

MEMORANDUM
For Meeting of December 9, 2008

TO: Honorable Mayor and City Council
THROUGH: Steve Worthington, City Manager
FROM: Chris Pasinetti, Planner 1; Carl Durham, Acting Community Development Director
SUBJECT: Ordinance No. 1685, include the proposed Low Impact Development within the Fife Municipal Code.

REPORT IN BRIEF: Ordinance No. 1685 will amend the Fife Municipal Code to include Low Impact Development Techniques. The proposed code language would encourage LID for all construction activities within the City of Fife.

ALTERNATIVE COURSES OF ACTION:

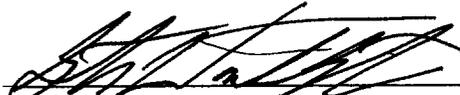
1. To give first reading to Ordinance No. 1685
2. To give first reading to Ordinance No. 1685 with additional provisions.
3. Or not give first reading to Ordinance No. 1685

STAFF RECOMMENDATION: Give first reading to Ordinance No. 1685, amending the FMC to include the Low Impact Development.

SUGGESTED MOTION: I move the City Council give first reading to Ordinance No. 1685, amending the Fife Municipal Code.



Carl Durham, Acting Community
Development Director



Approved for Agenda:
Steve Worthington, City Manager

CITY OF FIFE, WASHINGTON

ORDINANCE NO. 1685

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIFE, WASHINGTON, REGARDING LOW IMPACT DEVELOPMENT STANDARDS, AMENDING FIVE MUNICIPAL CODE SECTIONS 12.20.030, 12.20.040, 12.20.050, 12.20.060, 12.20.070, 12.20.080, 12.20.085, 13.18.030, 13.18.070, 18.18.080, 15.32.010, 15.32.020, 15.32.030, 15.32.040, 15.34.050, 17.05.085, 18.05.040, 18.07.020, 18.07.060, 18.07.070, 18.07.090, 18.09.020, 18.16.030, 18.28.020, 18.44.030, 18.48.110, 18.48.120, 19.14.050, 19.20.050, 19.24.050, 19.28.050, 19.32.050, 19.36.050, 19.40.050, 19.42.050, 19.44.050, 19.46.050, 19.48.050, 19.52.030, 19.52.040, 19.52.060, 19.52.080, 19.56.040, 19.56.080, 19.64.020, 19.64.100, 19.64.140, ADDING NEW SECTIONS 12.14.100, 12.20.025, 12.20.045, 12.20.055, 12.20.065, 12.20.075, 12.20.090, 12.22.010, 12.22.010, 12.22.050, 18.08.125, 18.08.126, 18.08.127, 19.06.453, 19.06.454, 19.06.455, 19.64.025, AND A NEW TITLE 21 “LOW IMPACT DEVELOPMENT”, AND REPEALING SECTION 19.64.050

WHEREAS, low impact development (“LID”) is a techniques that manages stormwater through land development strategies that emphasize the conservation of natural conditions and the use of on-site natural features integrated with engineered, small-scale hydrologic facilities to maintain a more hydologically functional landscape; and

WHEREAS, the LID regulations attached hereto as Exhibit A are intended to incorporate LID techniques and strategies into street design, storm water management, and landscaping to present a holistic approach to addressing storm water within the City of Fife; and

WHEREAS, the Planning Commission reviewed the proposed LID regulations at an open public meeting on July 28, 2008 and recommended adoption; and

WHEREAS, the City Council held a public hearing on the proposed LID regulations on November 12, 2008; and

WHEREAS, the City issued a Determination of Nonsignificance for the proposed LID regulations on November 20, 2008; and

WHEREAS, the proposed LID regulations attached hereto as Exhibit A are consistent with the Fife Comprehensive Plan, and with the goals and policies of the Growth Management Act; now therefore,

THE CITY COUNCIL OF THE CITY OF FIFE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The Fife Municipal Code is hereby amended as set forth in Exhibit A attached hereto.

Section 2. Each and every provision of this Ordinance shall be deemed severable. In the event that any portion of this Ordinance is determined by final order of a court of competent jurisdiction to be void or unenforceable, such determination shall not affect the validity of the remaining provisions thereof, provided the intent of this Ordinance can still be furthered without the invalid provision.

Section 3. This Ordinance shall be in full force and effect five (5) days after publication as required by law. A summary of this Ordinance may be published in lieu of the entire Ordinance, as authorized by State law.

Introduced on the ____th day of December, 2008.

Passed by the City Council on the ____ day of _____, 2008.

Steve Worthington, City Manager

ATTEST:

Steve Marcotte, Clerk-Treasurer

APPROVED AS TO FORM:

Loren D. Combs, City Attorney

Published: _____

Effective Date: _____

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Ordinance No. 1685

Page 2 of 2

A new section 12.14.100 of the Fife Municipal Code is adopted to read as follows:

12.14.100 Green Street or Arterial.

A Green Street or Arterial means a paved public or private right-of-way that either completely or partially manages stormwater on site through use of Low Impact Development Facilities that provide water quality benefits and infiltrates stormwater (if an infiltration facility); create attractive streetscapes that increase neighborhood livability by enhancing the pedestrian environment and introducing park-like elements into neighborhoods; serve as an urban greenway segment that connects neighborhoods, parks, recreation facilities, schools, main streets, and wildlife habitats; and meets broader community goals by providing pedestrian and where appropriate bicycle access. (Ord. XXXX, 2008).

A new section 12.20.025 of the Fife Municipal Code is adopted to read as follows:

12.20.025 Required public improvements – Green Streets.

All right of way improvements that change the drainage characteristics of the right-of-way shall incorporate Low Impact Development Facilities or Techniques into redevelopment or enhancement projects in the right of way as required by the current stormwater requirements including but not limited to an increase in impervious surfaces, increase in drainage volumes, and time-to-peak runoff. Streets designated as principal arterials and the North Levee Road, are exempt from this section. For improvements to existing streets, Low Impact Development shall be used to the maximum extent possible. For new streets, Green Streets standards shall be used per FMC 12.20.045, FMC 12.20.055, FMC 12.20.065, and FMC 12.20.075. (Ord. XXXX, 2008).

Fife Municipal Code section 12.20.030 shall be amended to read as follows:

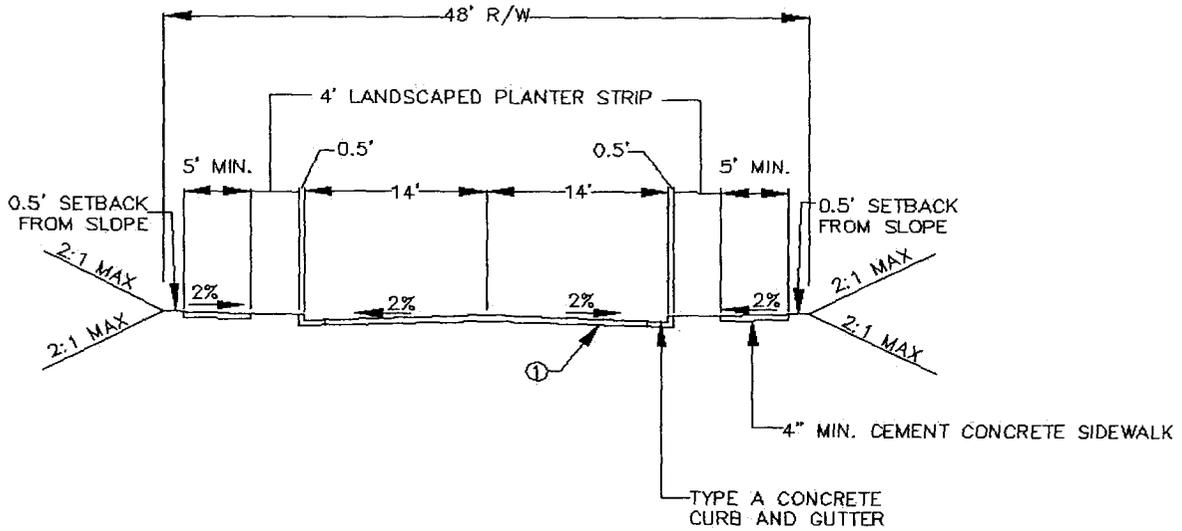
12.20.030 Required public improvements – Alleys.

The pavement width of an alley must be at least 10 feet but may be required to be increased by the Community Development Director. For all commercial, industrial, office or multifamily projects, the applicant shall improve the alley opposite the subject property and extend it to the existing improved street, and may be required to improve an additional 30 feet past the property frontage to provide emergency turn-around. Additional paving may be required as determined by the Fire Marshall. Alleys shall be paved with a permeable pavement surfacing. For single-family projects, the applicant shall improve the alley abutting the subject property and extend it to the existing improved street. The Community Development Director shall determine the extent and nature of other improvements required in alleys on a case-by-case basis and shall determine when exemptions are appropriate. (Ord. 1027 § 3, 1990; Ord. XXXX, 2008).

Fife Municipal Code section 12.20.040 shall be amended to read as follows:

12.20.040 Single-Family Access Street.

The standards for a single-family access street are as set forth in Exhibit "A" which follows.



Notes:

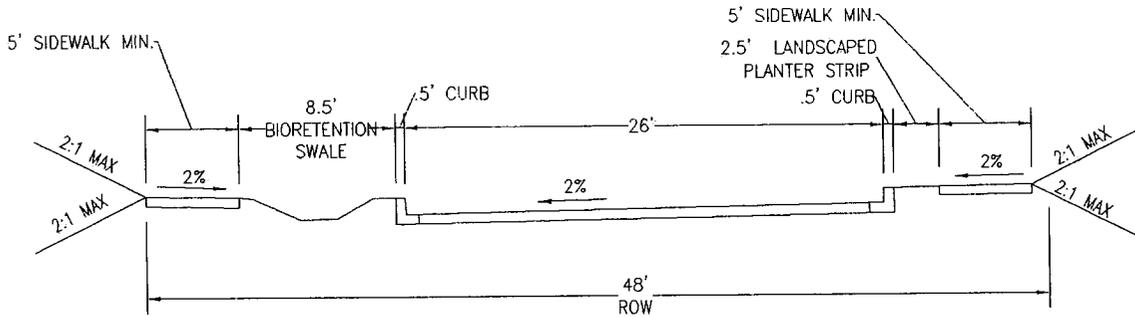
1. The minimum allowable depth is two inches asphalt pavement HMA Class ½ inch PG64-22 overlying two inches crushed surfacing top course and 10 inches of the Aggregate for Gravel Base specification 9-03.10 of the 2008 WSDOT Standard Specifications. All thicknesses are compacted depths.
2. Minimum vertical slope: 0.5 percent.
3. Standards are minimum standards. Director of public works may require more than the minimum due to other adopted plans and regulations by the city or as field conditions warrant.
4. Cul-de-sac bulb shall have radius as determined by the fire marshall.
5. The director of public works may permit rolled Portland cement concrete curbs for special conditions, such as narrow single-family or duplex lots.

A new section 12.20.045 of the Fife Municipal Code is adopted to read as follows:

12.20.045 Single-Family Access Green Street.

The standards for a Single-Family Access Green Street are as set forth in Exhibit "A-1" which follows.

Exhibit A-1: Single-Family Access Green Street



Notes:

1. The minimum allowable depth is two inches asphalt pavement HMA Class ½ inch PG64-22 overlying two inches crushed surfacing top course and 10 inches of the Aggregate for Gravel Base specification 9-03.10 of the 2008 WSDOT Standard Specifications. All thicknesses are compacted depths.
2. Minimum vertical slope: 0.5 percent.
3. Standards are minimum standards. Director of public works may require more than the minimum due to other adopted plans and regulations by the city or as field conditions warrant.
4. Cul-de-sac bulb shall have radius as determined by the Fire Marshall.
5. The director of public works may permit rolled Portland cement concrete curbs for special conditions, such as narrow single-family or duplex lots.
6. Sidewalks shall be constructed of a permeable pavement surfacing unless adjacent to a bioretention facility, or other drainage facility.
7. See bioretention swale definition in Title 21 FMC. Bioretention swales shall be engineered in accordance with the Stormwater Manual (see FMC 15.32).
8. Where feasible, curb extensions shall be installed per Section 21.30.030 FMC.

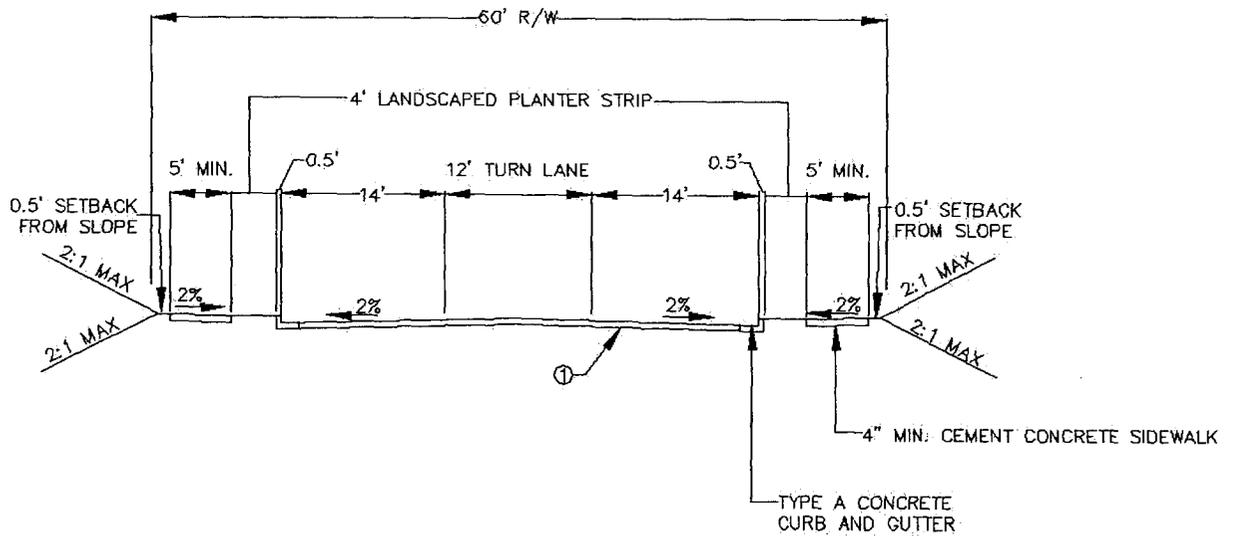
(Ord. 1595-06 § 2, 2006; Ord. 1027 § 4, 1990; Ord. XXXX, 2008).

Fife Municipal Code section 12.20.050 shall be amended to read as follows:

12.20.050 Commercial and Multifamily Access Street.

The standards for a neighborhood access street are as set forth in Exhibit “B” which follows.

Exhibit B: Commercial and Multifamily Access Street



Notes:

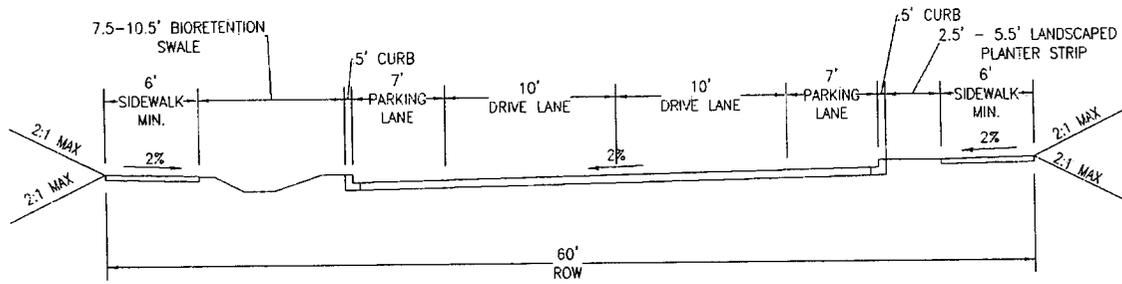
1. The minimum allowable depth is four inches asphalt pavement HMA Class ½ inch PG64-22 overlying two inches crushed surfacing top course and 16 inches of the Aggregate for Gravel Base specification 9-03.10 of the 2008 WSDOT Standard Specifications. All thicknesses are compacted depths.
2. Minimum vertical slope: 0.5 percent.
3. Standards are minimum standards. Director of public works may require more than the minimum due to other adopted plans and regulations by the city or as field conditions warrant.

A new section 12.20.055 of the Fife Municipal Code is adopted to read as follows:

12.20.055 Commercial and Multifamily Access Green Street.

The standards for a Commercial and Multifamily Access Green Street are as set forth in Exhibit "B-1" which follows.

Exhibit B-1: Commercial and Multifamily Access Green Street



Notes:

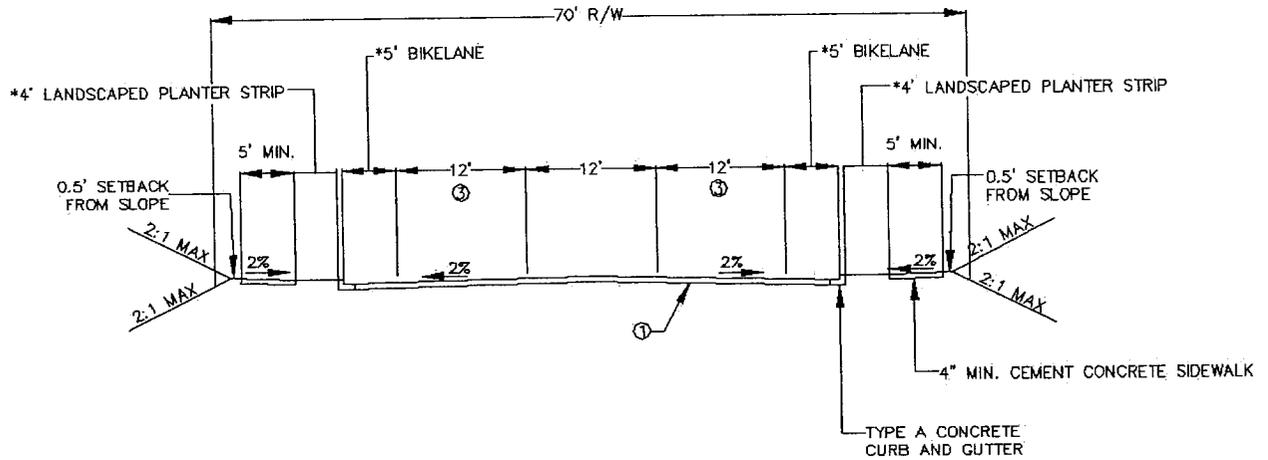
1. The minimum allowable depth is two inches asphalt pavement HMA Class ½ inch PG64-22 overlying two inches crushed surfacing top course and 10 inches of the Aggregate for Gravel Base specification 9-03.10 of the 2008 WSDOT Standard Specifications. All thicknesses are compacted depths.
2. Minimum vertical slope: 0.5 percent.
3. Standards are minimum standards. Director of public works may require more than the minimum due to other adopted plans and regulations by the city or as field conditions warrant.
4. Sidewalks shall be constructed of a permeable pavement surfacing unless adjacent to a bioretention facility, or other drainage facility.
5. See bioretention swale definition in Title 21 FMC. Bioretention swales shall be engineered in accordance with the Stormwater Manual (see FMC 15.32).
6. Where feasible, curb extensions shall be installed per Section 21.30.030 FMC. (Ord. 1595-06 § 3, 2006; Ord. 1027 § 5, 1990; Ord. XXXX, 2008).

Fife Municipal Code section 12.20.060 shall be amended to read as follows:

12.20.060 Collector street.

The standards for a neighborhood collector/collector arterial are as set forth in Exhibit “C” which follows.

Exhibit C: Collector Street



Notes:

1. The minimum allowable depth is four inches asphalt pavement HMA Class ½ inch PG64-22 overlying two inches crushed surfacing top course and 16 inches gravel base of Aggregate for Gravel Base specification 9-03.10 of the 2008 WSDOT Standard Specifications. All thicknesses are compacted depths.

2. Minimum vertical slope: 0.25 percent.

3. * Curb lane 14 feet wide where bike lane not required.

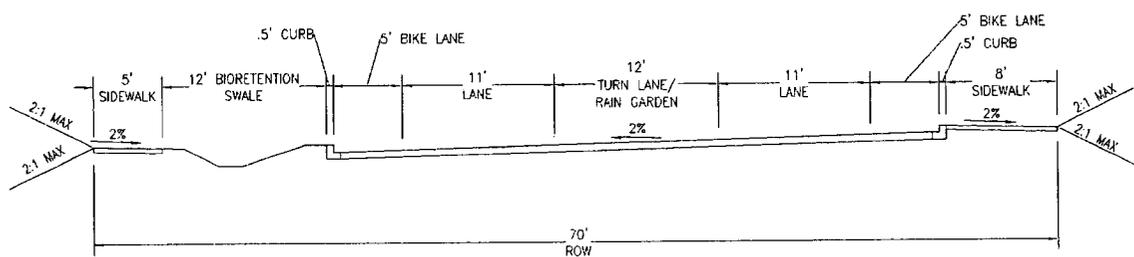
4. Standards are minimum standards. Director of public works may require more than the minimum due to other adopted plans and regulations by the city or as field conditions warrant.

A new section 12.20.065 of the Fife Municipal Code is adopted to read as follows:

12.20.065 Collector Green Street.

The standards for a Collector Green Street are as set forth in Exhibit “C-1” which follows.

Exhibit C-1: Collector Green Street



Notes:

1. The minimum allowable depth is two inches asphalt pavement HMA Class ½ inch PG64-22 overlying two inches crushed surfacing top course and 10 inches of the Aggregate for Gravel Base specification 9-03.10 of the 2008 WSDOT Standard Specifications. All thicknesses are compacted depths.
2. Minimum vertical slope: 0.25 percent.
3. Curb lane 14-feet wide where bike lane not required.
4. Standards are minimum standards. Director of public works may require more than the minimum due to other adopted plans and regulations by the city or as field conditions warrant.
5. Sidewalks shall be constructed of a permeable pavement surfacing unless adjacent to a bioretention facility, or other drainage facility.
6. See bioretention swale definition in Title 21 FMC. Bioretention swales shall be engineered in accordance with the Stormwater Manual (see FMC 15.32).
7. Where feasible, curb extensions shall be installed per Section 21.30.030 FMC.

(Ord. 1595-06 § 4, 2006; Ord. 1027 § 6, 1990; Ord. XXXX, 2008).

Fife Municipal Code section 12.20.070 shall be amended to read as follows:

12.20.070 Minor arterial.

The standards for a minor arterial are as set forth in Exhibit “D” and “D-1” which follows.

Exhibit D: Minor Arterial

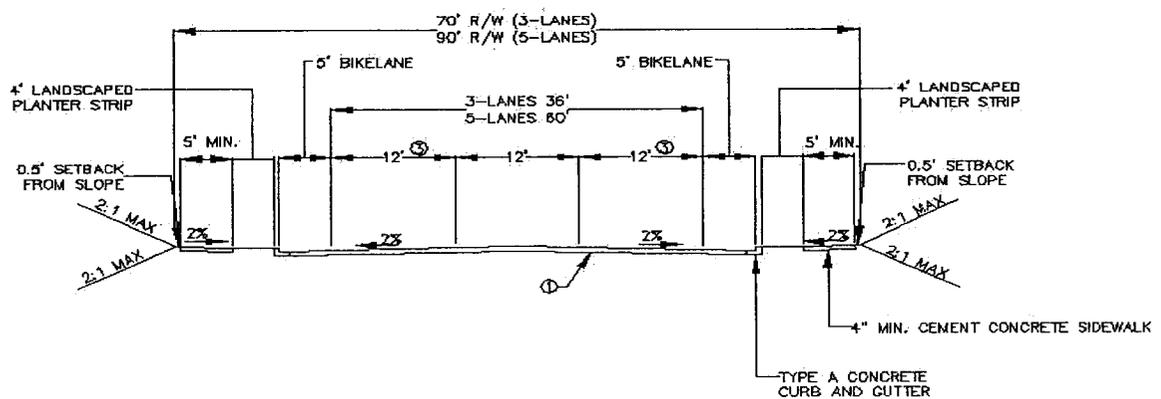
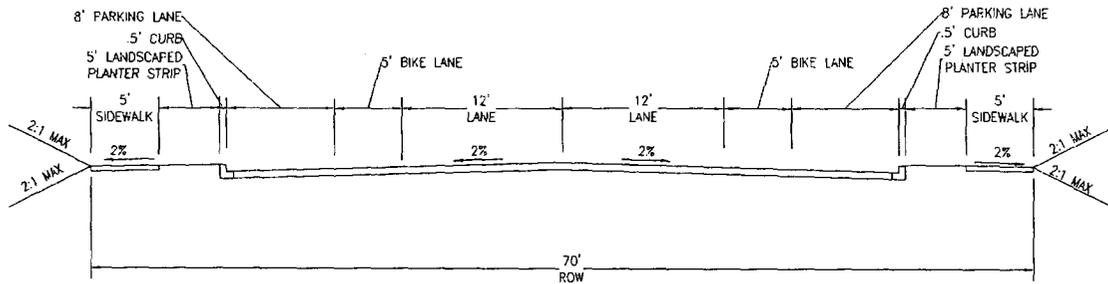


Exhibit D-1: Minor Arterial with Parking



Notes:

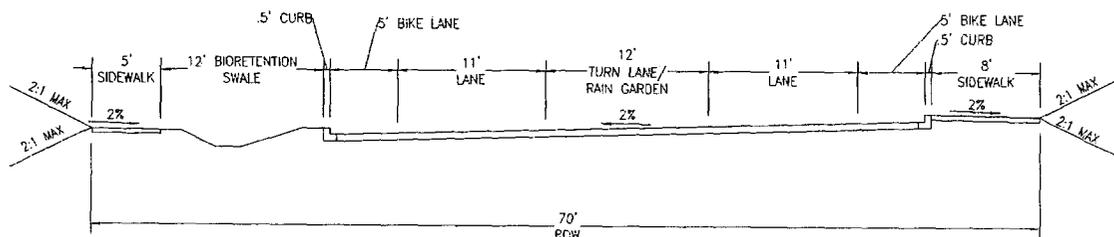
1. The minimum allowable depth is four inches asphalt pavement HMA Class ½ inch PG64-22 overlying two inches crushed surfacing top course and 16 inches gravel base Aggregate for Gravel Base specification 9-03.10 of the 2008 WSDOT Standard Specifications. All thicknesses are compacted depths.
2. Minimum vertical slope: 0.25 percent.
3. * Curb lane 14 feet wide where bike lane not required.
4. Standards are minimum standards. Director of public works may require more than the minimum due to other adopted plans and regulations by the city or as field conditions warrant.

A new section 12.20.075 of the Fife Municipal Code is adopted to read as follows:

12.20.075 Green Minor Arterial.

The standards for a green minor arterial are as set forth in Exhibit “D-2” which follows.

Exhibit D-2: Green Minor Arterial



Notes:

1. The minimum allowable depth is two inches asphalt pavement HMA Class ½ inch PG64-22 overlying two inches crushed surfacing top course and 10 inches of the Aggregate for Gravel Base specification 9-03.10 of the 2008 WSDOT Standard Specifications. All thicknesses are compacted depths.
2. Minimum vertical slope: 0.25 percent.
3. * Curb lane 14 feet wide where bike lane not required.
4. Standards are minimum standards. Director of public works may require more than the minimum due to other adopted plans and regulations by the city or as field conditions warrant.
5. Sidewalks shall be constructed of a permeable pavement surfacing unless adjacent to a bioretention facility, or other drainage facility.
6. See bioretention swale definition in Title 21 FMC. Bioretention swales shall be engineered in accordance with the Stormwater Manual (see FMC 15.32).
7. Where feasible, curb extensions shall be installed per Section 21.30.030 FMC.

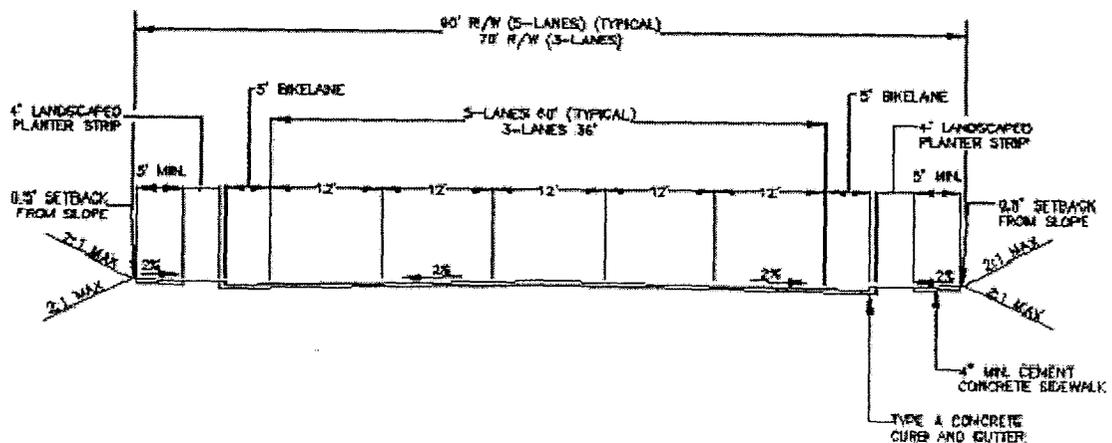
(Ord. 1595-06 § 5, 2006; Ord. 1027 § 7, 1990; Ord. XXXX, 2008).

Fife Municipal Code section 12.20.080 shall be amended to read as follows:

12.20.080 Principal Arterial.

The standards for a principal arterial are as set forth in Exhibit “E” which follows.

Exhibit E: Principal Arterial



Notes:

1. The minimum allowable depth is two inches asphalt pavement HMA Class ½ inch PG64-22 overlying two inches crushed surfacing top course and 10 inches of the Aggregate for Gravel Base specification 9-03.10 of the 2008 WSDOT Standard Specifications. All thicknesses are compacted depths.
2. Minimum vertical slope: 0.25 percent.
3. Curb lane 14 feet wide where bike lane not required.
4. Center turn lane or one travel lane in each direction may be omitted in special circumstances.
5. Standards are minimum standards. Director of Public Works may require more than the minimum due to other adopted plans and regulations by the city or as field conditions warrant.
6. Sidewalks shall be constructed of a permeable pavement surfacing unless adjacent to a bioretention facility, or other drainage facility.
7. Where feasible, curb extensions shall be installed per Section 21.30.030 FMC.

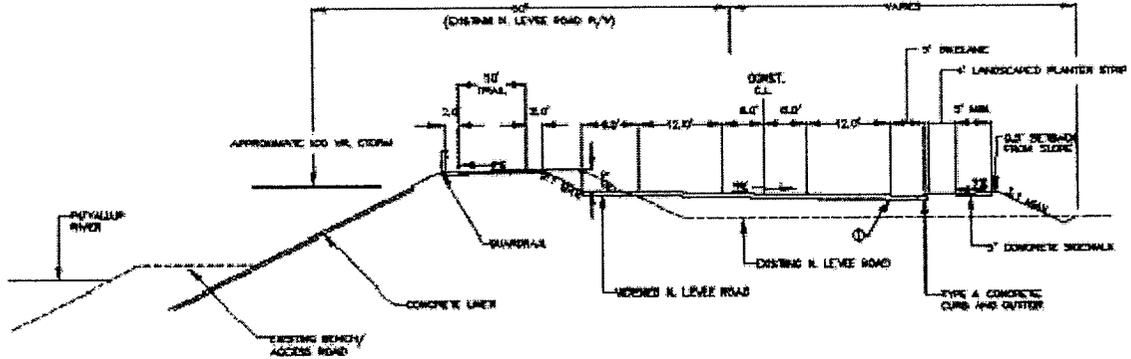
(Ord. 1595-06 § 6, 2006; Ord. 1027 § 8, 1990; Ord. XXXX, 2008).

Fife Municipal Code section 12.20.085 shall be amended to read as follows:

12.20.085 Levee Road.

The standards for construction of North Levee Road East are shown on Exhibit “F” which follows.

Exhibit F: North Levee Road East



Notes:

1. The minimum allowable depth is two inches asphalt pavement HMA Class ½ inch PG64-22 overlying two inches crushed surfacing top course and 10 inches of the Aggregate for Gravel Base specification 9-03.10 of the 2008 WSDOT Standard Specifications. All thicknesses are compacted depths.
2. Minimum vertical slope: 0.25 percent.
3. Sidewalk/bikeway combinations or sidewalk location and width as required, four-inch depth.
4. Standards are minimum standards. Director of public works may require more than the minimum due to other adopted plans and regulations by the city or as field conditions warrant.

(Ord. 1595-06 § 7, 2006; Ord. XXXX, 2008).

Fife Municipal Code section 12.20.090 shall be amended to read as follows:

12.20.090 Additional Requirements.

E. Low Impact Development. See FMC Chapter 15.32.020. (Ord. XXXX, 2008).

F. Low Impact Development Facilities. See Title 21 FMC.

G. Low Impact Development Techniques. See Title 21 FMC.

Fife Municipal Code subsection 12.22.010(E and F) shall be amended to read as follows:

12.22.010 CITY PARKS

E. Low Impact Development. See FMC Chapter 15.32.020. (Ord. XXXX, 2008).

F. Low Impact Development Facilities. See Title 21 FMC. (Ord. XXXX, 2008).

G. Low Impact Development Techniques. See Title 21 FMC. (Ord. XXXX, 2008).

A new section 12.22.050 of the Fife Municipal Code is adopted to read as follows:

12.22.050 Low Impact Development in City Parks. Stormwater runoff in City parks shall be managed via Low Impact Development Techniques and Facilities to the maximum extent practicable. Where it does not impede the programmatic uses of the park, city parks shall be used to help control stormwater runoff for municipal rights-of-way and/or adjacent development. (Ord. XXXX, 2008).

Fife Municipal Code section 13.18.030 shall be amended to include the following:

13.18.030 Definitions.

Unless the context specifically indicates otherwise, the meaning of terms used in this chapter are as follows:

- A. "City" means the incorporated limits of the city of Fife, Washington, or as indicated by the context may mean the city council, the department of public works, public works director, or other official, employee or agency representing the city in the discharge of its duties under this chapter.
- B. "Commercial agriculture" means those activities conducted on lands defined in RCW 84.34.020(2) or those activities involved in the production of crops or livestock for wholesale trade. An activity ceases to be considered commercial agriculture when the area on which it is conducted is proposed for conversion to a nonagricultural use or has lain idle for more than five years unless the idle land is registered in a federal or state soils conservation program or unless the activity is maintenance of irrigation ditches, laterals, canals, or drainage ditches related to an existing and ongoing agricultural activity.
- C. "Drainage utility" or "stormwater utility" is equivalent to storm drainage and surface water management utility.
- D. "Heavily developed" means land with impervious surface area greater than 60 percent but less than or equal to 80 percent.
- E. "Impervious surface" means hard-surfaced areas that prevent or retard the entry of water into the soil mantle and/or cause water to run off the surface in greater quantities or at an increased rate of flow than under natural conditions. Common impervious surfaces include, but are not limited to, rooftops, concrete or asphalt roads, sidewalks and paving, walkways, patio areas, driveways, parking lots or storage areas and gravel, hard-packed dirt, oiled or other surfaces that similarly impede the natural infiltration of surface water or alter runoff patterns as they existed prior to development.
- F. "Lightly developed" means land with impervious surface area greater than 20 percent but less than or equal to 40 percent.
- G. "Low Impact Development" See FMC Chapter 15.32.020. (Ord. XXXX, 2008).
- H. "Low Impact Development Facilities" See Title 21 FMC. (Ord. XXXX, 2008).
- I. "Low Impact Development Techniques" See Title 21 FMC. (Ord. XXXX, 2008).

- J. "Moderately developed" means land with impervious surface area greater than 40 percent but less than or equal to 60 percent.
- K. "Service charge" means the rate and other charges to be imposed for all storm drainage and surface water management utility services.
- L. "Undeveloped" means unimproved land with impervious surface area of 20 percent or less.
- M. "Very heavily developed" means land with impervious surface area greater than 80 percent. (Ord. 1546-04 § 2, 2004; Ord. XXXX, 2008).

Fife Municipal Code section 13.18.070 shall be amended to include the following:

13.18.070 Rates and Charges.

- A. All real property in the city shall be charged a service charge. Service charges shall be uniform for all classes of real property and shall be based on impervious surface area. The city shall determine what rate shall apply to each specific premises within the guidelines set forth herein. The impervious surface area for each property will place it in one of the following five categories, as to which a rate per month per 500-square-foot increment of premises area shall apply:
 - 1. Undeveloped.
 - 2. Lightly developed.
 - 3. Moderately developed.
 - 4. Heavily developed.
 - 5. Very heavily developed.

In addition to the impervious area charge referenced above, the city shall charge a monthly fixed fee.

- B. The city council shall establish from time to time, by ordinance, the amount of all such service charges, fees, and rates.

C. Effective March 1, 2005, the service charge for storm drainage and surface water management services shall be as follows:

Development Category	Monthly Rate Based on Total Area
Base rate per parcel	\$2.00
Undeveloped – One acre or less	\$0.065 per 500 sq. ft.
Plus for area over one acre	\$0.050 per 500 sq. ft.
Lightly developed	\$0.100 per 500 sq. ft.
Moderately developed	\$0.300 per 500 sq. ft.
Heavily developed	\$0.400 per 500 sq. ft.
Very heavily developed	\$0.500 per 500 sq. ft.

(Ord. 1555-05 § 1, 2005; Ord. 1547-04 § 1, 2004; Ord. 1546-04 § 2, 2004; Ord. XXXX, 2008).

Fife Municipal Code section 13.18.080 shall be amended to read as follows:

13.18.080 Reduced rates – Discounts.

- A. Reduced Rates for Commercial Agriculture. The service charge shall be discounted by 25 percent for those properties where commercial agriculture is conducted.
- B. Reduced Rates for Low-Income Elderly and Disabled. The service charge shall be discounted by 30 percent for those customers who reside in single-family dwelling units and who qualify under the criteria set forth in FMC 13.04.240(D).
- C. Reduced Rates for Properties Served by Privately Owned and Maintained Stormwater Management Systems.
 - 1. Subject to the discretion of the director of public works, the service charge shall be discounted by the percentages set forth below for those customers whose properties are served by privately owned and maintained stormwater management systems:
 - a. Stormwater detention – 20 percent (20%) discount.
 - b. Stormwater quality – 20 percent (20%) discount.
 - c. Stormwater detention and water quality – 40 percent (40%) discount
 - d. Stormwater retention/groundwater recharge – 40 percent (40%) discount
 - e. Treatment of stormwater runoff from the 6-month design storm via Low Impact Development Techniques – 40 percent (50%) discount.

The maximum discount for any property shall not exceed 50 percent (50%).

2. To qualify for a discount, the owner of record shall provide a certified statement by December 1st of the year preceding the year for which the owner of record is requesting a discount, verifying that all specified maintenance has been performed in accordance with the facility's operation and maintenance manual.
3. Each owner of record shall enter into an agreement with the city that allows the city to enter onto the owner's parcel to inspect the drainage facility and verify all information submitted by the owner. The city will provide a form of agreement. The owner of record shall record this agreement with the county auditor and the city must receive a conformed copy before the request for a rate discount shall be deemed completed.
4. No discount shall be given for a private detention or retention facility with less than a 25-year storm storage capacity.
5. All stormwater facilities and Low Impact Development Facilities shall comply with the maintenance standards set forth in FMC 15.34.050, as now or hereafter amended. (Ord. 1575-05 § 2, 2005; Ord. 1546-04 § 2, 2004; Ord. XXXX, 2008).

Fife Municipal Code section 15.32.010 shall be amended to read as follows:

15.32.010 Purpose.

The provisions of this chapter are intended to guide and advise all who conduct new development or redevelopment within the city. The provisions of this chapter establish the minimum level of compliance which must be met to permit a property to be developed or redeveloped within Fife.

It is the purpose of this section to:

- A. Minimize water quality degradation and sedimentation in streams, ponds, lakes, wetlands, the Puget Sound, and other water bodies;
- B. Minimize the impact of increased runoff, erosion, and sedimentation caused by land development and maintenance practices;
- C. Maintain and protect groundwater resources;
- D. Minimize adverse impacts of alterations on ground and surface water quantities, locations, and flow patterns;

- E. Decrease potential landslide, flood, and erosion damage to public and private property;
- F. Promote site planning and construction practices that are consistent with natural, topographical, vegetative, and hydrological conditions;
- G. Maintain and protect the city stormwater management infrastructure and those downstream;
- H. Provide a means of regulating the clearing and grading of private and public land in a manner that minimizes water quality impacts in order to protect public health and safety; and
- I. Provide minimum development regulations and construction procedures which will preserve, replace, or enhance existing vegetation to preserve and enhance the natural qualities of lands, wetlands, and water bodies. (Ord. 1196 § 3, 1995; Ord. XXXX, 2008).
- J. Encourage the use of Low Impact Development in order to manage stormwater flows on-site.

Fife Municipal Code section 15.32.020 shall be amended to include the following:

15.32.020 Definitions.

- E. “Low Impact Development Facilities”** See Title 21 FMC. (Ord. XXXX, 2008).
- F. “Low Impact Development Techniques”** See Title 21 FMC. (Ord. XXXX, 2008).
- G. “Manual” or “stormwater management manual”** means the February 2005 Edition of the Stormwater Management Manual for Western Washington adopted by reference and prepared by Ecology that contains BMPs to prevent or reduce pollution, together with Ecology’s “Flow Control Guidance for Highly Urbanized Areas” dated May 22, 2006. (Ord. 1670 § 1, 2008; Ord. 1196 § 4, 1995).

15.32.030 General provisions

- A. Abrogation and Interpretation.** It is not intended that this chapter repeal abrogate or impair any existing regulations easements covenants or deed restrictions. However where this chapter imposes greater restrictions the provisions of this chapter shall prevail. When any provision of any other chapter of the FMC conflicts with this chapter, that which provides more environmental protection shall apply unless specifically provided otherwise in this chapter. The provisions of this chapter shall be held to be minimum requirements in their interpretation and application, and shall be liberally construed to serve the purposes of this chapter

The community development department is authorized to adopt procedures for the purpose of carrying out the provisions of this chapter.

B. Stormwater Drainage Permits Any person proposing development or redevelopment of a parcel that falls within the parameters of this chapter shall be required to submit an application for a stormwater drainage permit to the city of Fife.

The application shall include:

1. The name and address of the applicant.
2. The name and address of the property owner.
3. The exact location of the proposed work by street address and/or parcel number.
4. Civil drawings and other information required by the manual.
5. Low Impact Development requirements as required by FMC Title 21; and
6. Other information as requested.

The application will be reviewed by the community development department the city engineer the local drainage district and other applicable agencies as determined by the city of Fife community development director.

C. Regulated Activities. Prior to fulfilling the requirements of this chapter, Fife shall not grant any approval or permission to conduct a regulated activity. Regulated activities include but are not limited to the following permits and approvals: building permit; binding site plan; conditional use permit; grading and clearing permit; right-of-way permit; shoreline substantial development permit; variance, rezone, subdivision or any subsequently adopted permit or required approval not expressly exempted by this chapter.

D. Permit Issuance. Regulated activities that require a stormwater site plan under this chapter shall only be conducted after the city of Fife approves the plan. Upon approval of the stormwater site plan the city of Fife shall issue a storm drainage permit

E. Storm Drainage Plan Check Fees. A fee for storm drainage plan check shall be charged to all storm drainage plan submittals. The purpose of the fee is to recover all costs associated with the plan review. The amount of the fee shall be the actual costs incurred by the city engineer in reviewing the plans, consulting fees charged for meetings conducted in reference to the storm drainage plan, plus a 15 percent administrative fee.

The city shall not issue any permits for a parcel until the storm drainage plan check fee has been paid in full.

The sum of \$200.00, a partial payment of the drainage plan check fee, shall be collected at the time the storm drainage plan is submitted to the city.

Subsection 15.32.040(A-C) of the Fife Municipal Code is amended to read as follows:

- A. New Development – Regulated Activities. Consistent with the minimum requirements contained in the 2005 Ecology Manual, the City of Fife shall approve, conditionally approve, or disapprove the following activities, unless exempted in subsection (C) of this section:
 - 1. Land disturbing activities;
 - 2. Structural development, including construction, installation, or expansion of a building or other structure;
 - 3. Creation of impervious surfaces;
 - 4. Subdivisions, short subdivisions, and binding site plans, as defined in RCW 58.17.020.
- B. Redevelopment – Regulated Activities. The following activities shall be regulated: the creation or addition of impervious surfaces, structural development including construction, installation or expansion of a building or other structure, improvements totaling over 50 percent of the property’s assessed value, land disturbing activity, and/or replacement of impervious surface that is not part of a routine maintenance activity, and land disturbing activities associated with structural or impervious redevelopment.
- C. Exemptions. Commercial agriculture and forest practices regulated under WAC Title 222, except for Class IV general forest practices that are conversions from timber land to other uses, are exempt from the provisions of this chapter.

Development undertaken by the Washington State Department of Transportation in state highway rights-of-way is regulated by Chapter 173-270 WAC, the Puget Sound Highway Runoff System.

All other new development and redevelopment is subject to the minimum requirements of this chapter. (Ord. XXXX, 2008).

Section 15.34.050 of the Fife Municipal Code is amended to read as follows:

15.34.050 General Requirements.

- A. Maintenance Required. All stormwater and Low Impact Development Facilities shall be maintained in accordance with this chapter and the approved maintenance manual. Systematic, routine preventive maintenance is required.

- B. Minimum Standards. The following are the minimum standards for the maintenance of stormwater facilities:
1. Facilities shall be inspected annually and continually cleared of debris, sediment, and vegetation that affect the functioning and/or design of the facility.
 2. Grassy swales, bioretention swales and other swales shall be inspected at the end of winter, end of spring and beginning of the fall and mowed or replanted as necessary.
 3. Permeable pavements shall be inspected annually to ensure that water is passing through the pavement profile.
 4. Where lack of maintenance is causing or contributing to a water quality problem, immediate action shall be taken to correct the problem. Within one month, the director or designee shall revisit the facility to assure that it is being maintained appropriately.
- C. Maintenance of Drainage and Low Impact Development Facilities. All drainage structures and Low Impact Development Facilities between the property line and the roadway shall be maintained in a safe and usable condition by the City of Fife.
- D. Disposal of Waste from Maintenance Activities. Disposal of waste from maintenance activities shall be conducted in accordance with the minimum Functional Standards for Solid Waste Handling, Chapter 173-304 WAC, guidelines for disposal of waste materials from stormwater maintenance activities, and where appropriate, the Dangerous Waste Regulations, Chapter 173-303 WAC.
- E. Compliance. Property owners are responsible for the maintenance, operation, or repair of stormwater drainage systems and BMPs. Property owners shall maintain, operate, and repair these facilities in compliance with the requirements of this chapter and the approved maintenance manual. (Ord. 1196 § 18, 1995; Ord. XXXX, 2008).

Fife Municipal Code section 17.05.085 is amended to read as follows:

17.05.085 Critical Area Reports.

If required by the Community Development Director, the applicant shall submit a Critical Area Report prepared by a qualified professional as defined herein. The report shall use scientifically valid methods and studies in the analysis of critical area data and field reconnaissance and reference the source of science used. The report shall evaluate the proposal and all probable impacts to critical areas in accordance with the provisions of this title. Unless otherwise provided, a Critical Area Report may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and regulations or previously prepared for and applicable to the development proposal site, as approved by the Community Development Director. As a minimum, the report shall contain the following:

- A. The name and contact information of the applicant, a description of the proposal, and identification of the permit requested.
- B. A copy of the site plan for the development proposal showing:
 - 1. Identified critical areas, buffers, and the development proposal with dimensions;
 - 2. Limits of any areas to be cleared; and
 - 3. A description of the proposed stormwater management plan for the development and consideration of impacts to drainage alterations.
- C. The dates, names, and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site.
- D. Identification and characterization of all critical areas, including wetlands, water bodies, and buffers adjacent to the proposed project area.
- E. A statement specifying the accuracy of the report, and all assumptions made and relied on.
- F. An analysis of site development design alternatives.
- G. A description of reasonable efforts made to apply mitigation sequencing as set forth in FMC 17.05.087 to avoid, minimize, and mitigate impacts to critical areas.
- H. Plans for adequate mitigation, as needed, to offset any impacts, including, but not limited to:
 - 1. The impacts of any proposed development within or adjacent to a critical area or buffer on the critical area completed by a professional biologist or ecologist; and

2. The impacts of any proposed alteration of a critical area or buffer on the development proposal, other properties and the environment.
- I. A discussion of the performance standards applicable to the critical area and proposed activity, including, but not limited to, allowable runoff, tree canopy preservation, and downstream siltation.
- J. Financial guarantees to ensure compliance.
- K. Any additional information required for the critical area as specified by the Community Development Director. (Ord. 1566-05 § 12, 2005; Ord. XXXX, 2008).
- L. An assessment of what impact the use of Low Impact Development Facilities will have on any adjacent critical areas.

Section 18.05.040 of the Fife Municipal Code is hereby amended to read as follows:

18.05.040 Preliminary Plat—Contents

A preliminary plat prints and approved electronic submission formats shall have dimensions that are multiples of nine inches along one side and multiples of 12 inches along the adjacent side. The drawing shall be to a scale of no greater than one inch equals 50 feet or smaller than one inch equals 100 feet. The preliminary layout shall contain the following information:

- A. General Information.
 1. The name of the proposed subdivision, together with the words "preliminary plat";
 2. The name and address of the applicant;
 3. The name, address, stamp and signature of the professional engineer or professional land surveyor who prepared the preliminary plat;
 4. Numeric scale, graphic scale, true north point and date of preparation;
 5. A form for the endorsement of the Director;
 6. Legal description of preliminary plat;
- B. Vicinity Map. A vicinity map sufficient to define the location and boundaries of the proposed subdivision with respect to surrounding property, streets, and other major manmade and natural features shall appear on the preliminary plat;

- C. Existing Geographic Features. Except as otherwise specified herein, the following existing geographic features shall be drawn lightly in relation to proposed geographic features:
1. The boundaries of the property to be subdivided, and the boundaries of any adjacent property under the same ownership as the land to be subdivided, to be indicated by bold lines;
 2. All existing property lines lying within the proposed subdivision which are to be vacated, and all existing property lines lying within 100 feet of the property to be subdivided or within 100 feet of property lying adjacent to and under the same ownership as the property to be subdivided;
 3. The location, right-of-way widths, pavement widths, and names of all existing or platted streets, whether public or private, and other public ways within or adjacent to the proposed subdivision;
 4. The location, widths and purposes of any existing easements, including recording numbers, lying within or adjacent to the proposed subdivision;
 5. The location and size of existing sanitary sewer, storm sewer and water lines lying within or adjacent to the proposed subdivision;
 6. The location of existing section and municipal corporation boundary lines lying within or adjacent to the proposed subdivision;
 7. The location of any well used for domestic water supply existing within the proposed subdivision or within 100 feet of the boundaries of the proposed subdivision;
 8. Existing contour lines at intervals of five feet for average slopes exceeding five percent, or at intervals of one foot for average slopes not exceeding five percent. Existing contour lines which will be altered through filling or excavation shall be indicated by broken lines (final contour lines shall be indicated by solid lines, as provided by subsection (D) of this section). Contour lines shall be labeled at intervals not to exceed 20 feet, and shall be based upon USGS or USC & GS datum, as determined by the City;
 9. The location of any existing structures lying within the proposed subdivision. Existing structures to be removed shall be indicated by broken lines, and existing structures not to be removed shall be indicated by solid lines;
 10. A geotechnical report may be required if deemed necessary by the Director.
- D. Proposed Geographic Features. The following proposed geographic features shall be shown:

1. The boundaries and approximate dimensions of all proposed lots, and the proposed identifying number or letter to be assigned to each lot and/or block;
 2. The right-of-way location and width, the proposed name of each street, alley or other public way to be created and adequate horizontal and vertical street geometries to ensure compliance with city standards;
 3. The location, width and purpose of each easement to be created;
 4. The boundaries, dimensions and area of public and common park and open space areas;
 5. Identification of all areas proposed to be dedicated for public use, together with the purpose and any conditions of dedication;
 6. Proposed final contour lines at intervals of five feet for average slopes exceeding five percent, or at intervals of one foot for average slopes not exceeding five percent. Final contours shall be indicated by solid lines (existing contours which are to be altered shall be shown by broken lines, as provided by subsection (C)(8) of this section). Contour lines shall be labeled at intervals not to exceed 20 feet, shall be based upon USGS or USC & GS datum, and shall be indicated by lines drawn lightly relative to other proposed geographic features;
 7. The building envelope and setbacks shall be indicated for each lot.
- E. Additional Information. The following additional information shall be shown on the face of the preliminary plat:
1. For proposed subdivisions involving residential land uses, a table providing the following information for each distinct residential area:
 - a. Proposed land use (e.g., single-family, duplex, multifamily);
 - b. Number of dwelling units;
 - c. Gross and net acreage;
 - d. Existing zoning designation;
 - e. Proposed zoning designation;
 - f. Approximate area of smallest lot;
 - g. Number of platted lots
 - h. Square feet used for:
 - 1) Environmental Constraints
 - 2) Roads
 - 3) Low Impact Development Facilities, Storm water & Utilities
 - i. Achieved Density
 - j. Square feet used to determine permitted number of units.
 - k. Proposed source of domestic water supply;
 - l. Proposed sewage disposal system;
 - m. Typical street cross section(s);
 - n. Proposed storm drainage system;

- o. A landscaping plan in compliance with FMC 19.64.
- p. Base Flood Elevation.

Section 18.07.020 of the Fife Municipal Code is hereby amended to read as follows:

18.07.020 Types of improvements.

The following minimum improvements are required for any subdivision within the City:

- A. Street and alley grading and surfacing, including curbs, gutters and sidewalks, in accordance with FMC 12.20;
- B. Sanitary sewers;
- C. Water mains and hydrants;
- D. Low impact development and stormwater management facilities;
- E. Concrete survey monuments and brass plugs;
- F. Street lighting;
- G. Street trees and landscaping;

The Fife Municipal Code is hereby amended by the addition of a new section 18.07.060 to read as follows:

18.07.060 Street Layout.

The proposed street layout shall conform to the general design criteria set forth below:

- (a) All streets shall be arranged in proper relation to topography and other site characteristics in a manner which results in usable lots, safe streets and acceptable gradients without unnecessary destruction of drainage courses, trees and other natural site features;
- (b) The arrangement of streets in new development should be such that said streets extend to the boundary lines of the tract to make provision for future extension to adjacent tracts, except when determined to be impractical by the public works director or designee due to critical areas, site constraints, or existing street alignments;
- (c) The street layout shall reflect the use of local streets to provide access to abutting properties, and the use of collector streets to channel traffic through

the development to abutting collectors and arterials. The layout should discourage the use of local streets by through traffic;

(d) When lot(s) within a residential development are proposed adjacent to an arterial street, primary access to said lots shall be provided from a local street or collector street and a “no access” easement established along the lot boundary bordering the arterial;

(e) All street intersections shall be perpendicular, unless a modified intersection is approved by the city’s public works director or designee;

(f) New streets shall not be connected or traffic from a proposed development discharged to a substandard roadway without minimum improvement to said roadway as determined to be needed by the city public works director or designee.

(g) Cul-de-sacs are not permitted.

Section 18.07.030 of Fife Municipal Code is amended to read as follows:

18.07.070 Alleys.

Except in planned residential developments, alleys shall not be approved as primary access in residential districts or subdivisions. Paved rear alleys not less than 20 feet wide shall be required in all commercial, business, and industrial subdivisions except where special conditions make alleys impracticable. In such cases, adequate off-street loading space, suitably surfaced, shall be provided in accordance with Title 19 FMC. Alleys shall be paved with a permeable pavement surfacing. The Public works director shall have the authority to waive some or all of these requirements.

Section 18.07.090 of Fife Municipal Code is amended to read as follows:

18.07.090 Cul-de-sac.

Cul-de-sacs are not permitted. (Ord. 223 § 20(h), 1969; Ord. XXXX, 2008).

A new section 18.08.125 of Fife Municipal Code is adopted to read as follows:

18.08.125 “Low Impact Development” See FMC Chapter 15.32.020. (Ord. XXXX, 2008).

A new section 18.08.126 of Fife Municipal Code is adopted to read as follows:

18.08.126 “Low Impact Development Facilities” See Title 21 FMC. (Ord. XXXX, 2008).

A new section 18.08.127 of Fife Municipal Code is adopted to read as follows:

18.08.127 “Low Impact Development Techniques” See Title 21 FMC. (Ord. XXXX, 2008).

A new section 18.09.020 of Fife Municipal Code is adopted to read as follows:

18.09.020 Application Requirements

An application for a binding site plan shall be submitted to the Department on forms provided by the Department. A complete application for a binding site plan shall consist of:

- A. At least one original drawing, eight copies, and one eight-and-one-half-inch by 11-inch copy containing the following information:
 - 1. The location and size of all proposed lots, tracts, and buildings;
 - 2. Proposed and existing structures, including elevations and floor plans as known (plans which show building envelopes rather than footprints must include post construction treatment of unoccupied areas of the building envelopes);
 - 3. All proposed or existing uses;
 - 4. The location of proposed or existing open space, including any required landscaped areas;
 - 5. The location and identification of critical areas;
 - 6. The layout of an internal vehicular and pedestrian circulation system, including proposed ingress and egress for vehicles;
 - 7. The number and location of proposed or existing parking spaces on and off the site;
 - 8. A drainage plan that includes the use of low impact development techniques and facilities per FMC Title 21, and which will manage the maximum proposed square footage of impervious surface, including the maximum proposed square footage of impervious surface exposed to vehicular use, subject to the requirements of the city's storm water drainage design standards;
 - 9. The location of existing utilities;
 - 10. The location and size of water bodies, low impact development facilities and drainage features, both natural and manmade;
 - 11. A grading plan showing proposed clearing, tree removal and tree retention and the existing and proposed topography, detailed to one-foot contours, unless smaller contour intervals are otherwise required by the city code or rules and regulations promulgated thereunder;
 - 12. A layout of sewers and the proposed water distribution system;
 - 13. Existing and proposed easements and access; and
 - 14. Proposed signage.
 - 15. Buildable Lands Report information

- B. Commercial Use
 - 1. Plan Designation
 - 2. Zone Designation
 - 3. Parcel Size

4. Building Size
 5. Floor to Area Ratio
- C. Residential Use
1. Number of dwelling units;
 2. Gross and net acreage;
 3. Existing zoning and plan designation;
 4. Proposed zoning and plan designation;
 5. Number of platted lots
 6. Square feet used to determine permitted number of units.
 7. Square feet used for;
 - a. Environmental Constraints
 - b. Roads
 - c. Storm water and Utilities
 8. Achieved Density
- D. A completed environmental checklist, if required by the State Environmental Policy Act and implementing ordinances.
- E. A downstream drainage analysis or any other requirement specified in the city's stormwater drainage regulations.
- F. All covenants, easements, maintenance agreements or other documents regarding mutual use of common open space, parking and access.
- G. Preliminary approval of sanitary sewer disposal.
- H. Proposed source of domestic water supply.
- I. Copies of all easements, deed restrictions or other encumbrances restricting the use of the site.
- J. A phasing plan and time schedule, if the site is intended to be developed in phases.
- K. The payment of all applicable fees.
- L. The Director may waive specific submittal requirements determined to be unnecessary for review of the application.

Section 18.16.030 of Fife Municipal Code is amended to read as follows:

18.16.030 Consideration.

The planning commission will study the preliminary layout in connection with the comprehensive plan, including the major street plan, the zoning ordinance and the topography of the area, and will take into consideration the general requirements of the neighborhood, and the best use of the land to be subdivided. Particular attention will be given to specific requirements for parks, playgrounds, stormwater management via Low Impact Development, school sites, major streets, the adequacy of street connections and the suitability of land for development. (Ord. 223 § 10, 1969; Ord. XXXX, 2008).

Section 18.28.020 of Fife Municipal Code is amended to read as follows:

18.28.020 Layout.

The street layout shall be devised to provide an interconnected street network and for the most advantageous development of the entire neighborhood area. Where necessary to the neighborhood pattern, existing principal streets in adjoining subdivisions shall be continued and shall be at least as wide as such existing streets and in alignment with them. The street layout shall provide for the future projection of the principal streets into unsubdivided lands adjoining. Cul-de-sacs are not permitted. Requests for exemptions from the requirements of FMC 18.28.020 may be made to the Development Review Committee per FMC 21.20.080(A), who shall determine when exemptions are appropriate. (Ord. 223 § 20(b), 1969; Ord. XXXX, 2008).

Section 18.44.030 of Fife Municipal Code is amended to read as follows:

18.44.030 Types of Improvements.

The following improvements are required for any subdivision within the city:

- A. Street grading and surfacing with asphaltic concrete and alley grading and surfacing with permeable pavement is encouraged:
 - 1. In areas zoned for commercial or industrial use, concrete curbs and gutters are required; and
 - 2. In areas other than those zoned for commercial or industrial use, the minimum requirement shall be for thickened edge but concrete curbs and gutters are preferred.
- B. Sanitary sewers;
- C. Water mains and hydrants;

- D. Low Impact Development Facilities and, if not possible to handle all stormwater with Low Impact Development Facilities, other stormwater drainage facilities defined in the current adopted Department of Ecology Stormwater Manual;
- E. Concrete survey monuments and brass plugs. (Ord. 223 § 24(c), 1969; Ord. XXXX, 2008).

Section 18.48.110 of Fife Municipal Code is amended to read as follows:

18.48.110 Review criteria – Access – Private Streets.

The Community Development Director may approve a private street if he determines that there is good cause for not having the street as part of the city public road system. The location of private streets relative to the proposed short platted parcels shall be analyzed by the Community Development Director for location, adequacy, possible conflicts with future developments and existing plans, maps, sketches or studies for a city public street. A performance bond shall be filed with the city prior to the final approval and recording of the short plat, for the construction of the street, which shall be built to current city standards at the time of construction. All persons and their successors who own the land adjoining to the road within the short plat have equal legal right to use the private street area. Streets shall be designed and the designs approved by the city relative to grades, width, pavement type, adequacy of pavement, Low Impact Development Facilities, storm drainage, other affective items, and city street standards. Street right-of-way of private streets may be required to be 60 feet in width, if in the opinion of the city such right-of-way provisions are necessary. The developer and/or adjoining landowners and their successors shall bear the expense of constructing and maintaining the street and a note to this effect shall be made on the face of the short plat. (Ord. 1148 § 2, 1993; Ord. 670 § 7, 1982; Ord. 502 § 2, 1979; Ord. 390 § 6(1)(c), 1976; Ord. XXXX, 2008).

Section 18.48.120 of Fife Municipal Code is amended to read as follows:

18.48.120 Review Criteria – Drainage, Low Impact Development, Sewers and Water.

The proposed short plat shall be reviewed for adequate drainage, Low Impact Development Facilities, sewer and water facilities. If the city is unable to determine the facilities which would be required and necessary for future development, a note on the fact of the short plat shall state that a utilities plan shall be submitted and approved prior to issuance of a fill or building permit. (Ord. 670 § 8, 1982; Ord. 502 § 2, 1979; Ord. 390 § 6(2), 1976; Ord. XXXX, 2008).

A new section 19.06.453 of Fife Municipal Code is adopted to read as follows:

19.06.453 Low Impact Development. See FMC Chapter 15.32.020. (Ord. XXXX, 2008).

A new section 19.06.454 of Fife Municipal Code is adopted to read as follows:

19.06.454 Low Impact Development Facilities. See Title 21 FMC. (Ord. XXXX, 2008).

A new section 19.06.455 of Fife Municipal Code is adopted to read as follows:

19.06.455 Low Impact Development Techniques. See Title 21 FMC. (Ord. XXXX, 2008).

Section 19.14.050 of Fife Municipal Code is amended to read as follows:

19.14.050 Development Standards.

A. Minimum Lot Area and Site Requirements for Single Family Residential (SFR).

Base maximum density	4 dwelling units per gross acre.
Maximum density with PRD	Up to 5 dwelling units per gross acre.
Minimum lot area (see FMC 19.68.020)	7,200 square feet.
Accessory dwelling unit (ADU): Additional lot area	1,500 square feet. One ADU per lot.
Minimum dwelling structure separation	15 feet.
Minimum lot dimension circle per dwelling unit or nonresidential lot	60 feet.
Minimum frontage width	30 feet. 14 feet with alley or easement serving 2 lots or less, as sole access (subject to increase based on safety concerns).
Minimum front yard setback (see Chapter 19.64 FMC for buffering requirements)	20 feet. See FMC 19.68.020(B) for possible front yard setback reduction. 20 feet of driveway* between the garage or carport and the front property line. Does not apply to side entry garage or alley if sole vehicular access.
Minimum interior yard setback (see Chapter 19.64 FMC for buffering requirements)	10 feet. One side of the interior yard may be 5 feet (see FMC 19.68.020(B)). Residential accessory structures** <15 feet in height and <33% of dwelling unit coverage; 5-foot setback.
Interior yard with alley as sole access (residential)	5 feet abutting alley easement or right-of-way (see FMC 19.68.020(B)).
Maximum height	30 feet or 2 stories, whichever is less (see FMC 19.68.020(C) for exceptions).
Maximum lot coverage for structures	40%.
Green Area Factor (see FMC Section 19.64.025)	40%
*To prevent street and sidewalk blockage. **Single-family accessory structures only.	
Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.	

- B. Additional Development Standards. See FMC 19.68.020.
- C. Parking and Circulation Regulations. See Chapter 19.56 FMC.
- D. Landscaping and Buffering Regulations. See Chapter 19.64 FMC.
- E. Planned Residential Development (PRD). See Chapter 19.52 FMC.
- F. Development Agreement. See Chapter 19.68 FMC.
- G. Sewer Hookup Requirement. See FMC 19.68.130.
- H. Accessory Dwelling Units (ADU). See Chapter 19.80 FMC.
- I. Nonconforming Lots, Structures and Uses. See Chapter 19.84 FMC.
- J. Fife Municipal Code (FMC). All applicable development procedures and standards identified in the FMC shall apply. (Ord. 1317 § 3, 1998).
- K. Low Impact Development. See FMC Title 21.

Section 19.20.050 of Fife Municipal Code is amended to read as follows:

19.20.050 Development Standards.

A. Minimum Lot Area and Site Requirements for Small Lot Residential (SLR).

Base maximum density	7 dwelling units per gross acre.
Maximum density with PRD	Up to 9 dwelling units per gross acre.
Minimum lot area (see FMC 19.68.020)	5,300 square feet.
Accessory dwelling unit (ADU): Additional lot area	1,500 square feet. One ADU per lot.
Minimum dwelling structure separation	15 feet.
Minimum lot dimension circle per dwelling unit or nonresidential lot	50 feet.
Minimum frontage width	25 feet. 14 feet with alley or easement serving 2 lots or less, as sole access (subject to increase based on safety concerns).
Minimum front yard setback (see Chapter 19.64 FMC for buffering requirements)	18 feet. See FMC 19.68.020(B) for possible front yard setback reduction. 20 feet of driveway* between the garage or carport and the front property line. Does not apply to side entry garage or alley if sole vehicular access.
Minimum interior yard setback (see Chapter 19.64 FMC for buffering requirements)	10 feet. One side of the interior yard may be 5 feet (see FMC 19.68.020(B)). Residential accessory structures** <15 feet in height and <33% of dwelling unit coverage, 5-foot setback.
Interior yard with alley as sole access (residential)	5 feet abutting alley easement or right-of-way (see FMC 19.68.020(B)).
Maximum height	30 feet or 2 stories, whichever is less (see FMC 19.68.020(C) for exceptions).
Maximum lot coverage for structures	45%.
Green Area Factor (see FMC Section 19.64.025)	40%
*To prevent street and sidewalk blockage.	
**Single-family and duplex accessory structures only.	
Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.	

- B. Additional Development Standards. See FMC 19.68.020.
- C. Parking and Circulation Regulations. See Chapter 19.56 FMC.
- D. Landscaping and Buffering Regulations. See Chapter 19.64 FMC.
- E. Planned Residential Development (PRD). See Chapter 19.52 FMC.
- F. Development Agreement. See Chapter 19.68 FMC.
- G. Sewer Hookup Requirement. See FMC 19.68.130.
- H. Accessory Dwelling Units (ADU). See Chapter 19.80 FMC.
- I. Nonconforming Lots, Structures and Uses. See Chapter 19.84 FMC.
- J. Fife Municipal Code (FMC). All applicable development procedures and standards identified in the FMC shall apply. (Ord. 1317 § 3, 1998).
- K. Low Impact Development. See FMC Title 21.

Section 19.24.050 of Fife Municipal Code is amended to read as follows:

19.24.050 Development Standards.

A. Minimum Lot Area and Site Requirements for Medium Density Residential (MDR).

Base maximum density	10 dwelling units per gross acre.
Maximum density with PRD	15 dwelling units per gross acre.
Minimum lot area (see FMC 19.68.020)	3,000 square feet.
Accessory dwelling unit (ADU): Additional lot area	1,500 square feet. One ADU per lot.
Minimum dwelling structure separation	6 feet for 1 and 2 story dwelling structures. 15 feet for 3 story dwelling structures.
Minimum lot dimension circle per dwelling unit or nonresidential lot	30 feet.
Minimum frontage width	20 feet. 14 feet with alley or easement serving 2 lots or less, as sole access (subject to increase based on safety concerns).
Minimum front yard setback (see Chapter 19.64 FMC for buffering requirements)	16 feet. See FMC 19.68.020(B) for possible front yard setback reduction. 20 feet of driveway* between the garage or carport and the front property line. Does not apply to side entry garage or alley if sole vehicular access.
Minimum interior yard setback (see Chapter 19.64 FMC for buffering requirements)	10 feet. One side of the interior yard may be 5 feet (see FMC 19.68.020(B)). Residential accessory structure** <15 feet in height and <33% of dwelling unit coverage, 5-foot setback.
Interior yard with alley as sole access (residential)	5 feet abutting alley easement or right-of-way (see FMC 19.68.020(B)).
Maximum height	30 feet or 2 stories, whichever is less. For multifamily structures, 35 feet or 3 stories, whichever is less (see FMC 19.68.020(C) for exceptions).
Maximum lot coverage for structures	50%.
Green Area Factor (see FMC Section 19.64.025)	40%
*To prevent street and sidewalk blockage.	
**Single-family and duplex accessory structures only.	
Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.	

- B. Additional Development Standards. See FMC 19.68.020.
- C. Parking and Circulation Regulations. See Chapter 19.56 FMC.
- D. Landscaping and Buffering Regulations. See Chapter 19.64 FMC.
- E. Planned Residential Development (PRD). See Chapter 19.52 FMC.
- F. Development Agreement. See Chapter 19.68 FMC.
- G. Sewer Hookup Requirement. See FMC 19.68.130.
- H. Accessory Dwelling Units (ADU). See Chapter 19.80 FMC.
- I. Nonconforming Lots, Structures and Uses. See Chapter 19.84 FMC.
- J. Fife Municipal Code (FMC). All applicable development procedures and standards identified in the FMC shall apply. (Ord. 1317 § 3, 1998).
- K. Low Impact Development. See FMC Title 21.

Section 19.28.050 of Fife Municipal Code is amended to read as follows:

19.28.050 Development Standards.

A. Minimum Lot Area and Site Requirements for High Density Residential (HDR).

Base maximum density	14 dwelling units per gross acre.
Maximum density with PRD	25 dwelling units per gross acre.
Minimum lot area (see FMC <u>19.68.020</u>)	3,000 square feet.
Accessory dwelling unit (ADU): Additional lot area	1,500 square feet. One ADU per lot.
Minimum dwelling structure separation	6 feet for 1 and 2 story structures. 15 feet for 3 story structures.
Minimum lot dimension circle per dwelling or nonresidential use	30 feet.
Minimum frontage width	20 feet. 14 feet with alley or easement serving 2 lots or less, as sole access (subject to increase based on safety concerns).
Minimum front yard setback (see Chapter <u>19.64</u> FMC for buffering requirements)	16 feet. See FMC <u>19.68.020(B)</u> for possible front yard setback reduction. 20 feet of driveway* between the garage or carport and the front property line. Does not apply to side entry garage or alley if sole vehicular access.
Minimum interior yard setback (see Chapter <u>19.64</u> FMC for buffering requirements)	10 feet. One side of the interior yard may be 5 feet (see FMC <u>19.68.020(B)</u>). Residential accessory structure** <15 feet in height and <33% of dwelling unit coverage, 5-foot setback.
Interior yard with alley as sole access (residential)	5 feet abutting alley easement or right-of-way (see FMC <u>19.68.020(B)</u>).
Maximum height	30 feet or 2 stories, whichever is less. For multifamily structures, 35 feet or 3 stories, whichever is less. (See FMC <u>19.68.020(C)</u> for exceptions.)
Maximum lot coverage for structures	55%.
Green Area Factor (see FMC Section <u>19.64.025</u>)	30%
*To prevent street and sidewalk blockage.	
**Single-family and duplex accessory structures only.	
Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.	

- B. Additional Development Standards. See FMC 19.68.020.
- C. Parking and Circulation Regulations. See Chapter 19.56 FMC.
- D. Landscaping and Buffering Regulations. See Chapter 19.64 FMC.
- E. Planned Residential Development (PRD). See Chapter 19.52 FMC.
- F. Development Agreement. See Chapter 19.68 FMC.
- G. Sewer Hookup Requirement. See FMC 19.68.130.
- H. Accessory Dwelling Units (ADU). See Chapter 19.80 FMC.
- I. Nonconforming Lots, Structures and Uses. See Chapter 19.84 FMC.
- J. Fife Municipal Code (FMC). All applicable development procedures and standards identified in the FMC shall apply. (Ord. 1317 § 3, 1998).
- K. Low Impact Development. See FMC Title 21.

Section 19.32.050 of Fife Municipal Code is amended to read as follows:

19.32.050 Development Standards.

A. Minimum Lot Area and Site Requirements for Neighborhood Residential (NR).

Base maximum density	10 dwelling units per gross acre.
Maximum density with PRD	15 dwelling units per gross acre.
Minimum lot area (see FMC <u>19.68.020</u>)	3,000 square feet.
Accessory dwelling unit (ADU): Additional lot area	1,500 square feet. One ADU per lot.
Minimum dwelling structure separation	6 feet for 1 and 2 story dwelling structures. 15 feet for 3 story dwelling structures.
Minimum lot dimension circle. Per dwelling unit or nonresidential lot	30 feet.
Minimum frontage width	20 feet. 14 feet with alley or easement serving 2 lots or less, as sole access (subject to increase based on safety concerns).
Minimum front yard setback (see Chapter <u>19.64</u> FMC for buffering requirements)	16 feet. See FMC <u>19.68.020(B)</u> for possible front yard setback reduction. 20 feet of driveway* between the garage or carport and the front property line. Does not apply to side entry garage or alley if sole vehicular access.
Minimum interior yard setback (see Chapter <u>19.64</u> FMC for buffering requirements)	Residential use: 10 feet. One side of the interior yard may be 5 feet (see FMC <u>19.68.020(B)</u>). Commercial/mixed use: 5 feet. Residential accessory structure** <15 feet in height and <33% of dwelling unit coverage, 5-foot setback.
Interior yard with alley as sole access (residential)	5 feet abutting alley easement or right-of-way (see FMC <u>19.68.020(B)</u>).
Maximum height	30 feet or 2 stories, whichever is less. For multifamily structures, 35 feet or 3 stories, whichever is less (see FMC <u>19.68.020(C)</u> for exceptions).
Maximum lot coverage for structures	50%.
Green Area Factor (see FMC Section <u>19.64.025</u>)	40%
*To prevent street and sidewalk blockage.	
**Single-family and duplex accessory structures only.	
Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.	

- B. Additional Development Standards. See FMC 19.68.020.
- C. Parking and Circulation Regulations. See Chapter 19.56 FMC.
- D. Landscaping and Buffering Regulations. See Chapter 19.64 FMC.
- E. Planned Residential Development (PRD). See Chapter 19.52 FMC.
- F. Development Agreement. See Chapter 19.68 FMC.
- G. Sewer Hookup Requirement. See FMC 19.68.130.
- H. Accessory Dwelling Units (ADU). See Chapter 19.80 FMC.
- I. Nonconforming Lots, Structures and Uses. See Chapter 19.84 FMC.
- J. Fife Municipal Code (FMC). All applicable development procedures and standards identified in the FMC shall apply. (Ord. 1317 § 3, 1998).
- K. Low Impact Development. See FMC Title 21.

Section 19.36.050 of Fife Municipal Code is amended to read as follows:

19.36.050 Development Standards.

A. Minimum Lot Area and Site Requirements for Neighborhood Commercial (NC).

Minimum lot area requirement: Nonresidential use structure per lot	9,000 square feet for first principal use structure; an additional 4,000 square feet for each additional principal use structure.
Minimum lot area requirement: Detached single-family dwelling unit per lot	9,000 square feet for first single-family dwelling unit; an additional 3,700 square feet for each additional single-family dwelling unit.
Minimum lot area requirement: Duplex and multifamily dwelling unit per lot	9,000 square feet for the first dwelling unit on lot; an additional 3,700 square feet for the second dwelling unit; an additional 3,600 square feet for each additional dwelling unit.
Minimum lot area requirement: Mixed use structure and mixed use dwelling unit	9,000 square feet for first mixed use structure; an additional 3,200 square feet for the first mixed use dwelling unit; an additional 3,000 square feet for each additional dwelling unit.
Accessory dwelling unit (ADU): Additional lot area requirement	1,000 square feet. One ADU per lot.
Minimum dwelling structure separation	10 feet.
Minimum lot dimension circle	75 feet. 35 feet per dwelling unit.
Minimum frontage width	30 feet. 20 feet with alley or easement serving 2 lots or less, as sole access (subject to increase based on safety concerns).
Minimum front yard setback (see Chapter 19.64 FMC for buffering requirements)	20 feet. See FMC 19.68.020(B) for possible front yard setback reduction. 20 feet of driveway* between the garage or carport and the front property line. Does not apply to side entry garage, or alley if sole vehicular access.
Minimum interior yard setback (see Chapter 19.64 FMC for buffering requirements)	Commercial/mixed use: 5 feet. Residential: 10 feet. One side of the interior yard may be 5 feet (see FMC 19.68.020(B)). Accessory structure: Commercial, 5 feet. Residential, 10 feet, or if accessory structure <15 feet in height and <33% of dwelling unit coverage, 5 feet.
Interior yard with alley as sole access (residential)	5 feet abutting alley easement or right-of-way (see FMC 19.68.020(B)).

Maximum height	35 feet or 3 stories, whichever is less (see FMC <u>19.68.020(C)</u> for exceptions).
Maximum lot coverage for structures	45%. 50% if at least one-half of lot coverage is for mixed use structures.
Green Area Factor (see FMC Section 19.64.025)	30%
*To prevent street and sidewalk blockage.	
Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.	

- B. Additional Zoning District Development Standards. See FMC 19.68.020.
- C. Shopping Centers/Drive-Thrus. No shopping centers unless permitted through a PCD. No drive-thrus except where specifically permitted above.
- D. Parking and Circulation Regulations. See Chapter 19.56 FMC.
 1. New or expanded nonresidential use structures are limited in gross floor area such that the required parking per Chapter 19.56 FMC does not exceed 1.5 parking spaces per 1,000 square feet of lot area.
 2. A legal lot of record less than 9,000 square feet is allowed the required number of parking spaces per Chapter 19.56 FMC up to a maximum of 13 parking spaces, except as restricted by other applicable FMC requirements.
- E. Landscaping and Buffering Regulations. See Chapter 19.64 FMC.
- F. Administrative Design Review. See Chapter 19.60 FMC.
- G. Planned Residential Development (PRD). See Chapter 19.52 FMC.
- H. Development Agreement. See Chapter 19.68 FMC.
- I. Sewer Hookup Requirement. See FMC 19.68.130.
- J. Nonconforming Lots, Structures and Uses. See Chapter 19.84 FMC.
- K. Accessory Dwelling Units (ADU). See Chapter 19.80 FMC.
- L. Fife Municipal Code (FMC). All applicable development procedures and standards identified in the FMC shall apply. (Ord. 1317 § 3, 1998).
- M. Low Impact Development. See FMC Title 21.

Section 19.40.050 of Fife Municipal Code is amended to read as follows:

19.40.050 Development Standards.

A. Minimum Lot Area and Site Requirements for Community Commercial (CC).

Minimum lot area requirement: Nonresidential structure per lot	18,000 square feet for first principal structure. An additional 4,000 square feet for each additional principal structure.
Minimum lot area requirement: Detached single-family dwelling unit per lot	18,000 square feet for first single-family dwelling unit. An additional 3,000 square feet for each additional single-family dwelling unit.
Minimum lot area requirement: Duplex and multifamily dwelling units per lot	18,000 square feet for first dwelling unit; an additional 3,000 square feet for second dwelling unit; an additional 2,600 square feet for each additional dwelling unit.
Minimum lot area requirement: Mixed use structure and mixed use dwelling unit per lot	18,000 square feet or legal lot of record for first mixed use structure; an additional 2,700 square feet for the first dwelling unit; an additional 2,400 square feet for each additional dwelling unit.
Accessory dwelling unit (ADU): Additional lot area requirement	1,000 square feet. One ADU per lot.
Minimum dwelling structure separation	10 feet.
Minimum lot dimension circle	100 feet or legal dimension of record. 30 feet per dwelling unit.
Minimum frontage width	50 feet. 20 feet with alley or easement serving 2 lots or less, as sole access (subject to increase based on safety concerns).
Minimum front yard setback (see Chapter 19.64 FMC for buffering requirements)	20 feet. See FMC 19.68.020(B) for possible front yard setback reduction. 20 feet of driveway* between the garage or carport and the front property line. Does not apply to side entry garage, or alley if sole vehicular access.
Minimum interior yard setback (see Chapter 19.64 FMC for buffering requirements)	Commercial/mixed use: 5 feet. Residential: 10 feet. One side of the interior yard may be 5 feet (see FMC 19.68.020(B)).

	Accessory structure: Commercial, 5 feet. Residential, 10 feet, or if accessory structure <15 feet in height and <33% of dwelling unit coverage, 5 feet.
Interior yard with alley as sole access (residential)	5 feet abutting alley easement or right-of-way (see FMC <u>19.68.020(B)</u>).
Maximum height	35 feet or 3 stories, whichever is less (see FMC <u>19.68.020(C)</u> for exceptions).
Maximum lot coverage for structures	45%. 50% if at least one-half of lot coverage is for mixed use structures.
Green Area Factor (see FMC Section 19.64.025)	30%
*To prevent street and sidewalk blockage.	
Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.	

- B. Zoning District Development Standards. In order to develop neighborhood-like, plaza-based intersections, new retail, commercial or professional uses listed above which front on two or more streets with a minor arterial or greater classification shall either construct a principal building located entirely within 100 feet of the intersection in compliance with FMC 19.68.020 or provide a 20-foot by 20-foot landscaped area adjacent to such intersection. The 100-foot distance shall be measured from the intersection of a corner lot's property lines or, if the intersecting property lines form a curve, at the midpoint of such curve.
- C. Additional Zoning District Development Standards. See FMC 19.68.020.
- D. Parking and Circulation Regulations. See Chapter 19.56 FMC.
- E. Landscaping and Buffering Regulations. See Chapter 19.64 FMC.
- F. Administrative Design Review. See Chapter 19.60 FMC.
- G. Planned Residential Development (PRD). See Chapter 19.52 FMC.
- H. Development Agreement. See Chapter 19.68 FMC.
- I. Sewer Hookup Requirement. See FMC 19.68.130.
- J. Accessory Dwelling Units (ADU). See Chapter 19.80 FMC.
- K. Nonconforming Lots, Structures and Uses. See Chapter 19.84 FMC.
- L. Fife Municipal Code (FMC). All applicable development procedures and standards identified in the FMC shall apply. (Ord. 1317 § 3, 1998).
- M. Low Impact Development. See FMC Title 21.

Section 19.42.050 of Fife Municipal Code is amended to read as follows:

19.42.050 Development Standards.

- A. Minimum Lot Area and Site Requirements for Community Mixed Use (CMU). The following requirements are applicable for all development within the CMU district, except that structures containing additional permitted uses per FMC 19.42.025(B) will be governed by the terms of a development agreement as required by FMC 19.42.025(A)(5).

Minimum frontage width	50 feet.
Maximum front yard setback	For developments less than 10 acres: At least 70% of the linear frontage of a primary structure shall be set back no more than 10 feet from the front property line. For developments of 10 or more acres: 20 feet.
Minimum side and rear yard setback	For sites less than 10 acres: None (only as required by the IBC). For sites 10 or more acres: 10 feet plus 2 feet for each additional foot of structure height above 40 feet; no side and rear yard within the interior of a multi-parcel development.
Maximum structure height	Within projects of less than 10 acres: Primary: 55 feet but in no case to exceed four stories; provided, that no individual floor may exceed 18 feet, floor-to-floor. Within projects of 10 or more acres: Primary: 65 feet or five stories, whichever is less; provided, that the maximum height shall be 55 feet or four stories, whichever is less, for all structures within 100 feet of any adjacent residential zone. Accessory uses: 20 feet.
Maximum lot coverage for structures	Primary: 100%, subject to site development requirements. Accessory: 65% of the coverage of primary structure(s) to a maximum of 10,000 square feet.
Green Area Factor (see FMC Section 19.64.025)	30%
Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.	

- B. Zoning District Development Standards. For sites 10 or more acres, in order to develop neighborhood-like, plaza-based intersections, new retail, commercial or professional uses listed above which front on two or more streets with a minor arterial or greater classification shall provide a 20-foot by 20-foot landscaped area adjacent to such intersection.
- C. Additional Zoning District Development Standards. See FMC 19.68.020.
- D. Parking and Circulation Regulations. See Chapter 19.56 FMC.
- E. Landscaping and Buffering Regulations. Chapter 19.64 FMC applies to all development in this zone district; provided, that to accommodate intense, pedestrian-oriented, urban development, some provisions of Chapter 19.64 FMC may be waived during administrative review to achieve the district's purpose. Perimeter buffer requirements along adjoining properties within the same zone and the requirement for a landscape strip between the curb and sidewalk are examples of standards that may be waived to achieve a more urban development character.
- F. Administrative Design Review. See Chapter 19.60 FMC.
- G. Development Agreement. See Chapter 19.68 FMC.
- H. Sewer Hookup Requirement. See FMC 19.68.130.
- I. Accessory Dwelling Units (ADU). See Chapter 19.80 FMC.
- J. Nonconforming Lots, Structures and Uses. See Chapter 19.84 FMC.
- K. Fife Municipal Code (FMC). All applicable development procedures and standards identified in the FMC shall apply. (Ord. 1654-07 § 2, 2007).
- L. Low Impact Development. See FMC Title 21.

Section 19.44.050 of Fife Municipal Code is amended to read as follows:

19.44.050 Development Standards.

A. Minimum Lot Area and Site Requirements for Regional Commercial (RC).

Minimum lot area requirement: Nonresidential use structure per lot	27,000 square feet for first principal structure. An additional 4,000 square feet for each additional structure.
Minimum lot area requirement: Detached single-family dwelling unit per lot	27,000 square feet for first single-family dwelling unit. An additional 2,800 square feet for each additional single-family dwelling unit.
Minimum lot area requirement: Duplex and multifamily dwelling unit per lot	27,000 square feet for the first dwelling unit; an additional 2,800 square feet for the second dwelling unit; an additional 2,600 square feet for each additional dwelling unit.
Minimum lot area requirement: Mixed use structure and mixed use dwelling unit per lot	27,000 square feet for the first mixed use structure; an additional 2,700 square feet for the second dwelling unit; an additional 2,400 square feet for each additional dwelling unit.
Accessory dwelling unit (ADU): Additional lot area requirement	750 square feet. One ADU per lot.
Minimum dwelling structure separation	10 feet.
Minimum lot dimension circle	130 feet. 25 feet per dwelling unit.
Minimum frontage width	70 feet. 20 feet with alley or easement serving 2 lots or less, as sole access (subject to increase based on safety concerns).
Minimum front yard setback (see Chapter 19.64 FMC for buffering requirements)	20 feet. See FMC 19.68.020(B) for possible front yard setback reduction. 20 feet of driveway* between the garage or carport and the front property line. Does not apply to side entry garage, or alley if sole vehicular access.
Minimum interior yard setback (see Chapter 19.64 FMC for buffering requirements)	Commercial/mixed use: 5 feet. Residential: 10 feet. One side of the interior may be 5 feet (see FMC 19.68.020). Accessory structure: Commercial, 5 feet. Residential, 10 feet, or if accessory structure <15 feet in height and <33% of dwelling unit coverage, 5 feet.
Interior yard with alley as sole access (residential)	5 feet abutting alley easement or right-of-way (see FMC 19.68.020(B)).

Maximum height	40 feet or 3 stories, whichever is less (see FMC 19.68.020(C) for exceptions).
Maximum lot coverage for structures	55%. 60% if at least one-half of lot coverage is for mixed use structures.
Green Area Factor (see FMC Section 19.64.025)	30%
*To prevent street and sidewalk blockage.	
Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.	

- B. Zoning District Development Standards. In order to develop neighborhood-like, plaza-based intersections, new retail, commercial or professional uses listed above which front on two or more streets with a minor arterial or greater classification, shall either construct a principal building located entirely within 100 feet of the intersection in compliance with FMC 19.68.020 or provide a 20-foot by 20-foot landscaped area adjacent to such intersection. The 100-foot distance shall be measured from the intersection of a corner lot's property lines or, if the intersecting property lines form a curve, at the midpoint of such curve.
- C. Additional Zoning District Development Standards. See FMC 19.68.020.
- D. Parking and Circulation Regulations. See Chapter 19.56 FMC.
- E. Landscaping and Buffering Regulations. The landscaping plans shall be prepared by a landscape architect registered in the state of Washington. See Chapter 19.64 FMC.
- F. Administrative Design Review. See Chapter 19.60 FMC.
- G. Planned Residential Development (PRD). See Chapter 19.52 FMC.
- H. Development Agreement. See Chapter 19.68 FMC.
- I. Sewer Hookup Requirement. See FMC 19.68.130.
- J. Accessory Dwelling Units (ADU). See Chapter 19.80 FMC.
- K. Nonconforming Lots, Structures and Uses. See Chapter 19.84 FMC.
- L. Fife Municipal Code (FMC). All applicable development procedures and standards identified in the FMC shall apply. (Ord. 1317 § 3, 1998).
- M. Low Impact Development. See FMC Title 21.

Section 19.46.030 of Fife Municipal Code is amended to read as follows:

19.46.050 Development Standards.

A. Minimum Lot Area and Site Requirements for Business Park (BP). See subsection B of this section for additional minimum requirements.

Minimum lot size	5 acres.
Minimum lot dimension circle	150 feet.
Minimum frontage width	100 feet.
Minimum front yard setback (see Chapter 19.64 FMC for buffering requirements)	25 feet. See FMC 19.68.020(B) for possible front yard setback reduction.
Minimum interior yard setback (see Chapter 19.64 FMC for buffering requirements)	10 feet.
Minimum dock-high doors	1 per 100,000 square feet of gross floor area (see FMC 19.46.040(A) for possible exception).
Maximum height	35 feet or 3 stories, whichever is less (see FMC 19.68.020(C) for exceptions).
Maximum lot coverage for structures	45% for overall property.
Green Area Factor (see FMC Section 19.64.025)	30%
Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.	

B. Required Planned Industrial Development (PID). A PID, in conformance with Chapter 19.52 FMC, is a required procedure for business parks constructed after the effective date of the ordinance codified in this chapter. See Chapter 19.52 FMC, Planned Development Regulations, for the required site landscaping percentage requirements and other regulations associated with a PID.

C. Additional zoning district development standards. See FMC 19.68.020.

D. Limited Access. For noise, safety, traffic and neighborhood character concerns, access to streets with a collector arterial designation or less may be limited or prohibited by the Community Development Director, hearing examiner or planning commission. For noise, safety and traffic concerns, access to streets with a designation greater than collector arterial may be limited by the Community Development Director, hearing examiner or planning commission.

E. Parking and Circulation Regulations. Parking, circulation, and loading areas shall be prohibited within the front yard setback. See Chapter 19.56 FMC.

- F. Landscaping and Buffering Regulations. The landscaping plans shall be prepared by a landscape architect registered in the state of Washington. See Chapter 19.64 FMC.
- G. Administrative Design Review. See Chapter 19.60 FMC.
- H. Development Agreement. See Chapter 19.68 FMC.
- I. Sewer Hook-Up Requirement. See Chapter 19.68 FMC.
- J. Nonconforming Lots, Structures and Uses. See Chapter 19.84 FMC.
- K. Fife Municipal Code (FMC). All applicable development procedures and standards identified in this code shall apply.
- L. One Legal Lot of Record. A business park shall be located on one legal lot of record, which meets the minimum requirements of this chapter and the development standards elsewhere within this title and this code. (Ord. 1593-06 § 64, 2006; Ord. 1404 § 2(Exh. B), 2000).
- M. Low Impact Development. See FMC Title 21.

Section 19.48.050 of Fife Municipal Code is amended to read as follows:

19.48.050 Development Standards.

A. Minimum Lot Area and Site Requirements for Industrial (I). See subsection (B) of this section for additional minimum requirements.

Minimum lot size	1 acre.
Minimum lot area with PID	.75 acres.
Minimum lot dimension circle	160 feet. 100 feet with a PID.
Accessory dwelling unit (ADU): Minimum lot area	6,000 square feet.
Minimum frontage width	70 feet. 20 feet with alley or easement serving 2 lots or less, as sole access (subject to increase based on safety concerns).
Minimum front yard setback (see Chapter 19.64 FMC for buffering requirements)	30 feet. See FMC 19.68.020(B) for possible front yard setback reduction.
Minimum interior yard setback (see Chapter 19.64 FMC for buffering requirements)	10 feet. No setback for the portion of a property line abutting a railroad right-of-way.
Maximum height	45 feet (see FMC 19.68.020(C) for exceptions).
Maximum lot coverage for structures	45% for lots 1 acre; 50% for lots <1 acre.
Maximum lot coverage with PID	55%.
Green Area Factor (see FMC Section 19.64.025)	30%
Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.	

B. Required Planned Industrial Development (PID). A PID, in conformance with Chapter 19.52 FMC, is a required procedure for the following industrial district developments which are located on a lot greater than or equal to 3.01 acres at the effective date of the ordinance codified in this title:

1. Structure. The building or placement of a structure greater than or equal to 25,000 square feet of gross floor area.
2. Expansion. A building existing on the effective date of the ordinance codified in this title with a gross floor area greater than or equal to 50,000 square feet and a lot coverage less than 20 percent which is being expanded by at least 50 percent of its gross floor area.

See Chapter 19.52 FMC, Planned Development Regulations, for the required site landscaping percentage requirements and other regulations associated with a PID.

- C. Additional Zoning District Development Standards. See FMC 19.68.020.
- D. Parking and Circulation Regulations. See Chapter 19.56 FMC.
- E. Landscaping and Buffering Regulations. See Chapter 19.64 FMC.
- F. Administrative Design Review. See Chapter 19.60 FMC.
- G. Planned Industrial Development (PID). See Chapter 19.52 FMC.
- H. Development Agreement. See Chapter 19.68 FMC.
- I. Sewer Hookup Requirement. See Chapter 19.68 FMC.
- J. Accessory Dwelling Units (ADU). See Chapter 19.80 FMC.
- K. Nonconforming Lots, Structures and Uses. See Chapter 19.84 FMC.
- L. Fife Municipal Code (FMC). All applicable development procedures and standards identified in the FMC shall apply. (Ord. 1317 § 3, 1998).
- M. Low Impact Development. See FMC Title 21.

Section 19.52.030 of Fife Municipal Code is amended to read as follows:

19.52.030 Relationship to Other Zoning and Fife Municipal Code (FMC) Regulations.

By complying with the provisions of this chapter, the applicant is authorized to use the specific performance-based planned development standards. All FMC requirements apply to planned developments except where specifically exempted or modified.

- A. Zoning District. The minimum lot area, lot coverage, density, lot dimension, yard setback and building separation requirements may be modified through the planned development process. Specific allowances for the above modifications may be identified in the zoning district regulations. Density and coverage requirements for planned developments are for the entire original lot and may vary for individual lots within the planned development. Dedications of open space to the public are exempt from the minimum lot area requirements of the FMC.
- B. Off-Street Parking, Loading and Circulation. For commercial, business park and industrial uses, required parking shall be located within 500 feet of the corresponding use or building. For residential and mixed uses, required parking shall be located within 200 feet of the corresponding dwelling unit. For phased developments, proportionate parking facilities shall be constructed concurrently. Within a planned development, joint use facilities are allowed.

- C. Landscaping and Buffering Regulations. The buffer requirements within the interior of a planned development may be reduced or eliminated. The placement of required landscaping within a planned development may be modified. The hearing examiner's authority specifically identified in Chapter 19.64 FMC is hereby given to the director for planned development review and approval. The director has the authority to increase percent of Five Green Factor coverage by up to 20 percent if it will facilitate the intent of this chapter. A request for buffer yard variation (see Chapter 19.64 FMC) for the exterior of a planned development must be made at the time of application.
- D. Stormwater Facility Credit. PRD and PID open space credit for stormwater facilities will be identical to the landscaping credit provisions in FMC 19.64.100. Stormwater facility credits can be counted toward landscaping and open space credits per FMC 19.64 and FMC 19.52.030.
- E. Administrative Design Review (ADR). For a PID undergoing ADR, the review and approval shall be combined into one process and shall be approved, approved with conditions or denied by the director. An applicant for a PID plat may combine the plat review with ADR by submitting the required plans listed in Chapter 19.60 FMC. If a PID does not require ADR, then the director shall have the authority to impose ADR guidelines and restrictions on the planned development in order to meet the intent of this chapter. The director-imposed guidelines shall be consistent with the design review guidelines and standards identified in Chapter 19.60 FMC.
- F. Platting Requirements. A planned development shall be exempt from the lot standards of Chapter 18.36 FMC. The city council shall have the authority to impose additional lot standards if such standards further the purpose of this chapter including, but not limited to, requirements for ingress, egress, pedestrian, drainage and utility easements.
- G. Elimination of Existing Nonconformities. Any existing lot within a proposed planned development which is nonconforming shall be brought into conformity.

H. Planned Development Allowances. For a detailed description of the base development standards, see the applicable zoning district regulations.

Zoning District	Density (dwelling units per gross acre)		Minimum Lot Area (square feet)		Minimum Lot Dimension Circle (diameter feet)		Minimum Front Yard Setback (feet)**		Minimum Interior Yard Setback (feet)		Maximum Lot Coverage for Structures* (% of lot)	
	Base	PD	Base	PD	Base	PD	Base	PD	Base	PD	Base	PD
SFR	4	5	7,200	5,000	60	45	20	10	10/5	None	40%	50%
SLR	7	9	5,300	3,700	50	30	18	8	10/5	None	45%	55%
MDR	10	15	3,000	2,500	30	20	16	8	10/5	None	50%	60%
HDR	14	25	3,000	2,500	30	20	16	8	10/5	None	55%	65%
NR	10	15	3,000	2,500	30	20	16	8	10/5	None	50%	60%
I			1 ac.	.75 ac.	160	100	30	30	10/None	None	45%	55%

*For planned developments, lot coverage is for overall property.

**Not less than 20 feet of driveway between the garage or carport and the front property line required to prevent street and sidewalk blockage. Does not apply to side entry garage or alley if sole vehicular access.

Note: There are no specific planned development allowances for the business park district.

(Ord. 1602-06 § 1, 2006; Ord. 1595-06 § 11, 2006; Ord. 1593-06 § 66, 2006; Ord. 1426 § 1, 2001; Ord. 1404 § 2(Exh. C § 5), 2000; Ord. 1317 § 3, 1998; Ord. XXXX, 2008).

Section 19.52.040 of Fife Municipal Code is amended to read as follows:

19.52.040 Planned residential development (PRD) standards.

Planned developments within the single-family residential (SFR), small lot residential (SLR), medium density residential (MDR), high density residential (HDR) and neighborhood residential (NR) zoning districts are subject to the requirements of this section.

A. Minimum PRD Site Area. The minimum site area shall be three acres for the SLR, MDR, HDR and NR zoning districts and four acres for the SFR zoning district.

B. Primary Density Bonus. A primary density bonus is an increase of the base maximum density. By achieving the minimum standards in subsection C of this section, a PRD within a SFR or SLR zoning district will achieve a primary density bonus of 10 percent and a PRD within an MDR, HDR or NR zoning district will receive a primary density bonus of 15 percent.

For example, a 10 percent primary density bonus for an SFR zoning district is a 10 percent increase in the 4 dwellings units per acre requirement:

$(4 \text{ dwellings units per acre} + [4 \text{ dwelling units per acre} \times .1]) = 4.4 \text{ dwelling units per acre}$
--

C. Minimum PRD Standards. In addition to meeting the review criteria of this chapter (FMC 19.52.080), all PRDs shall meet the minimum standards of this subsection.

1. Open Space. Each PRD shall provide at least a percentage of the gross land area for common open space, as specified in the table below:

Gross Acreage	Minimum Percentage of Gross Acreage to Be in Common Open Space
3.01 to 6 acres	15%
6.01 to 9 acres	20%
> 9 acres	25%
The common open percentage requirements correspond to the gross acreage of a lot at the effective date of the ordinance codified in this title. Consolidated lots shall be subject to the percentage required for the new lot. Subdivided lots shall be subject to the percentage required for the original lot size at the effective date of the ordinance codified in this title.	

One half of the area used for landscaped Low Impact Development Facilities like swales and rain gardens shall count towards a development's open space requirements.

2. Active Recreational Space.

- a. For a PRD of 10 or more acres within a SFR or SLR zoning district, at least five percent of the gross land area shall be improved as common active recreational space.
- b. For a PRD within an NR, MDR or HDR zoning district, at least 10 percent of the gross land area shall be improved as common active recreational space. This requirement may be reduced by the city council to five percent if at least 20 percent of the gross land area is within a sensitive area management tract or wetland buffer, or if at least 1,000 square feet of private open space, immediately adjacent to and exclusively for each dwelling unit, is provided.

3. PRD Perimeter Abutting a Public Street Right-of-Way.
 - a. All structures, including fences, are required to be set back a minimum of 20 feet.
4. Required Housing Variety within an MDR or NR Zoning District.
 - a. MDR Zoning District. A PRD greater than or equal to 10 acres shall have at least 30 percent of the total dwelling units as single-family and/or duplex dwellings units.
 - b. NR Zoning District. A PRD greater than or equal to 10 acres shall have at least 50 percent of the total dwelling units as single-family and/or duplex dwellings units.

D. PRD Secondary Density Bonus. In order to achieve the maximum PRD density, an applicant must utilize the primary and secondary density bonuses. For example:

A 10 percent primary density bonus for an SFR zoning district is a 10 percent increase in the four dwellings units per acre requirement:

$$(4 \text{ dwellings units per acre} + [4 \text{ dwelling units per acre} \times .1]) = 4.4 \text{ dwelling units per acre}$$

A secondary density bonus of eight percent would be applied to the base density of the applicable zoning district. The primary and secondary density bonuses added to the base density would allow for 4.8 dwelling units per acre:

$$\{4 \text{ dwelling units per acre} + ([4 \text{ dwelling units} \times .1] + [4 \text{ dwelling units} \times .08])\} = 4.72 \text{ dwelling units per acre}$$

After applying the 4.72 toward the gross acreage of the planned development, the result is then rounded to the nearest whole number. For example, on a nine-acre site, the 4.72 density allowance times nine acres equals 42.48 or 42 dwelling units.

A secondary density bonus shall be based on the following:

1. Additional Open Space – Maximum Credit, 10 Percent. One percent increase in density for each two percent of common open space above the required common open space identified in subsection (C)(1) of this section.
2. Active Recreational Areas – Maximum Credit, Three Percent. One percent increase for each additional two percent of active common recreational area created.

3. Public Space – Maximum Credit Equals Maximum Density. One percent increase for each one percent (gross land area) of open space dedication to the public. Dedications shall be located to allow for access and use by the public. The director shall consider whether to accept or deny a proposed dedication. Public space in a PRD may count toward the minimum open space requirement or additional open space. A minimum open space dedication of one-half acre is required, except for the dedication of a pedestrian/bicycle trail. A voluntary agreement for payment in lieu of dedication (see FMC Chapter 19.68) may replace all of the additional open space and up to 10 percent of the minimum open space, less open space which is required to be on-site by other provisions of the FMC.
4. Nonexclusive Pedestrian/Bicycle Trail Easement/Right-of-Way – Maximum Credit, Three Percent. One percent increase for each 250 linear feet of nonexclusive, improved and maintained pedestrian/bicycle trail easement or right-of-way. Pedestrian/bicycle trails shall be separated from rights-of-way and, to the greatest extent possible, vehicular circulation areas. The trail shall be located for access and use by the public. The director shall consider whether to accept or deny a proposed easement or right-of-way dedication based on its functional value to the city. The pedestrian/bicycle trail easement or right-of-way may overlap with the PRD open space requirement or additional open space. The width of the easement or right-of-way shall be at least seven feet, with a reduction to five feet for sensitive area management tracts or wetland buffers. The trail shall be a minimum of four feet in width and constructed per the requirements of the public works director.
5. Alley Loading – Maximum Credit, Four Percent. One percent increase for each 25 percent of the total residential or commercial lots which are restricted to alley-only vehicular access. The restricted lots shall be properly identified on the planned development site plan or plat.
6. Mixed Housing Types and Styles – Maximum Credit, Two Percent. PRD shall be greater than or equal to 10 acres. The submitted development plans or restrictive covenants shall ensure a significant mixture of housing types and/or styles throughout the PRD. The mixture of housing styles shall conform to an overall design concept within the development and shall be consistent with the surrounding community. The building design or architectural concept shall be prepared by a licensed architect. (Ord. 1317 § 3, 1998; Ord. XXXX, 2008).

Section 19.52.060 of Fife Municipal Code is amended to read as follows:

19.52.060 Planned industrial development (PID) standards.

In addition to the development standards elsewhere in the FMC, planned developments within the business park (BP) and industrial (I) zoning districts are subject to the requirements of this section.

- A. Minimum PID Site Area. The minimum site area shall be 3.01 acres for the industrial (I) zoning district. The minimum site area shall be five acres for the business park (BP) zoning district.
- B. Minimum PID Landscaping Standards. All PIDs shall meet Fife Green Factor standards for landscaping lot coverage as outlined in FMC Chapter 19.64 .
- C. PID Lot Coverages.
 - 1. Basic maximum coverage, 45 percent.
 - 2. PID maximum coverage, 55 percent.
- D. PID Lot Coverage Bonus. Lot coverage bonuses are percentage increases in the overall lot coverage allowance. A maximum 10 percent lot coverage bonus is permitted. In order to achieve lot coverage greater than 45 percent, one or more of the following options may be utilized:
 - 1. Public Open Space – Maximum Credit, 10 Percent. An additional one percent lot coverage bonus for each one percent of open space dedicated to the public. Dedications shall be located to allow for access and use by the public. The director shall consider whether to accept or deny a proposed dedication based on its functional value to the vicinity of the PID. Public open space in a PID may overlap with the minimum landscaping requirement or additional landscaping credit. A minimum open space dedication of one-half acre is required, except for the dedication of a pedestrian/bicycle trail. A voluntary payment in lieu of dedication (see FMC Chapter 19.68) may replace the public open space dedication.

2. Nonexclusive Pedestrian/Bicycle Trail Easement/Right-of-Way Dedication – Maximum Credit, 10 Percent. One percent increase for each 250 linear feet of nonexclusive and improved pedestrian/bicycle trail easement or right-of-way. Pedestrian/bicycle trails shall be separated from rights-of-way and, to the greatest extent possible, vehicular circulation areas. The trail shall be located for access and use by the public. The director shall consider whether to accept or deny a proposed easement or right-of-way dedication based on its functional value to the vicinity. The pedestrian/bicycle trail easement or right-of-way area may replace any additional landscaping required by this chapter. The width of the easement or right-of-way shall be at least seven feet, with a reduction to five feet for sensitive area management tracts or wetland buffers. The improved trail shall be a minimum of four feet in width and constructed per the requirements of the public works director. (Ord. 1426 § 1, 2001; Ord. 1404 § 2(Exh. C § 6), 2000; Ord. 1317 § 3, 1998; Ord. XXXX, 2008).

Section 19.52.080 of Fife Municipal Code is amended to read as follows:

19.52.080 Planned development review criteria.

- A. Criteria for All Planned Developments. The following criteria shall apply to all planned developments:
 1. Pedestrian-Oriented Design. There shall be a distinct separation of vehicular and pedestrian traffic within a planned development. The director may require an improved pedestrian trail system that links the planned development's primary uses together and an improved pedestrian/bicycle trail easement which links at least a portion of the planned development's trail system to the pedestrian amenities adjacent to the planned development. The trail construction shall be as required by the public works director.
 2. Compact and Efficient Layout. Streets, lot lines, Low Impact Development Techniques and Facilities, landscaping areas, open space, building footprints and/or other features shall be arranged for maximum traffic flow efficiency and minimal impact to natural features, existing traffic patterns and uses in the vicinity. Vehicular entrances and exits to the PRD shall be minimized by providing for common ingress, egress and circulation areas.
 3. Compatibility with Adjacent Uses. The exterior of the planned development shall be highly compatible with adjacent uses. Compatibility may include, but is not limited to, restricted uses along the exterior of the development, building footprint location, open spaces, buffers, landscaping, architectural style and pedestrian/vehicular circulation linkages. The planned development shall be integrated into the existing community fabric.

4. View Protection. The planned development shall, to the greatest extent practicable, maintain existing views for adjacent properties and provide for views from within the planned development. In particular, view corridors of Mount Rainier from residential districts and existing residential uses shall receive priority for protection. Tree protection requirements in FMC 19.64 supersede this view protection section.

B. Additional PRD Review Criteria. In addition to the criteria identified in subsection A of this section, the following criteria shall apply to all PRDs:

1. Common Open Space. Common open space consists primarily of large usable areas which are owned by all property owners within a planned development and may include: sensitive area management tracts, wetland buffers, Low Impact Development Facilities, buffer yards, public space, landscaped or natural areas, recreational areas or an area for a recreation/socialization facility. Sufficient common open space for the types of uses envisioned within a PRD shall be provided.
2. Common Active Recreational Areas. Common active recreational areas are maintained areas under common ownership which include, but are not limited to, pedestrian trails, pools, child play areas, improved picnic areas and recreational buildings. Only that portion of a recreational building that is directly used for activities will be counted. Common recreational facilities, such as trails, play fields, community centers, sport courts and picnic areas shall be provided. A common facility or open space shall be an integral part of a PRD by being centrally located, being accessible to all occupants, and having buildings facing rather than backing onto it.
3. Variety of Housing Types, Styles and Affordability. Housing types within a PRD greater than or equal to 10 acres shall be varied to allow for a range of affordability. Although an overall architectural theme may be appropriate, there shall be a range of housing styles within a theme to avoid the monotony of identical structures. (Ord. 1317 § 3, 1998; Ord. XXXX, 2008).

Section 19.56.040 of Fife Municipal Code is amended to read as follows:

19.56.040 Parking Space Requirements per Activity.

The following tables identify the minimum required number of parking spaces for each activity. The director shall determine the actual required spaces for a proposed activity based on the tables below, the requirements of this chapter and on actual field experience. Accessible parking space requirements are the responsibility of the building official.

A. Table Abbreviations. The following abbreviations are utilized in the tables below:

square feet of gross floor area = sf

dwelling unit = du

B. Residential and Lodging Activities.

Use	Required Spaces
Single-family	2 per du.
Duplex	2 per du.
Multifamily development, < 49 du	1.5 per du.
Multifamily development, 50 du	1.5 per du + 1 recreational vehicle space per 15 du.
Retirement apartment	.5 per du.
Accessory du (ADU)	1 per ADU in addition to required parking for primary residence.
Home occupation with on-site customers	1 per business use in addition to residential use.
Manufactured home park	2 per mobile home + 1 recreational vehicle space per 15 mobile homes.
Hotel (bed and breakfast, excluded from truck parking requirement)	1 per guest room + 2 per 3 employees. 5% of total spaces for truck parking.

C. Educational Activities.

Use	Required Spaces
College, university, business or vocational school	1.5 per employee + 1 per 3 students residing on campus + 1 per full-time equivalent student residing off-campus. 1 bus space per each bus parked on-site.
High school with student commuters	1.5 per employee + 2 per 5 students enrolled. 1 bus space per bus parked on-site.
Elementary, junior high and high schools (no student commuters)	1.5 per employee. 1 bus space per each bus parked on-site.
Nursery school or day-care center	1 per employee + 2 visitor spaces + sufficient drop-off/pick-up space to be determined by the director.

D. Commercial Activities.

Use	Required Spaces
Bank	1 per 200 sf.
Drive-thru business	See FMC <u>19.56.050</u> .
Professional office or business	1 per 300 sf.
Shopping center	2 per 1,000 sf.
Restaurant, night club, gambling premises or tavern	1 per 100 sf.
High intensity retail or service shop (excluding drive-in business). See subsection K of this section	1 per 200 sf.
Low intensity retail or service shop. See subsection K of this section	1 per 500 sf.
Bulk retail sales/wholesale sales	1 per 350 sf.
Uncovered commercial area, including vehicle lots and plant nursery	1 per 5,000 sf of retail sales area + any parking requirements for building
Motor vehicle repair and services	1 per 400 sf (indoor maintenance bays shall not be considered parking spaces).
Mortuary or funeral home	1 per 100 sf of use area.

E. Industrial Activities.

Use	Required Spaces
Manufacturing	1 per 1,000 sf (less office and display space). 1 per 300 sf of office space + 1 per 500 sf of display space.
Technological or biotechnological laboratory or testing facility	1 per 1,000 sf (less office space) + 1 per 300 sf of office space.
Warehouse, storage or distribution facility	1 per 1,000 sf, for the first 20,000 sf; 1 per 2,000 sf for the second 20,000 sf; 1 per 4,000 sf for areas in excess of the initial 40,000 sf; less office space. 1 per 300 sf of office space.
Speculative industrial building with multiple use or tenant potential	1 per 1,500 sf for initial 100,000 sf + 1 per 2,000 sf for remainder of building (less office space). 1 per 300 sf of office space.
NOTE: For each new use or tenant, the property owner shall submit a scaled parking plan indicating the assigned parking for the applicable building.	NOTE: This is a minimum requirement valid for construction purposes only. Parking requirements shall be based upon actual occupancy.
Uncovered storage area	1 per 5,000 sf of storage area.
Parcel delivery service	1 per 600 sf, less office space + 1 per 300 sf of office.

F. Recreational, Amusement and Assembly Activities.

Use	Required Spaces
Auditorium, theater, place of public assembly, stadium or outdoor sports arena	1 per 4 fixed seats or 1 per 175 sf of main auditorium or of principal place of assembly not containing fixed seats + 1 per 300 sf of office.
Bowling alley	4 per lane.
Skating rink	1 per 200 sf.
Golf driving range	1 per driving station.
Miniature golf course	1 per hole.

G. Public Activities.

Use	Required Spaces
Library or museum	1 per 250 sf of floor area of public and office space.
Post office	1 per 350 sf.

H. Medical Activities.

Use	Required Spaces
Medical or dental office	1 per 300 sf.
Convalescent, nursing or rest homes	1 per 3 beds + .5 per employee.
Hospital	1 per 3 beds + 1 per doctor + 1 per 3 employees.

I. Religious Activities.

Use	Required Spaces
Religious institution	none Other use areas shall be calculated based on above requirements and shared use and use hours.

J. Other Uses. For uses not specifically identified in this chapter, the amount of parking required shall be based on the requirements for similar uses as determined by the director.

K. Retail Sales and Service Uses.

1. High intensity retail sales and service include, but not limited to, barber/beauty shop, laundromat, mini-mart, drug store, gasoline station with retail sales and supermarkets.
2. Low intensity retail sales and service include, but not limited to, antique store, appliance sales, auto sales (building only), equipment repair shop, furniture store, hardware store, photography sales and shoe repair.

L. Joint Use. In the case of two or more uses in the same building or on the same lot, the total requirements for off-street parking facilities shall be the seventy five percent (75%) of the sum of the requirements for the various uses computed separately, except for newly constructed shopping centers. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use. The director shall be responsible for determining the various uses within a building or on a lot and the resulting parking requirements for each use.

M. Joint Use Reduction for Dis-similar Hours. The joint use of parking facilities may be authorized for those uses which have dissimilar peak-hour parking demands if:

1. The joint use facility has a quantity of parking spaces greater than or equal to the quantity of spaces necessary for the use with the highest parking requirement; or

2. The quantity of parking spaces of one user is in excess of parking requirements for that use. The excess parking spaces within the facility may be leased to another user. To qualify as a joint use parking facility, the facility must be located within a radius of 500 feet from the structure or use it is intended to serve;
 3. The joint users shall enter into a contract for joint use parking facilities. The contract shall be for a minimum of five years and shall be approved by the city attorney prior to business license issuance. A joint use parking contract is not required within a planned development;
 4. Uses are not within a shopping center.
- N. Maximum Spaces. For multifamily, commercial and industrial uses where a minimum parking requirement is in place a property owner may submit a waiver request to allow for parking spaces up to 20% above the maximum allowable number. If the waiver is granted, the increased parking spaces shall require an increase of .05 to the Green Area Factor requirement for the site. (Ord. 1317 § 3, 1998; Ord. XXXX, 2008).

Subsection 19.56.080(B) of Fife Municipal Code is amended to read as follows:

19.56.080 Construction.

- B. Paving. All off-street parking areas, including stalls, loading space, maneuvering areas and access from public rights-of-way and private easements shall be paved with permeable pavements. Impervious materials used with adjacent Low Impact Development Facilities may be used when approved by the public works director. When supported by geotechnical data, the public works director shall have the authority to grant an exemption from all or part of these requirements. (Ord. XXXX, 2008).

Section 19.64.020 of Fife Municipal Code is amended to read as follows:

19.64.020 Chapter Application.

- A. Buffering. The buffering sections of this chapter shall apply to all residential, commercial, business park and industrial zoning districts. Prior to the issuance of a business license, occupancy permit or grading permit, the subject property shall conform to the requirements of this chapter.
- B. Fife Green Area Factor Requirement. The following conditions shall require installation of landscaping that achieves Fife Green Factor scores as required in FMC Title 19.14 through 19.48:

1. New Construction. Buildings greater than 1,000 square feet or parking and circulation areas greater than 5,000 square feet which are constructed after the effective date of the ordinance codified in this title shall comply with the requirements of this chapter.
2. Expansion of Existing Development. Existing buildings, which are expanded by 1,000 square feet or have site improvements valued above 50 percent of the property's assessed value prior to such expansion will be required to meet minimum low-impact development standards after the effective date of the ordinance codified in this title shall comply with the requirements of this chapter.
3. Any new parking lot containing more than ten (10) parking spaces for automobiles.
4. Waiver Request. The director may waive all or portions of the Fife Green Factor requirement for an existing development or use. The applicant shall make a written request for waiver and indicate the reasons for not being able to comply with the requirements of this chapter. A waiver shall only be issued for that portion of the required landscaping which will create a significant spatial hardship based on the physical characteristics of the existing development. (Ord. XXXX, 2008).

C. Retention/Maintenance/Removal of Significant Trees and Groves of Trees.

1. Significant trees are healthy evergreen trees with a height of 10 feet or more and healthy deciduous trees with a minimum caliper of six inches or more measured at DBH. Tree health shall be determined by an ISA certified and Washington State licensed arborist. For new development or redevelopment, site improvements shall be design and constructed to retain as many existing significant trees as possible. Priority shall be given to healthy mature trees. Significant trees located within existing or proposed perimeter landscaping area and which do not interfere with the proposed development shall be retained. The removal of hazardous or dead trees is exempt from the requirements of this chapter, per arborist's recommendations.
2. Groves of trees are a combination of five or more trees with a contiguous canopy. Trees shall be either healthy evergreen trees with a height of 10 feet or more, or healthy deciduous trees with a minimum caliper of 4 inches or more measured at DBH, and which are not connected to a forest larger than one-half acre or more. Tree health shall be determined by an ISA certified and licensed Washington State arborist. For new development or redevelopment, site improvements shall be design and constructed to tree groves. Priority shall be given to healthy mature trees. Tree groves located within existing or proposed perimeter landscaping area and which do not interfere with the proposed development shall be retained.

D. Nonsignificant Trees. A nonsignificant tree shall be any tree under six inches or those species included on the following list, regardless of size:

1. Black locust (*Robinia pseudoacacia*);
2. Cottonwood (*Populus freemontii*)
3. English Holly (*Ilex aquifolium*)
4. Common European Hawthorn (*Crataegus monogyna*)
5. Mountain Ash (*Sorbus aucuparia*)
6. Lombardy poplar (*Populus nigra*). (Ord. XXXX, 2008).

F. Tree Topping. Tree topping of significant trees within public rights-of-way and commercial, business park or industrial zoning districts is subject to the requirements of this chapter. (Ord. 1404 § 2(Exh. C § 8), 2000; Ord. 1317 § 3, 1998).

F. Maintenance Manual. Properties subject to the provisions of FMC Chapter 19.64 must submit a landscape maintenance manual when submitting for a building permit that identifies monthly, annual and biennial maintenance regimes for all areas included in the green area factor calculation in FMC 19.64.025.

A new section 19.64.025 of Fife Municipal Code is adopted to read as follows:

19.64.025. Green Area Factor Calculation. The green area factor score for a lot is determined as follows:

A. Multiply the square feet, or equivalent square footage where applicable, of each of the existing and proposed elements listed in Chart A of this Section by the green area multiplier shown for that element, according to the following provisions:

1. If multiple elements listed on Chart A occupy an area (for example, groundcover under a tree), the full square footage or equivalent square footage of each element is used to calculate the product for that element.
2. Landscaping elements that are provided in the portions of rights-of-way abutting the lot that are between the lot line and the roadway may be included, except that permeable paving in the right-of-way may not be included.
3. Elements listed in Chart A that are provided to satisfy any requirements of this chapter may be included.
4. For trees and large shrubs, use the equivalent square footage of each tree or shrub according to Chart B of this Section.

5. For vegetated walls, use the square footage of the portion of the wall covered by vegetation.
 6. For all elements other than trees, large shrubs and vegetated walls, square footage is determined by the area of the portion of a horizontal plane that underlies the element.
- B. Add together all the products computed under subsection A to determine the total green area factor score.
 - C. Divide the total green area factor by the lot area to determine the green area factor score.
 - D. The Fife Green Factor Calculation Spreadsheet is available from the City of Fife. This spreadsheet shall be submitted with the permit documents.

Chart A of 19.64.025

Green Area Factor Elements*
Multiplier

- A. Vegetation planted with a soil depth of less than twenty-four (24) inches:
 1. Lawn, grass pavers, ground covers or other plants normally expected to be less than three (3) feet tall at maturity. 0.2
 2. Large shrubs 0.3
- B. Landscaping elements planted with a soil depth of twenty-four (24) inches or more:
 1. Lawn, grass pavers, ground covers or other plants normally expected to be less than three (3) feet tall at maturity. 0.7
 2. Large shrubs 0.3
 3. Small trees 0.3
 4. Medium trees 0.3
 5. Large trees 0.4
 6. Preservation of significant trees and tree groves 0.5
- C. Permeable paving at grade 0.6
- D. Green roofs

- 1. with a soil depth of at least 2" and less than 4" of growth medium 0.4
- 2. with a soil depth of at least four (4) inches 0.8
- E. Vegetated walls 0.7
- F. Bioretention facilities including, but not limited to, rain gardens, stormwater planters, and bioretention swales. 0.7

Bonuses applied to Fife Green Factor Elements, above:

- 1. Landscaping that consists entirely of drought tolerant or native species, as defined by the Director 0.1
- 2. Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or grey water 0.2
- 3. Landscaping visible to passersby. 0.1
- 4. Landscaping to be maintained in food cultivation 0.1

A feature may qualify as an element in this Chart only if it satisfies applicable conditions in rules promulgated by the Director for such element, if any.

Chart B of 19.64.025

Equivalent square footage of trees and large shrubs. Tree species sizes are determined by Chart C of 19.64.025.

Landscaping Elements	Equivalent Square Feet
Large shrubs	16 square feet per shrub
Small trees	50 square feet per tree
Medium trees	100 square feet per tree
Large trees	200 square feet per tree
Preservation of significant trees and tree groves	250 square feet per tree

Chart C of 19.64.025

Small Trees

Acer campestre
Acer circinatum*
Acer ginnala
Acer grandidentatum 'Schmidt'
Acer griseum
Acer palmatum
Acer platanoides 'Globosum'
Acer triflorum
Acer truncatum
Acer truncatum x A. Platanoides 'Kiethsform'
Amelanchier x grandiflora
Cercis Canadensis
Cornus kousa var. 'Chinensis'
Crataegus x lavalii
Koelreuteria paniculata
Magnolia x loebneri
Malus spp.
Parrotia persica
Prunus serrulata
Prunus x yedoensis
Quercus ilex
Styrax japonica

Hedge maple
Vine maple
Amur maple
Rocky Mt. Glow maple
Paperbark maple
Japanese maple
Globe Norway maple
Roughbark maple
Purpleblow maple
Norwegian sunset
'Autumn Brilliance' serviceberry
Eastern redbud
Chinese kousa dogwood
Lavale hawthorn
Goldenrain tree
Loebner magnolia
Flowering crabapple
Persian ironwood
Japanese flowering cherry
Yoshino cherry
Holly oak
Japanese snowbell

Medium Trees

Acer freemanii 'Autumn Blaze'
Acer nigrum 'Green Column'
Acer platanoides 'Columnare'
Acer pseudoplatanus 'Atropurpureum'
Acer rubrum
Aesculus x carnea 'Briotti'
Betula jacquemontii 'Heritage'
Betula papyrifera*
Carpinus caroliniana
Carpinus betulus
Carpinus betulus 'Fastigata'
Cercidiphyllum japonicum
Cornus nuttallii*
Fagus sylvatica 'Dawyck Purple'
Fraxinus americana
Fraxinus oxycarpa
Fraxinus pennsylvanica
Ginkgo biloba 'Autumn Gold'
Ginkgo biloba 'Princeton Sentry'
Gleditsia triacanthos inermis 'Shademaster'
Koelreuteria paniculata
Pinus contorta contorta*
Platanus x acerifolia 'Liberty'

Autumn Blaze maple
Green Column maple
Columnare Norway maple
Spaethii maple
Red maple
Red horse chestnut
Himalayan white birch
Paper birch
American hornbeam
European hornbeam
Upright European hornbeam
Katsura
Pacific dogwood
Dawyck purple beech
'Autumn Applause' ash
Raywood ash
Green ash
Maidenhair tree
Maidenhair tree
Thornless honeylocust
Goldenrain tree
Shore pine
London planetree

*Prunus emarginata**
Pyrus calleryana 'Chanticleer'
Robinia x ambigua 'Idahoensis'
Tilia cordata

Bitter cherry
Flowering pear
Pink Idaho locust
Littleleaf linden

Large Trees

*Abies grandis**
Acer platanoides 'Emerald Queen'
Acer pseudoplatanus
Acer saccharum
Calocedrus decurrens
Cedrus deodara
Fagus sylvatica 'Riversii'
*Fraxinus latifolia**
Gleditsia triacanthos inermis
Metasequoia glyptostroboides
Nothofagus antarctica
Oxydendron arboreum
Nyssa sylvatica
Picea omorika
*Pinus monticola**
*Pseudotsuga menziesii**
Quercus bicolor
Quercus coccinea
*Quercus kelloggii**
Quercus macrocarpa
Quercus phellos
Quercus robur
Quercus robur 'fastigiata'
Quercus rubra
Quercus shumardii
Taxodium distichum
*Thuja plicata**
Tilia platyphyllos
Ulmus ssp.
*Umbellularia californica**
Zelkova serrata 'Green Vase'
Zelkova serrata 'Village Green'

Grand fir
Norway maple
Sycamore maple
Sugar maple
Incense cedar
Deodar cedar
Rivers purple beech
Oregon ash
Thornless honeylocust
Dawn redwood
Sothern beech
Sourwood
Black tupelo
Serbian spruce
Western white pine
Douglas fir
Swamp white oak
Scarlet oak
California black oak
Burr oak
Willow oak
English oak
Skyrocket oak
Northern red oak
Shumard's oak
Bald cypress
Western red cedar
Bigleaf linden
Elm hybrids
Oregon myrtle
Green vase zelkova
Village green zelkova

* denotes trees native to Western Washington.

G. Street tree requirements.

1. Street trees are required when any type of new development is proposed. The Director, in consultation with the public works director, will determine the number, type and placement of street trees to be provided, based on the following considerations:
 - a. space in the planting strip;
 - b. presence, type and spacing of existing street trees in the area;
 - c. size of trees to be planted;
 - d. distance required between trees in order to encourage healthy growth;
 - e. location of utilities;
 - f. access to the street;
 - g. viability of particular plants in the location; and
 - h. public safety.

Existing street trees count toward this requirement.

2. Exceptions to street tree requirements.
 - a. If a lot borders an unimproved right-of-way, the Director may reduce or waive the street tree requirement along that street if, after consultation with the public works director, the Director determines that the street is unlikely to be developed.
 - b. Street trees are not required as a condition to any of the following:
 - 1) changing a use, or establishing a temporary use or intermittent use; or
 - 2) expanding a structure by one thousand (1,000) square feet or less; or
 - c. When an existing structure is proposed to be expanded by more than one thousand square feet (1,000sf), one street tree is required for each five hundred square feet (500 sf) over the first one thousand square feet (1,000sf), up to the maximum number of required trees.
3. If it is not feasible to plant street trees in an abutting planting strip, landscaping other than trees is required in the planting strip, subject to approval by the public works director. If, according to the public works director, a landscaped planting strip is not feasible, the Director may reduce or waive this requirement. General standards for screening and landscaping required for specific uses:
 - a. Screening required under subsection D must be either:

- 1) A fence or wall at least as tall as the height specified in subsection D; or
 - 2) A hedge or landscaped berm at least as tall as the height specified in subsection D.
4. Landscaped areas and berms required under subsection D must meet standards promulgated by the Director pursuant to subsection A1.

Decorative features such as decorative pavers, sculptures or fountains or pedestrian access, may cover a maximum of thirty (30) percent of each landscaped area or berm used to satisfy requirements under subsection D.

H. Screening and landscaping requirements for specific uses. When there is more than one use that requires screening or landscaping, the requirement that results in the greater amount applies.

1. Surface parking areas in non-industrial zones.

a. Landscaping in surface parking areas is required as follows:

- 1) Number of Parking Spaces Required Landscaped Area
- 2) 20 to 50, 18 square foot/ parking space
- 3) 51 to 99, 25 square foot/ parking space
- 4) 100 or more, 35 square foot/ parking space

b. Each landscaped area shall be no smaller than one hundred (100) square feet and must be enclosed by permanent curbs or structural barriers.

c. No part of a landscaped area shall be less than four (4) feet in any dimension except those parts created by turning radii or angles of parking spaces.

d. No parking space shall be more than one hundred twenty (120) feet from a required landscaped area.

e. Areas zoned industrial shall be exempt from the provisions of this subsection.

I. Trees in surface parking areas.

1. (1) tree is required for every nine (9) parking spaces.

J. Screening of surface parking areas.

1. Three (3) foot high screening is required along street lot lines.

2. Surface parking abutting or across an alley from a lot in a residential zone must have six (6) foot high screening along the abutting lot line(s) and a five (5) foot deep landscaped area inside the screening.

K. The Director may waive or reduce the requirements of this subsection D1:

1. to improve safety;
2. to provide adequate maneuvering room for service vehicles;
3. when it would not otherwise be feasible to provide the required number of spaces, or;
4. when required parking can only be provided at the rear lot line and access to individual parking spaces can only be provided directly from the alley.
 - a. In deciding whether and to what extent to waive or reduce the landscaping and screening requirements, the Director shall consider whether:
 - 1) The lot width and depth permit alternative workable site plans that would allow screening and landscaping;
 - 2) The character of uses across the alley, such as a parking garage accessory to a multifamily structure, makes the screening and landscaping less necessary;
 - 3) The lot is in a location where access to parking from the street is not permitted; and
 - 4) A topographic break between the alley and the residential zone makes screening less necessary. (Ord. XXXX, 2008).

Section 19.64.050 of Fife Municipal Code is repealed.

19.64.100 Stormwater Detention/Retention and Treatment Facilities.

Aboveground stormwater detention/retention and treatment facilities may be counted, up to a maximum of 100 percent, towards the site landscaping requirement, based on the following:

- A. Stormwater detention facilities that include items 1, 2 and 3 may be given 100 percent landscaping credit from the top of the detention facility to the stormwater storage level for the 100-year event. Facilities that include items 1 through 4 may be given landscaping credit for the entire facility, up to 50 percent.
 1. Have a side slope ratio greater than or equal to three feet of horizontal distance for each one foot of vertical distance.
 2. Contain rounded corners and serpentine lengths to provide a natural pond effect.
 3. Contain plantings, above the stormwater storage level for the 10-year event, that consist of at least one six-foot tall tree and five five-gallon shrubs per 300 square feet of detention/retention area above the 10-year event storage level. The trees and shrubs shall not interfere with the facility's function.
 4. Have a slope ratio greater than or equal to four feet of horizontal distance for each one foot of vertical distance for at least 50 percent of the pond and be designed to retain a sufficient amount of water year-round in order to create a pond effect. The facility shall be designed and shall function to ensure that the retained water is not stagnant and does not pose a health hazard.
- B. Low Impact Development Facilities such as bioretention swales and rain gardens may be given landscaping credit for the entire facility, up to the above mentioned 100 percent, provided they include items 1 through 3 below:
 1. Have a side slope ratio greater than or equal to two feet of horizontal distance for each one foot vertical distance.
 2. Contain rounded corners and serpentine lengths to provide a natural swale effect.
 3. Be planted and maintained to ensure that a thick vegetative mat is continuously present.
- C. The above mentioned landscaping credit(s) may not be applied to the required perimeter landscaping provisions of this chapter. (Ord. 1426 § 1, 2001; Ord. 1317 § 3, 1998).

Section 19.64.110 of Fife Municipal Code is repealed.

Section 19.64.140 of Fife Municipal Code is amended to read as follows:

19.64.140 Retention and Protection of Significant Trees and Groves of Trees.

- A. Significant Tree and Grove Protection. All development within the city, including clearing and grading activities, shall provide appropriate measures to protect significant trees and groves of trees on-site. During clearing and construction activities, all significant trees and groves of trees identified for retention or relocation shall be surrounded by a protective fence located at the drip line of each tree for the duration of the construction, and shall be watered for the duration of the entire construction process between the months of May and October. There shall be no clearing or construction-related activities, including storage, within the area protected by such fence. For development subject to the landscaping requirements of this chapter, no impervious surface shall be installed within the drip line of a significant tree or tree grove identified for retention unless a landscape architect licensed in the State of Washington or ISA certified arborist licensed in the State of Washington determines that the long-term health of the tree and/or tree grove will not be significantly harmed.
- B. Tree Topping. Significant trees which are not exempt from this chapter shall not be topped without prior approval of the director. Tree topping performed by a public utility to preserve essential services is allowed. The director may require a professional landscape architect or arborist’s written opinion regarding the necessity of tree topping prior to granting approval.
- C. Tree Replacement. The replacement ratio for the removal of significant trees which are not exempt from this chapter shall be as follows. Each significant tree removed shall be replaced with trees of a similar type as the tree being removed.

Minimum Tree Replacement Ratio	
Significant Tree	Replacement Plantings
Evergreen trees: 10 – 15 feet in height	1 ten-foot tall tree or 2 trees between 6 and 9 feet tall
Evergreen trees: > 15 feet in height	2 ten-foot tall trees or 4 trees between 6 and 9 feet tall
Deciduous trees: caliper 4 – 8 inches	3 two-inch caliper trees, minimum 6 feet tall
Deciduous trees: caliper 9 – 13 inches	5 two-inch caliper trees, minimum 6 feet tall
Deciduous trees: caliper 14 – 18 inches	7 two-inch caliper trees, minimum 6 feet tall
Deciduous trees: caliper 19 + inches	9 two-inch caliper trees, minimum 6 feet tall

If the tree replacement requirement results in an excess of the minimum number of trees required elsewhere in this chapter, the additional trees may be placed off-site upon the approval of the director. The director may accept the additional trees or payment in lieu of the additional trees (in accordance with FMC 19.68.120) for tree

plantings on public property. Upon acceptance, the director shall attempt to locate the trees on a public site which is as close to the donor property as practicable. (Ord. 1404 § 2(Exh. C § 12), 2000; Ord. 1317 § 3, 1998; Ord. XXXX, 2008).

A new Title 21 is adopted in the Fife Municipal Code entitled LOW IMPACT DEVELOPMENT

Chapter 21.02

21.02.010 Short Title.

This title may be cited as the “City of Fife Low Impact Development Code.” (Ord. XXX § 3, xxxx).

21.02.020 Scope and Purpose of Regulations.

A. The low-impact development regulations contained in this title, and subsequent amendments to this title, are adopted to:

1. Manage stormwater through land development strategies that:
 - a. emphasize the conservation of natural conditions, and
 - b. use of on-site natural features integrated with engineered, small-scale hydrologic facilities to maintain a more hydrologically functional landscape.
2. Minimize the development footprint through coordinated site planning, conservation of natural conditions, soils and features, the use of appropriate new technologies and techniques, and layout of streets, pedestrian pathways, utility networks and other improvements.
3. Minimize impervious surfaces.
4. Encourage the creation or preservation of dedicated vegetated open space.
5. Encourage the use of layered vegetation and tree canopy.
6. Encourage development of residential, commercial and industrial environments that are harmonious with on-site and local natural and built environments.
7. Further the goals and the implementation of the policies of the City of Fife's Comprehensive Plan and the Department of Ecology's Stormwater Manual.

B. The exclusive use of low-impact development techniques and strategies shall be mandatory to meet water quality treatment requirements as defined in the DOE Manual for all Regulated Activities requiring a storm drainage permit under FMC Chapter 15.32. Any deviation or exemption from the use of low-impact development techniques and facilities shall be in accordance with FMC 21.20.100.

21.02.030 Interpretation of Title.

A. **General Interpretation.** In interpreting and applying the provisions of this title, they shall be held to be the minimum requirements for the promotion of the public health, safety and general welfare. It is not the intent of this title to interfere with or abrogate or annul any easement, covenant or other agreement between parties.

B. **Relationship to Other Regulations.** When this title imposes a greater restriction upon the use of structures or land than is imposed or required by other titles, ordinances, rules, regulations, easements, covenants or agreements, the provisions of this title shall control.

C. **Responsible Official.** It shall be the duty of the Community Development Director ("Director") to decide matters of interpretation or applicability of any provision of this title, subject to the public hearing and appeal procedures contained herein.

C. **Provisions Not Affected by Headings.** Chapter and section headings within this title

shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of any chapter or section.

- D. Tenses. The present tense includes the future and the present. The singular includes the plural and the plural the singular. (Ord. XXXX, 2008).

21.02.040 Conflicting Provisions.

If there is a conflict between the provisions of this title and any other title or city ordinance, then the chapter which provides more environmental protection shall apply unless specifically provided otherwise in this chapter. If the provisions of this title are as specific as the provisions of another title or ordinance, then the provisions of this title shall apply. If, however, there is a conflict between the provisions of this title and any other title or city ordinance which specifically addresses health or safety concerns, then the title or ordinance with the greater public health or safety protection shall apply as determined by the Director. (Ord. XXXX, 2008).

21.02.050 Severability.

If any chapter, section, subsection, clause or phrase of this title is for any reason held to be unconstitutional or invalid, that decision shall not affect the validity of the remaining portions of this title. (Ord. XXXX, 2008).

Chapter 21.03 to 21.05. Reserved.

Chapter 21.06 DEFINITIONS

21.06.010 Definition of any word not listed.

The definition of any word or phrase not listed in this chapter, which is in question when administering this title shall be as defined from one of the following sources, which are incorporated herein by reference. Said sources shall be utilized by finding the desired definition from source A, but if it is not available there, then source B may be used and so on. Sources are as follows:

- A. Any city resolution, ordinance, code or regulation;
- B. Any statute or regulation of the state of Washington (i.e., the most applicable);
- C. Legal definitions from case law or a law dictionary;
- D. The common dictionary. (Ord. XXXX, 2008).

21.06.020

For the purposes of this Title, the following definitions shall apply:

- A. "Amended Soils" Amended soils, or compost-amended soils, are an integrated stormwater management practice that improves the hydrologic function of soils by amending native soils with organic matter during the development process. For

technical information regarding the design and engineering of amended soils, applicants may refer to the Department of Ecology Stormwater Manual sections 10.5.5.3 and 10.5.5.5, or the Puget Sound Partnership's Bioretention Soil Mix Review and Recommendations for Western Washington.

- B. "Approval" See Fife Municipal Code Title 15.32.
- C. "Bioretention" Bioretention is an integrated stormwater management practice that uses the chemical, biological, and physical properties of plants, microbes and soils to remove, or retain pollutants from stormwater. Bioretention areas may or may not have an underdrain.
- D. "Bioretention Swale": Bioretention swales are designed as part of a conveyance system and have relatively gentle side slopes and flow depths that are generally less than 12 inches. For technical information regarding the design and engineering of bioretention swales, applicants may refer to the Stormwater Manual, the Pierce County Low Impact Development Technical Guides or the Low Impact Development Technical Manual. Bioretention swales may or may not have berms to allow for ponding.
- E. "Bioretention Areas": Bioretention areas are shallow depressions with a designed planting soil mix and a variety of plant material, including trees, shrubs, grasses, and/or other herbaceous plants. Bioretention cells may or may not have an underdrain and are not designed as a conveyance system. For technical information regarding the design and engineering of bioretention areas, applicants may refer to the Stormwater Manual, the Pierce County Low Impact Development Technical Guides or the Low Impact Development Technical Manual.
- F. "Department of Ecology Stormwater Manual" See Fife Municipal Code Title 15.32. (Ord. XXXX, 2008).
- G. "Director" Director means the Community Development Director.
- H. "Ecology" means the Washington State Department of Ecology.
- I. "Effective Impervious Surfaces" See current adopted version of the Department of Ecology Stormwater Manual.
- J. "Experimental BMP" See FMC Chapter 15.32.020.
- K. "Green Roof" See Vegetated Roof.
- L. "Impervious Surfaces" See FMC 13.18.030.
- M. "Low Impact Development" (also called LID) See FMC Chapter 15.32.020.
- N. "Low Impact Development Techniques" are those techniques, approaches, methodologies, and facilities that promote the goal of Low Impact Development to

maintain a more hydrologically functional landscape such as preservation of existing soils and vegetation, compost-amended soils, and Low Impact Development Facilities.

- O. “Low Impact Development Facilities” are engineered infrastructure facilities that implement the goals of Low Impact Development and which are used to meet stormwater code requirements. These include, but are not limited to, stormwater planters, bioretention swales, rain gardens, permeable pavement systems and other techniques meant to allow development to maintain a more hydrologically functional landscape.
- P. “Low Impact Development Surfaces” are engineered facilities that implement the goals of Low Impact Development but which are not used to meet stormwater code requirements. These include, but are not limited to, stormwater planters, bioretention swales, rain gardens, permeable pavement systems and other techniques meant to allow development to maintain a more hydrologically functional landscape.
- Q. “Low Impact Development Technical Manual” The Low Impact Development Technical Manual is the technical assistance document for implementing low-impact development as produced by the Puget Sound Partnership. The Low Impact Development Technical Manual can be found online at: <http://www.psp.wa.gov/>.
- R. “Permeable Pavements” Permeable pavements are paving systems that allow water to infiltrate through the paving surface to store or significantly attenuate subsurface flows depending on underlying soil and aggregate storage design. Permeable pavement systems should be designed by a civil engineer, landscape architect or other qualified professional. For technical information regarding the design and engineering of permeable pavements, applicants may refer to the Stormwater Manual, the Pierce County Low Impact Development Technical Guides or the Low Impact Development Technical.
- S. “Pierce County Low Impact Development Technical Guides” Pierce County Low Impact Development Technical Guides refer to documents produced by Pierce County, Washington to guide the implementation of Low Impact Development facilities. They may be found online at: <http://www.co.pierce.wa.us/pc/services/home/environ/water/cip/lidtech.htm>.
- T. “Rain garden” See Bioretention Areas.
- U. “Rainwater Harvesting” Rainwater harvesting is the collection, storage and reuse of rainwater. For technical information regarding the design and engineering of rainwater harvesting technologies applicants may refer to the Stormwater Manual, the Pierce County Low Impact Development Technical Guides or the Low Impact Development Technical.
- V. “Stormwater Manual” See FMC Chapter 15.32. (Ord. XXXX, 2008).

- W. “Vegetated Roof” A bioretention strategy of storing, evaporating and transpiring stormwater as part of a roof system. For technical information regarding the design and engineering of vegetated roofs, applicants may refer to the Stormwater Manual, the Pierce County Low Impact Development Technical Guides or the Low Impact Development Technical.

Chapter 21.10

Low Impact Development Permitting

21.10.000 Low Impact Development Drainage and Land Alteration

- A. Land alteration may commence when a stormwater drainage permit has been issued per FMC Chapter 15.32.
- B. Drainage Plans and improvements shall be in compliance with City of Fife drainage standards. Alternative BMPs not specifically referenced in the Fife standards may be considered subject to approval by the Public works director.
- C. Low Impact Development Techniques shall be required as part of all storm drainage permits submitted to the City of Fife. Permitted activities are in FMC 15.30.040. If permitted development does not require a change in stormwater management, then Low Impact Development Techniques shall not be required. Low Impact Development Facilities shall replace or supplement other stormwater drainage facilities.
- D. Retrofitting properties with low impact development facilities shall not require a stormwater permit if the following conditions are met:
- a. The property is zoned Single Family Residential (FMC 19.14), Small Lot Residential (FMC 19.20), Medium Density Residential (FMC 19.24), High Density Residential (FMC 19.28), Neighborhood Residential (FMC 19.32), Neighborhood Commercial (FMC 19.36).
 - b. The low impact facility receives water from an area not larger than 1250 square feet.

21.10.010 Site Assessment

The site design process for Low Impact Development begins prior to any design work with an in-depth site assessment. The site assessment shall be a component of the project permit submittal. The site assessment shall include, at a minimum, the following:

- A. A survey prepared by a land surveyor, civil engineer or other professional licensed to conduct surveys in the State of Washington. The survey shall show existing public and private development, including utility infrastructure on and adjacent to the site, major and minor hydrologic features within 300’ of the property based on Pierce County GIS, including seeps, springs, closed depression areas, drainage swales and

one foot contour intervals.

- B. Location of all existing lot lines, lease areas, and easements, and the location of all proposed lot lines, lease areas and easements.
- C. A soils report prepared by a geotechnical professional engineer or engineering geologist licensed in the State of Washington. The report shall identify:
 - 1. Underlying soils on the site using one of the methods described in the Department of Ecology Stormwater Manual to assess infiltration capability of existing soil on site. The frequency and distribution of tests shall be sufficient to assess location of areas that are most effective to infiltrate stormwater and which to locate impervious areas where the infiltration capacity is lowest.
 - 2. Topologic features that may act as natural stormwater storage or conveyance and underlying soils that provide opportunities for storage and partial infiltration.
 - 3. Depth to groundwater during all seasons and, where relevant, tidal cycles.
 - 4. Geologic hazard areas and associated buffers as defined in FMC Title 17.
 - 5. A survey of existing native vegetation cover by a landscape architect, ISA certified arborist, biologist or other qualified professional licensed by the State of Washington. The survey shall identify any forest areas on the site, species and condition of ground cover and shrub layer, and tree species, and canopy cover.
 - 6. A streams, wetland, and waterbody survey and classification report by a qualified biologist showing wetland and stream buffer boundaries consistent with the requirements of FMC Title 17.
 - 7. Flood hazard areas on or adjacent to the site.
 - 8. Aquifer and wellhead protection areas on or adjacent to the site.
 - 9. Any known historic, archaeological, and cultural features located on or adjacent to the site, if present.

21.10.020 Low Impact Development Concept Plan

Following the completion of the Site Assessment, a Low Impact Development Concept Plan shall be developed showing:

- A. Natural features of the site.

- B. The best areas to develop.
- C. Retention of existing vegetation on site, including significant trees and tree groves. If applicable, show how preservation of vegetation on site links to off-site vegetated corridors and patches of vegetation.
- D. Calculations showing preliminary conformance to the maximum impervious surface requirements in Title 19.
- E. The proposed use of Low Impact Development Techniques and Facilities. The LID Techniques and Facilities listed below are in order of preference, with the first being the most preferred approach:
 - 1. Eliminate stream crossings with roads and conveyance systems.
 - 2. Minimize impervious surfaces by reducing building footprints, road and paving widths and lengths.
 - 3. Eliminate effective impervious surface by directing stormwater in swales or in low velocity sheet flow (< 1 fps) to adjacent undisturbed open space areas or bioretention areas.
 - 4. Minimize concentrations of stormwater and minimize the needed conveyance system.
 - 5. Use vegetated roof systems to evaporate and transpire stormwater.
 - 6. Integrate small, dispersed bioretention areas to capture, store and infiltrate stormwater on-site.
 - 7. Maintain pre-development flow path lengths in natural drainage patterns, whenever possible.
 - 8. Layout roads and lots to minimize soil and vegetation disturbance and loss of topsoil or organic duff layer.
 - 9. Use pervious paving surfaces such as permeable pavement and pavers for roads, driveways, parking lots, or other types of drivable or walkable surfaces.
 - 10. Direct rooftop runoff to infiltration areas or to cisterns for non-potable reuse.

21.20.020 Preliminary meeting

Following any completion of the Site Assessment and Concept Plan, and prior to a pre-application conference, applicants are encouraged to meet with City staff to discuss existing conditions and Concept Plans for designated development areas, Critical Areas, proposed lot and roadway configurations and preliminary stormwater management design.

21.20.030 Information Submittal.

The information required in the following sections shall be submitted as part of the stormwater drainage permit application.

21.20.040 General Provisions.

- A. Information submitted for initial review can be an approximate description indicating the general nature of the proposal. Data shall be based on the applicant's best knowledge or intent of the proposal and shall be sufficiently clear to demonstrate how the Project complies with the provisions of this chapter and other relevant portions of the FMC.
- B. The City shall have the authority to waive any portion of the information requirements herein; provided that such information has been included in a previous rezone request, or approved permit or concept plan, and the present application is consistent with the previous action to the extent that the subject data is applicable as it relates to Low Impact Development.

21.20.050 Text Information.

The applicant must respond to each of the items below, however, the response may include good faith estimates or approximations where exact figures are not known at the time of the pre-application conference. All estimates should be based on the applicant's best knowledge and the intent of the proposal. When estimates or approximations are used, they must be identified as such. The applicant should be aware that any estimates or approximations provided may be used to set development conditions or thresholds.

A. General Data

1. The title and location of the proposed development, together with the names, addresses and telephone numbers of the record Owner or Owners of the land and the application, and, if applicable, the names, addresses and telephone numbers of any architect, planner, designer or engineer responsible for the preparation of the Plan, and of any authorized representative of the applicant.
2. The legal description of the subject property.
3. Identify, if known, all special service districts, including fire, school (for residential projects only), drainage and flood control in which the site is located.
4. Documentation of site conditions of all applicable areas reviewed in the site assessment.
5. Description of the proposed Low Impact Development improvements including:

- a. Total gross area of the site;
 - b. Total area of existing and proposed undeveloped land;
 - c. Total Project area;
 - d. Total area of designated development area;
 - e. Total units proposed;
 - f. Proposed number of dwelling units by type;
 - g. Lot sizes and dimensions;
 - h. Total area of impervious surface;
 - i. Proposed ownership of Low Impact Development areas both during and after construction;
 - j. Gross density of dwelling units;
 - k. Requested lot size modifications, if any;
 - l. Total area of critical areas and buffers of the site that are non-developable;
 - m. Development schedule indicating the approximate date of construction of the Low Impact Development facilities, and when these can be expected to begin and be completed, and how they relate to the construction of other improvements including, but not limited to, roads, utilities and buildings.
6. Copy of all existing deeds, restrictive covenants, or other legal restrictions which apply to the Project site. The applicant may submit a copy of any proposed restrictive covenants that have been drafted.
 7. The names and addresses of all property owners within 300 feet of the site taken from the latest equalized tax roles.
 8. Preliminary drainage report.

21.20.060 Site Plan and Supporting Maps and Graphics.

Includes an initial Site Plan and any supporting graphics, narrative descriptions and maps to show existing conditions and major details of the proposed Low Impact Development. The initial Site Plan and supporting graphics and maps in combination shall provide a level of detail appropriate to the scale of the Project and sufficient to demonstrate how the Project complies with the provisions of this chapter.

- A. Proposed name of the development, north point, scale, date and address, and telephone number of the preparer of the site plan/supporting maps.
- B. All information included in the site assessment of FMC 21.10.010, shall be provided at a legible scale appropriate to the area covered by the proposal, at the discretion of the City.
- C. Designated development areas.
- D. Areas of disturbed soils to be amended.
- E. The existing and proposed circulation system of arterial, collector and/or local streets, including right-of-way street widths, off-street parking areas, and major points of access to public rights-of-way (including major point of ingress and egress to the development). Notations of proposed ownership, public or private, shall be included where appropriate.
- F. Location and width of existing and proposed sidewalks and trails.
- G. Proposed lots and dimensions.
- H. For residential structures, provide the types and number of residential units in each structure or the range of residential structures proposed together with the range of the type and number of units per structure.
- I. For nonresidential buildings, the gross floor area of each building.
- J. The location and square footage or approximate location and square footage or acreage of all areas of all areas to be conveyed to the city, dedicated or reserved as common open space, public parks, recreational areas, school sites, and similar public and semi-public uses with notations of proposed ownership included where appropriate.
- K. Landscaping and open space improvements Plan or concept.
- L. The location of existing and proposed utilities including sanitary sewers, electrical lines, franchise utilities and water lines.
- M. The location of existing and proposed stormwater facilities including how Low Impact Development Facilities relate to other stormwater infrastructure intended to serve the development.
- N. Existing zoning and Comprehensive Plan boundaries for the site and adjacent property.
- O. Information of contiguous properties within 300-feet of the proposed Low Impact Development including:

1. Existing and if known proposed land use and streets; and
 2. Existing structures excluding accessory buildings, ownership tracts and unique natural features of the landscape, if readily accessible.
 3. Existing sensitive areas
- P. A vicinity map showing the location of the site and its relationship to the surrounding areas, including existing streets, major physiographic and cultural features such as railroads, lakes, streams, shorelines, schools, parks, and other prominent features.
- Q. Landscape Plan consistent with the requirements of FMC Title 19.64.

21.20.070 Supplemental Information

- A. A completed environmental checklist unless the project is exempt from SEPA regulations or the applicant has agreed in writing to the preparation of an environmental impact statement.
- B. Letters of water and/or sewer availability where water and/or sanitation service is to be obtained from an existing public system, including a water association.
- C. Where a new water system is proposed, include the source of the water, the estimated amount of water available from a ground water or surface water source, the status of water rights application, and the general location and size of the proposed pipe and other major appurtenances for development of community and public systems. The description shall also include improvements for fire protection.
- D. The proposed method of providing long-term maintenance of improvements or facilities including roads and sidewalks, drainage, Low Impact Development techniques, on-site fire protection improvements, water and sanitation systems, and community or public open space. The purpose of this paragraph is to generally identify the method of maintenance. A copy of the actual maintenance agreements is not required.
1. If to be maintained by a governmental jurisdiction, a letter from the jurisdiction or association shall be submitted specifying acceptance of maintenance responsibility and indicating the conditions, if any, upon which the acceptance is contingent.
 2. If the maintenance is to be provided privately, the developer shall indicate the organization that shall provide the maintenance and the method and approximate amount of funding required therefore.

21.20.080 Development Review Committee.

- A. The Development Review Committee shall be comprised of both engineer(s) and planner(s) from the City of Fife.
- B. If the applicant proposes a design solution that is not identified as a Low Impact Development credit in the Stormwater Manual (see FMC 15.32), the applicant may present his/her design solution to the City of Fife Development Review Committee, which shall prepare an administrative determination on the adequacy of the applicant's design solution. The administrative determination on the request for technical equivalence shall become part of the project record and approved facilities shall be available to other applicants with similar circumstances.

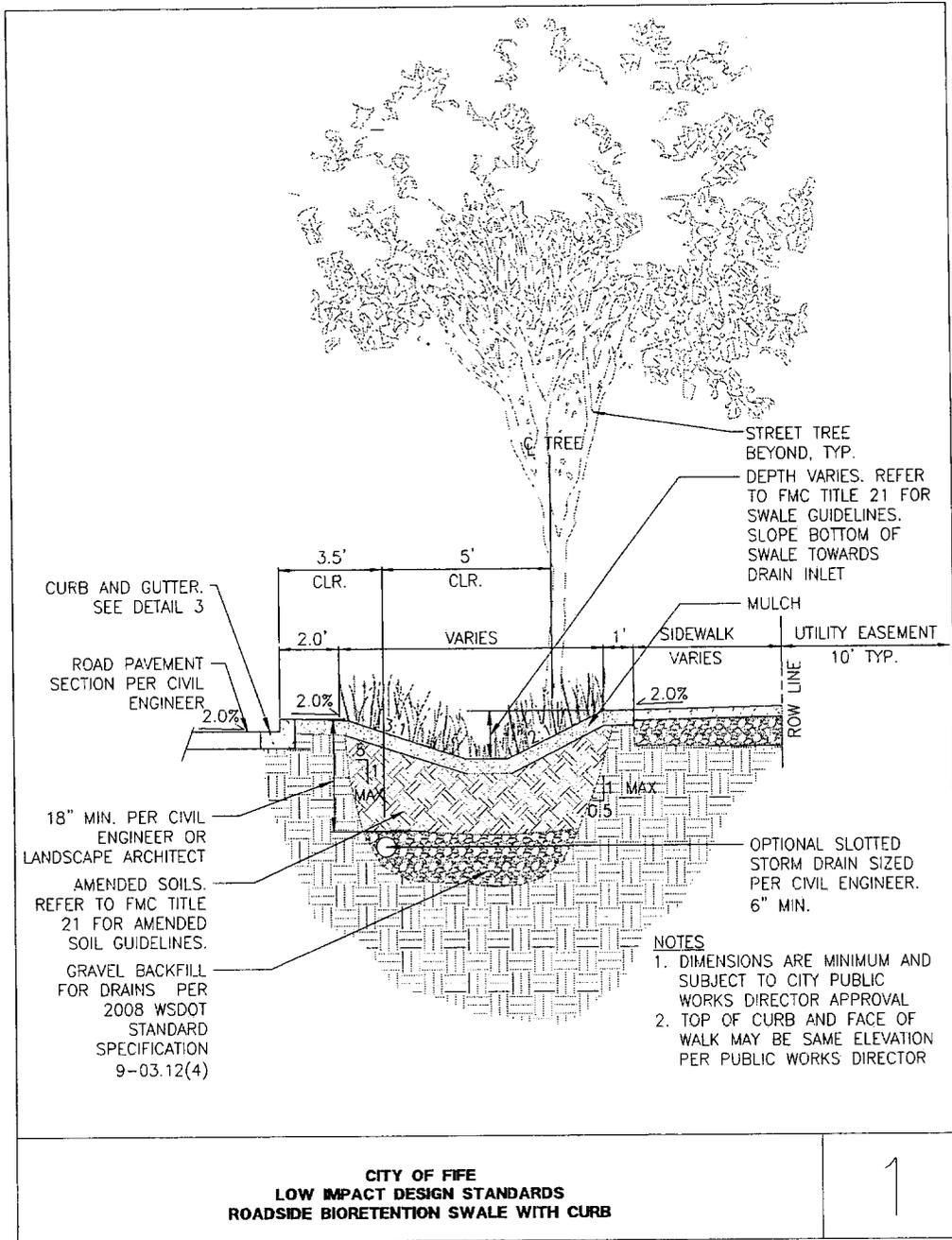
21.20.090 Final Low Impact Development Submittal

The applicant shall submit signed drawings documenting the design and layout of all Low Impact Development Facilities with the Stormwater Drainage Permit as required in chapter 15.32.030 FMC. If required, drawings shall indicate how Low Impact Development Facilities integrate with other stormwater facilities to meet Stormwater Manual regulations.

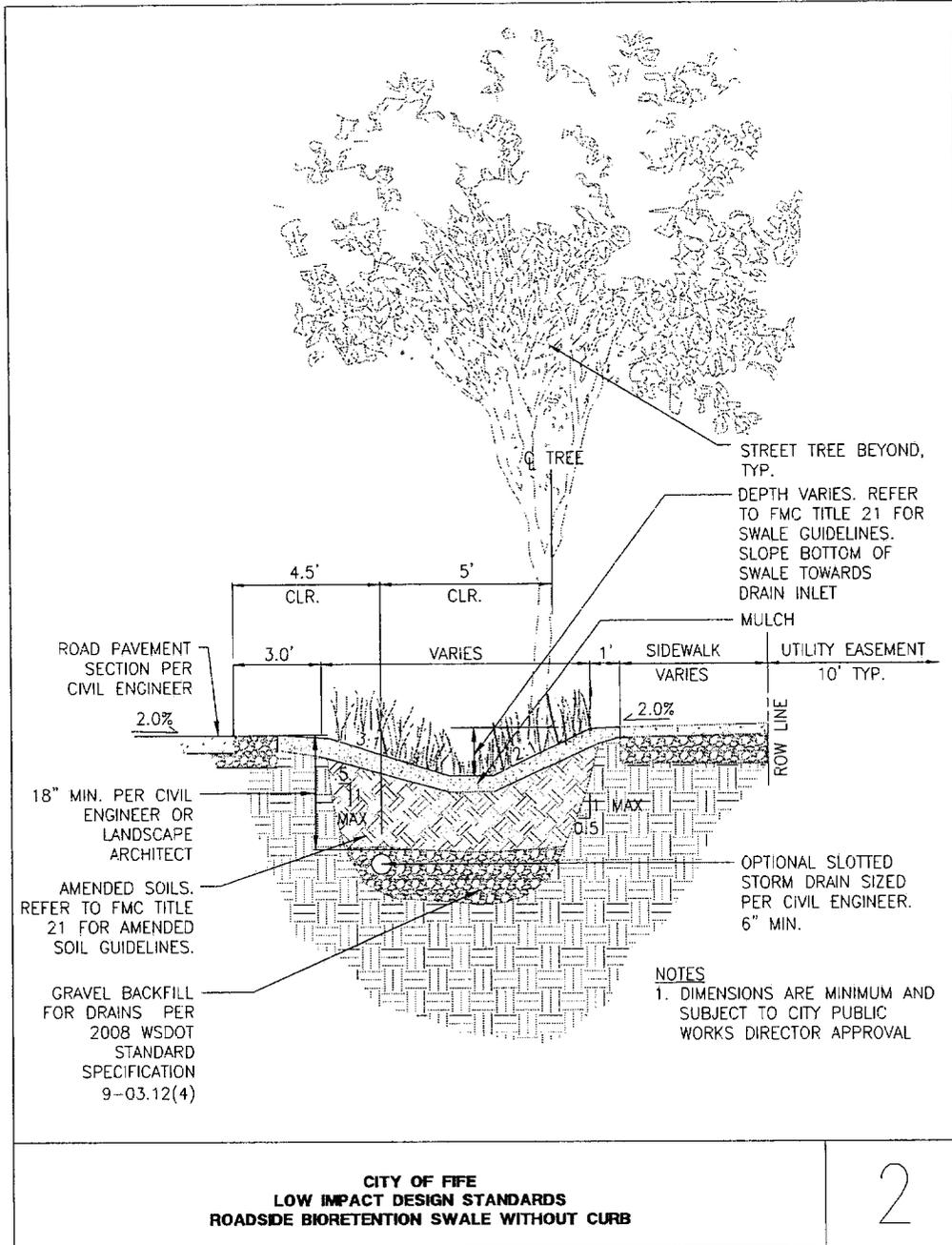
21.20.100 Exemptions and Variances

- A. Requests for exemptions from the requirements of Title 21 may be made to the Development Review Committee, who shall determine when exemptions are appropriate.
- B. When appropriate, the Development Review Committee may request a third-party peer review of the applicant's exemption request. This material shall be Peer Reviewed by a firm selected by the City of Fife at the applicants expense. The review shall be done by a civil engineer licensed in the State of Washington who is familiar with the DOE Manual and the City of Fife's current LID code. To facilitate this review, the applicant shall provide the following information to the City of Fife:
 - 1. All materials listed in FMC 21.20.060
 - 2. Supplemental information as requested by the Development Review Committee per FMC 21.20.070.
 - 3. A narrative from the applicant explaining the reasons for the exemption request, including any pertinent stormwater modeling and calculations. This narrative shall state why using low impact development techniques and facilities are not feasible for meeting the requirements of FMC 21.02.020 (B).
- C. Any deviation from the LID code that is supported by the peer review and approved by the Development Review Committee shall be done to the minimum extent practicable.

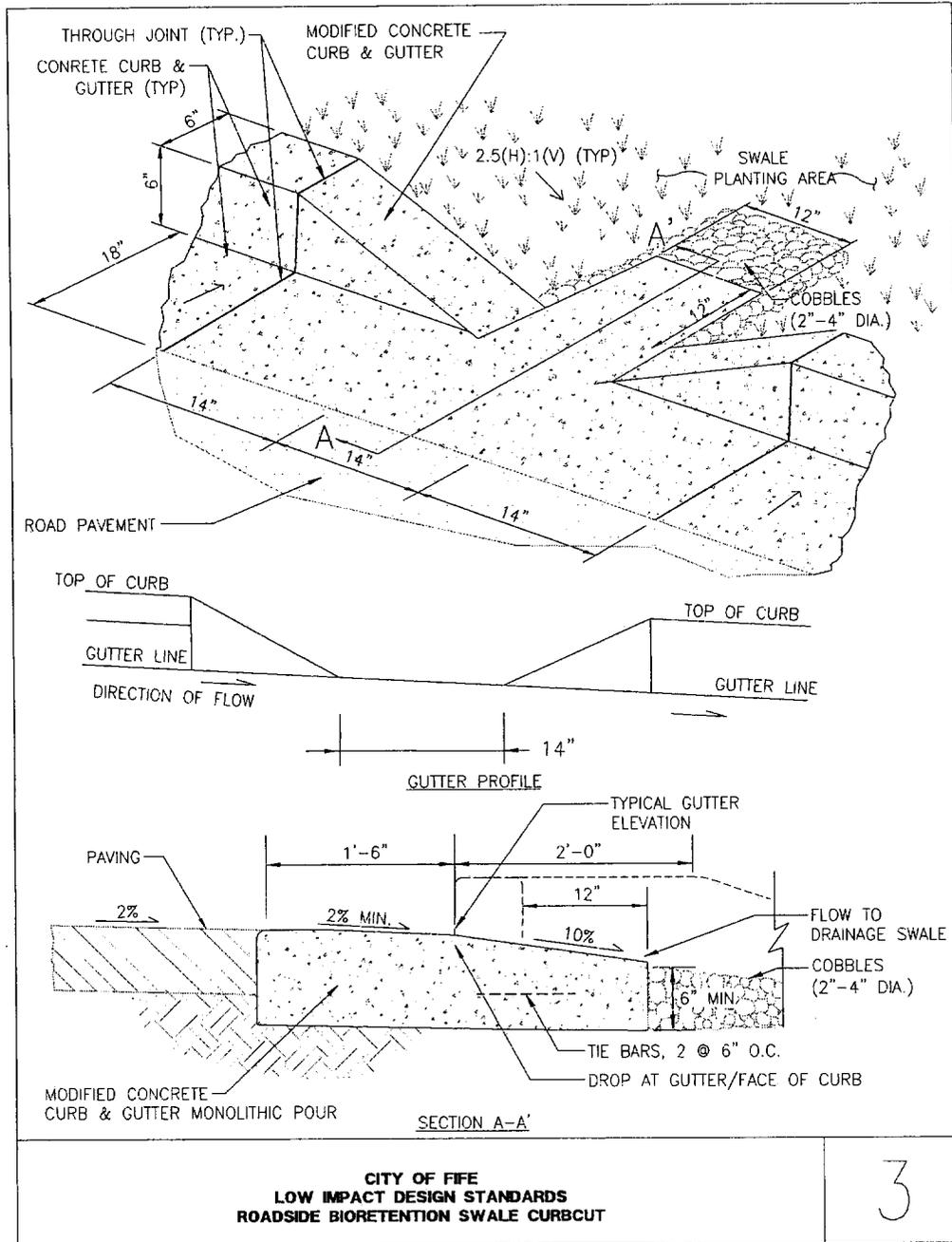
21.30.000 Low Impact Development Facility Details – Roadside Bioretention Swale with Curb



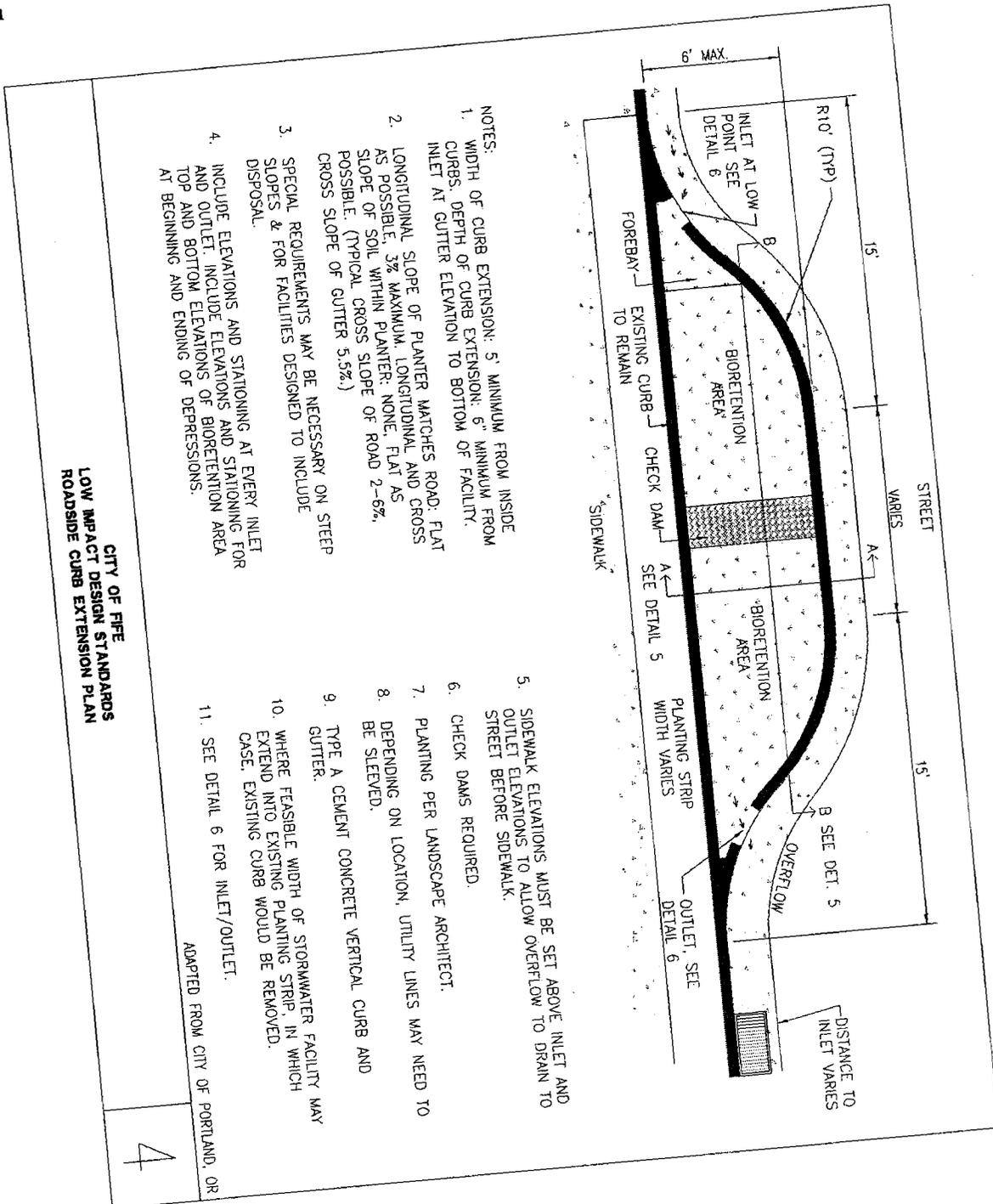
21.30.010 Low Impact Development Facility Details – Roadside Bioretention Swale without Curb



21.30.020 Low Impact Development Facility Details – Roadside Bioretention Swale Curb Cut



21.30.030 Low Impact Development Facility Details – Roadside Curb Extension Plan



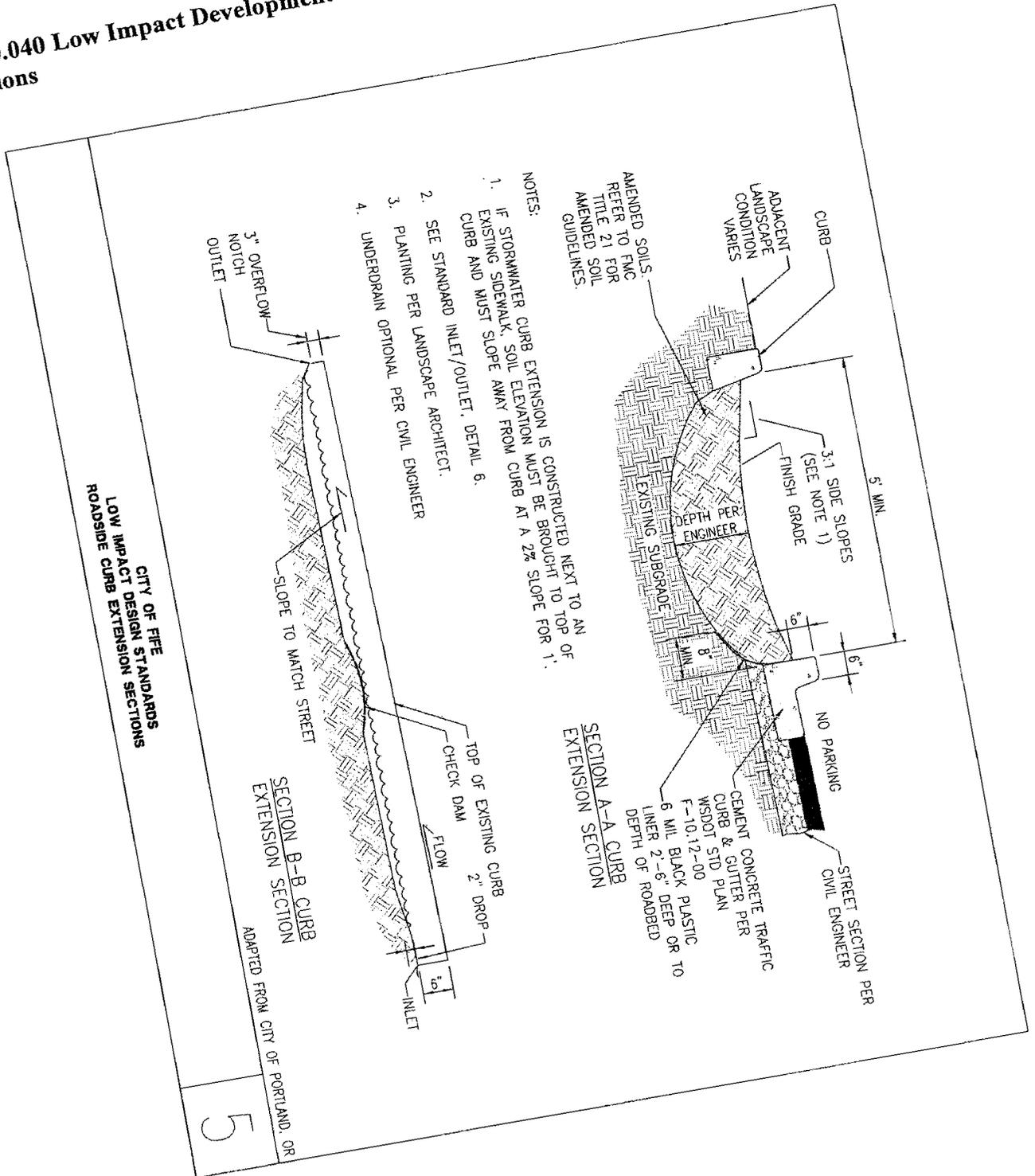
- NOTES:
1. WIDTH OF CURB EXTENSION: 5' MINIMUM FROM INSIDE CURBS. DEPTH OF CURB EXTENSION: 6" MINIMUM FROM INLET AT GUTTER ELEVATION TO BOTTOM OF FACILITY.
 2. LONGITUDINAL SLOPE OF PLANTER MATCHES ROAD. FLAT AS POSSIBLE. 3% MAXIMUM. LONGITUDINAL AND CROSS SLOPE OF SOIL WITHIN PLANTER: NONE. FLAT AS POSSIBLE. (TYPICAL CROSS SLOPE OF ROAD 2-6%, CROSS SLOPE OF GUTTER 5.5%.)
 3. SPECIAL REQUIREMENTS MAY BE NECESSARY ON STEEP SLOPES & FOR FACILITIES DESIGNED TO INCLUDE DISPOSAL.
 4. INCLUDE ELEVATIONS AND STATIONING AT EVERY INLET AND OUTLET. INCLUDE ELEVATIONS OF BIORETENTION AREA TOP AND BOTTOM ELEVATIONS OF DEPRESSIONS. AT BEGINNING AND ENDING OF DEPRESSIONS.

5. SIDEWALK ELEVATIONS MUST BE SET ABOVE INLET AND OUTLET ELEVATIONS TO ALLOW OVERFLOW TO DRAIN TO STREET BEFORE SIDEWALK.
 6. CHECK DAMS REQUIRED.
 7. PLANTING PER LANDSCAPE ARCHITECT.
 8. DEPENDING ON LOCATION, UTILITY LINES MAY NEED TO BE SLEEVED.
 9. TYPE A CEMENT CONCRETE VERTICAL CURB AND GUTTER.
 10. WHERE FEASIBLE WIDTH OF STORMWATER FACILITY MAY EXTEND INTO EXISTING PLANTING STRIP, IN WHICH CASE, EXISTING CURB WOULD BE REMOVED.
 11. SEE DETAIL 6 FOR INLET/OUTLET.
- ADAPTED FROM CITY OF PORTLAND, OR

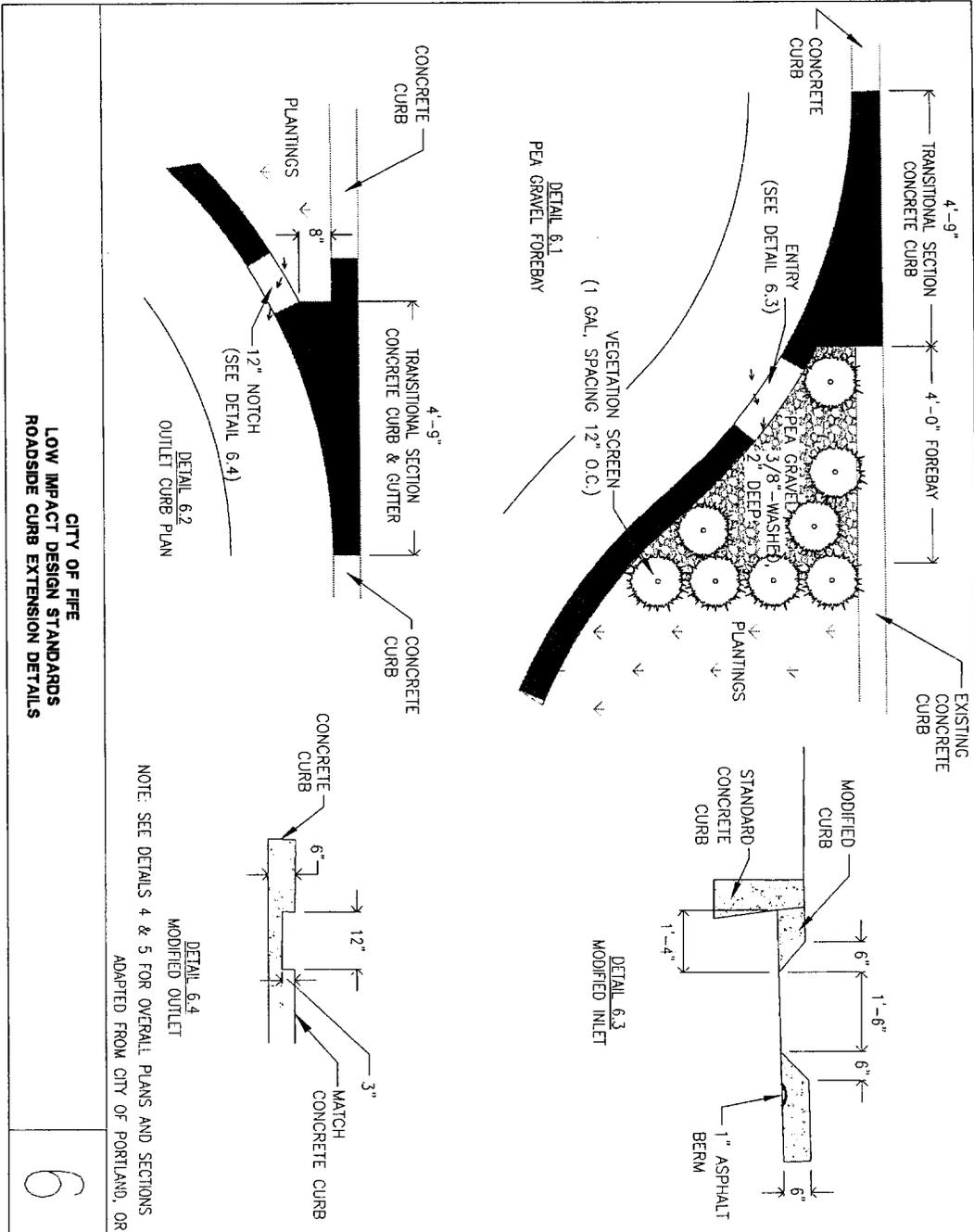
CITY OF PINE
LOW IMPACT DESIGN STANDARDS
ROADSIDE CURB EXTENSION PLAN

4

21.30.040 Low Impact Development Facility Details – Roadside Curb Extension Sections

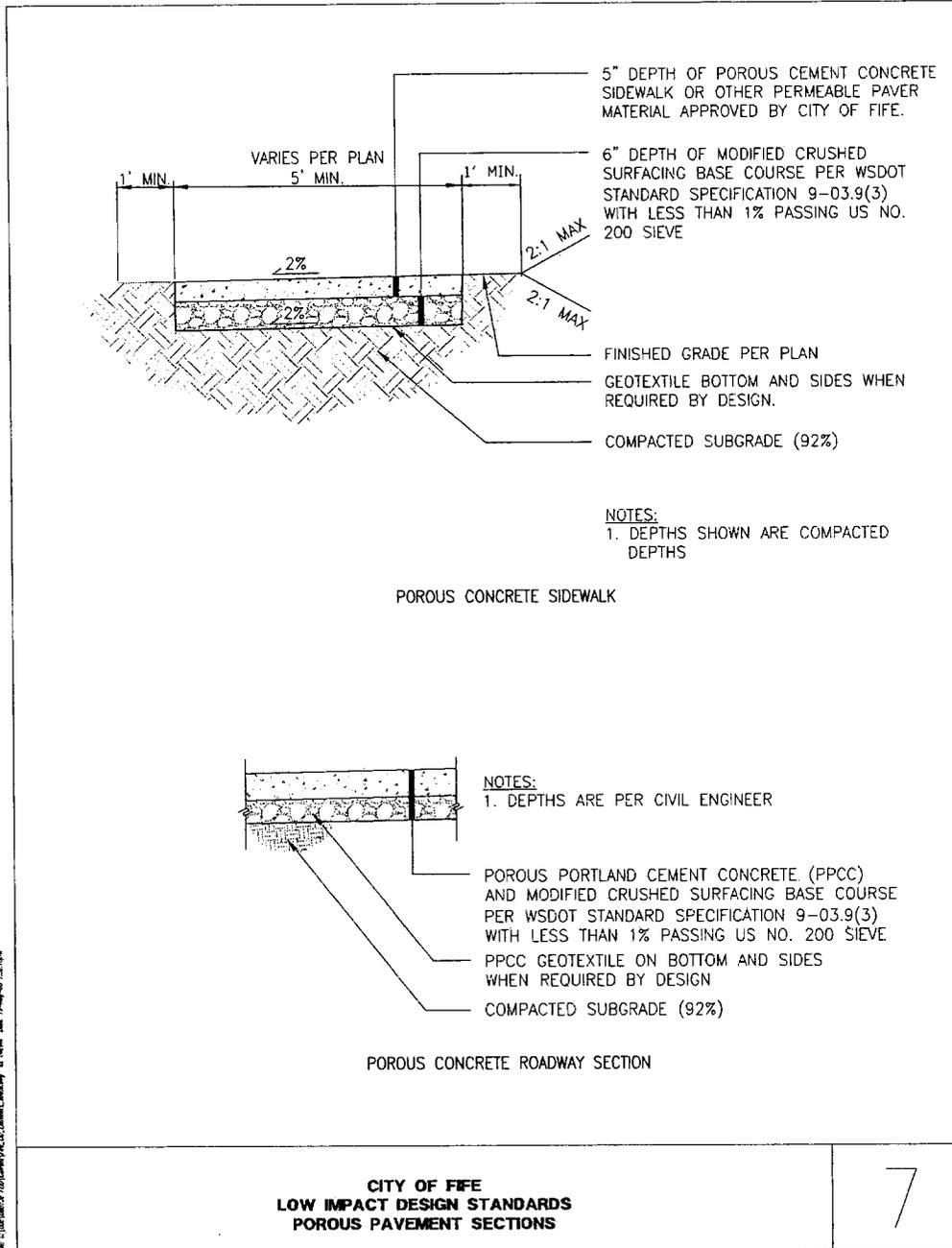


21.30.050 Low Impact Development Facility Details – Roadside Curb Extension Details



6

21.30.060 Low Impact Development Facility Details – Porous Pavement Sections



21.30.070 Low Impact Development Facility Details – Raingarden at Intersections

