbage, litter, or refuse shall be dumped on city sidewalks, streets, or lawn areas, or in city gutters or drains. When leaving a sales area, licensee or employees shall pick up all litter resulting from the business's sales. Licensee shall be responsible for all litter and garbage left by customers.

(4) Licensee shall be in conformance with applicable city ordinances regarding noise control and vehicle identification.

(5) Licensee shall comply with all Snohomish County public health requirements, and fire department requirements if propane or a combustible fuel is used.

(6) The licensee shall only sell food and beverages that are capable of immediate consumption.

(7) Garbage, recycling, and composting receptacles must be supplied by the licensee for the public use. Such receptacles shall be capable of accommodating all refuse generated by the vending activity. The containers must be maintained and emptied regularly.

(8) The food truck shall be kept in good repair, and free of graffiti.

(M) Administration. The license/permit for a food vehicle may be revoked at the discretion of the city manager or his or her designee at any time for failure to comply with the provisions of

this section, or for violation of any other provision of the Granite Falls Municipal Code. Notice of revocation shall be served personally 24 hours prior to the date such revocation shall be effective. The licensee may appeal the revocation within 10 days of service of the notice, by requesting a hearing before the Granite Falls city council; provided, however, that in the interim no activity shall be conducted until such time as the Granite Falls city council has heard the appeal of the licensee from the original determination of the mayor or his/her designee.

(N) Violation of the Provisions of This Section – Civil Infraction. Any person violating any of the requirements of this section shall have committed a civil infraction and shall be punishable by a fine of up to \$1,000. [Ord. 1020 § 1 (Att. A), 2022.]

**Proposed action for Permanent Supportive
Housing and Transitional Housing code
amendment to Granite Falls Municipal Code
(GFMC) Title 19**

Staff Reports

Memo

To: Planning Commission
From: Eric Jensen, Community Development Director
CC: City Manager Brent Kirk
Date: September 19, 2023
Re: **Community Development Report to Planning Commission**

Here is a summary of some recent activity in Community Development:

- I have written and submitted a proposed ordinance to amend the GFMC Title 15 to adopt the new 2021 International Building Codes. The proposed ordinance is being held pending new effective date of State codes for March 2024 (previously scheduled for October 29, 2023).
- The Washington Recreation and Conservation Office *Local Parks Maintenance* grant application is complete and has now been submitted. All applications will be reviewed in October with announcements for grant awards to occur by the beginning of November.
- I attended the Washington State Planning Director's Conference two weeks ago and received valuable information and material regarding new legislation and WA Commerce guidance for land use regulations and the GMA Comp Plan update work. I plan to share this information through several upcoming Council and Planning Commission meetings.

Of note:

- Thursday's Planning Commission meeting will include the review of a land use amendment to Title 19 regarding RV Parks as well as action to be taken to Permanent Supportive housing and Transitional housing code provisions.
- At your meeting on Thursday, I will ask you all to discuss which priority issues related to the 20-year growth of the City you wish to recommend discussion with the Council at the proposed Joint workshop in November.

City Clerk Staff Report September 20, 2023

Business Licenses (inside City):

The Elegant Shoes Design, LLC

315 Penny Ave.

I will do drop shipping online through my website

Cosmo's Gaming Emporium (Livengood, Jonathan Bryce)

602 Jordan Rd.

E commerce on ebay, poshmart, amazon for collectables, sporting equipment, electronics

Building Permits Issued:

Lisa Wahlberg

Building Permit #2023-055

10621 Mt. Loop Hwy.

Demolition of two single-family residences and two sheds

ABCMCDANIEL LLC

Building Permit #2023-057

407 Jordan Rd.

Installation of a wet sprinkler system

Aimee Schoonover

Building Permit #2023-058

18003 Mill Valley Rd.

Residential A/C Unit

City Clerk Staff Report September 6, 2023

Business Licenses (inside City):

Fridays Pros LLC
220 Raybird Ave.
Accounting

KBJ Welding Inc.
11029 Mountain Loop Hwy. Bldg. Shop
Welding, welding-permanent structure

Salty's Smoked Spuds (Radakovic, Tara)
107 Paradise Parkway
Mobile food vendor

Business Licenses (Outside City):

Petersen Brothers, Inc.
2008 East Valley Hwy. E.
Sumner, WA 98390
Concrete barrier guardrail

Star Roofing & Construction, Inc.
16912-9th Ave. SE
Mill Creek, WA 98012
Commercial roofing-aluminum gutters & downspouts

Avalon Project Inc.
14670 NE 8th St., Ste. 200
Bellevue, WA 98007
Construction

NW 1st Contracting
17301-119th PL NE
Arlington, WA 98223
Remodeling

Trinity Septic Care, LLC
13031 Green Mountain Rd.
Granite Falls, WA 98252
On-site wastewater treatment system inspector

Zenful Indigenous Massage LLC
24520-27th Ave. NE
Arlington, WA 98223
Massage therapist

-Continued-

U.S. Fence and Deck
6131-123rd Ave. SE
Snohomish, WA 98290
Construction estimates, contractor, construction, demolition-construction

BSBC (Blue Sky Behavior Care LLC)
7719 Perregrine PL
Arlington, WA 98223
Behavior health

Richter Plumbing (Richter Jeffrey K)
3028-124th Ave. NE
Lake Stevens, WA 98258
Plumbing-install, Repair, Plumbing Fixtures, Parts and Supplies

Building Permits Issued:

<i>ABCMcDaniel, LLC</i> 407 Jordan Rd. Retail hardware store	<i>Building Permit #2022-071</i>
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<i>Jesus Hernandez</i> 307 Prospect Ave. Single-Family Residence	<i>Building Permit #2023-050</i>
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<i>Robert Gallagher</i> 804 Darwin's Way Residential Gas Hot Water Heater Replacement	<i>Building Permit #2023-052</i>
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<i>Don Olson</i> 201 W. Pilchuck St. Residential Electric Hot Water Heater Replacement	<i>Building Permit #2023-053</i>
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<i>Jason Luker</i> 10502 Spruce Ave. Residential A/C Unit	<i>Building Permit #2023-054</i>
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<i>Stacey Seidman</i> 306 Noble Place Residential Furnace & A/C install	<i>Building Permit #2023-056</i>
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City Clerk Staff Report August 16, 2023

Business Licenses (Outside City):

Newmoonmetal (Wilkes, Chantel)

10020-169th Dr. NE

Granite Falls, WA 98252

Jewelry making, artist, artwork & handicraft, craft/art sales

Pacific Bath Company (Specialty Contractors Northwest LLC)

7859 S 180th St.

Kent, WA 98032

Sales and installation of residential shower system

Proclean Softwash LLC

1975 Midway Ln., Ste. G

Bellingham, WA 98226

Pressure washing, window cleaning

Toyer Strategic Advisors Inc.

10519 20th St. SE, Ste. 3

Lake Stevens, WA 98258

Business consulting

US LBM Operating Co. 3009, LLC

2975 Ferguson Ct. SW

Tumwater, WA 98512

Other building material dealers

Rainbow-Federal, Inc.

4503 83rd Ave. SE, Unit A

Snohomish, WA 98290

Roofing & Architectural Sheetmetal

Northwest Propane, L.L.C.

8450 Depot Rd.

Lynden, WA 98264

Delivery of propane gas and leasing of tank

PeopleReady, Inc.

210 SW Everett Mall Way, Ste. A

Everett, WA 98204

People come in looking for work, fill out an application and PeopleReady matches them with customers looking for temporary staffing

-OVER-

Mt. Pilchuck Orchards (Hegge, Patrick Joseph)
20326 Menzel Lake Rd.
Granite Falls, WA 98252
Organic food sales

Matt Barbecues (Matt Barbecues, Inc.)
12904 Jordan Rd.
Arlington, WA 98223
Food sales, fair vendor, food

Building Permits Issued:

Kenneth & Kathy Crandall
109 S. Indiana Ave.
Residential walk-in shower

Building Permit #2023-047

Steve VanderYacht
11125 Mt. Loop Hwy.
Installation of a 30,000 gallon propane storage tank with pump for liquid transfer

Building Permit #2023-048

Aimee Schoonover
18003 Mill Valley Rd.
Residential circuit for A/C

Building Permit #2023-049