

ORDINANCE NO. 3981

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING EDMONDS COMMUNITY DEVELOPMENT CODE CHAPTER 16.60 TO AMEND USE REQUIREMENTS AND TO MODIFY PARKING STANDARDS WITHIN CG DEVELOPMENTS; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

WHEREAS, on April 22, 2014, the Council held a joint meeting with the Planning Board and discussed Highway 99 zoning along with other issues, and the Council asked the Planning Board to look at Highway 99 issues; and,

WHEREAS, on August 26, 2014, a presentation was made at the Council meeting on the Planning Board's recommendations, which focused on two sets of changes to the Edmonds Community Development Code (ECDC) modifying the provisions of the General Commercial (GC) zones: (1) streamlining parking standards, and (2) amending use requirements to remove the second-story commercial requirement within CG developments; and,

WHEREAS, on September 16, 2014, a public hearing was held at the Council meeting; and

WHEREAS, the City Council has determined that Chapter 16.60 ECDC shall be amended to reflect the Planning Board's recommended changes regarding uses and some of the Planning Board's recommended changes regarding parking;

THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 16.60 of the Edmonds Community Development Code is hereby amended to read as set forth in Attachment A hereto, which is incorporated herein by this reference as if set forth in full (new text shown in underline; deleted text shown in strike through).

Section 2. Severability. If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

APPROVED:



DAVID O. EARLING, MAYOR

ATTEST/AUTHENTICATED:



CITY CLERK, SCOTT PASSEY

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

JEFF TARADAY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

October 31, 2014
November 3, 2014
~~November 9, 2014~~ November 30, 2014 SP
~~November 14, 2014~~ December 5, 2014 SP
3981

SUMMARY OF ORDINANCE NO. 3981

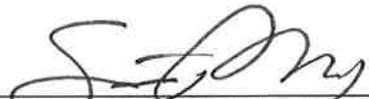
of the City of Edmonds, Washington

On the 3rd day of November, 2014, the City Council of the City of Edmonds, passed Ordinance No. 3981. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING EDMONDS COMMUNITY DEVELOPMENT CODE CHAPTER 16.60 TO AMEND USE REQUIREMENTS AND TO MODIFY PARKING STANDARDS WITHIN CG DEVELOPMENTS; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DATED this 4th day of November, 2014.



CITY CLERK, SCOTT PASSEY

2 ATTACHMENT A

4 Chapter 16.60

CG – GENERAL COMMERCIAL: CG AND CG2 ZONES

- 6 Sections:
- 16.60.000 CG and CG2 zones.
- 8 16.60.005 Purposes.
- 16.60.010 Uses.
- 10 16.60.015 Location standards for sexually oriented businesses.
- 16.60.020 Site development standards – General.
- 12 16.60.030 Site development standards – Design standards.
- 16.60.040 Operating restrictions.

14 **16.60.000**
CG and CG2 zones.

16 This chapter establishes the general commercial zoning district comprised of two dis-
 18 tinct zoning categories which are identical in all respects except as specifically provided
 for in ECDC 16.60.020(A). [Ord. 3635 § 1, 2007].

20 **16.60.005**
Purposes.

22 The CG and CG2 zones have the following specific purposes in addition to the general
 purposes for business and commercial zones listed in Chapter 16.40 ECDC:

24 A. Encourage the development and retention of commercial uses which provide high
 economic benefit to the city. Mixed-use and transit-oriented developments are
 26 encouraged which provide significant commercial uses as a component of an overall
 mixed development scheme.

28 B. Improve access and circulation for people by encouraging a development pattern
 that supports transit and pedestrian access. Improve vehicular circulation and access to
 support business and economic development.

30 C. Provide and encourage the opportunity for different sections along the Highway 99
 corridor to emphasize their unique characteristics and development opportunities rather
 32 than require the corridor to develop as an undifferentiated continuum. New development
 should be high-quality and varied – not generic – and include amenities for pedestrians
 34 and patrons.

36 D. Encourage a variety of uses and building types. A variety of uses and building types
 is appropriate to take advantage of different opportunities and conditions. Where
 designated in the comprehensive plan, the zoning should encourage mixed-use or taller
 38 high-rise development to occur.

40 E. Encourage development that is sensitive to surrounding neighborhoods. Protect resi-
 dential qualities and connect businesses with the local community. Pedestrian
 connections should be made available as part of new development to connect residents to
 42 appropriate retail and service uses.

2 F. New development should be allowed and encouraged to develop to the fullest extent
possible while assuring that the design quality and amenities provided contribute to the
4 overall character and quality of the corridor. Where intense development adjoins
residential areas, site design (including buffers, landscaping, and the arrangement of uses)
6 and building design should be used to minimize adverse impacts on residentially zoned
properties.

8 G. Upgrade the architectural and landscape design qualities of the corridor. Establish
uniform signage regulations for all properties within the corridor area which provide for
10 business visibility and commerce while minimizing clutter and distraction to the public.
Make the corridor more attractive and pedestrian-friendly (e.g., add trees and
12 landscaping) through a combination of development requirements and – when available –
public investment.

14 H. Within the corridor, high-rise nodes designated in the comprehensive plan should
provide for maximum economic use of suitable commercial land. High-rise nodes should
16 be:

- 18 1. Supported by adequate services and facilities;
- 20 2. Designed to provide a visual asset to the community through the use of
distinctive forms and materials, differentiated facades, attractive landscaping, and similar
techniques;
- 22 3. Designed to take advantage of different forms of access, including automobile,
transit and pedestrian access;
- 24 4. Designed to provide adequate buffering from lower intensity uses and residential
neighborhoods. [Ord. 3635 § 1, 2007].

16.60.010

26 Uses.

A. Permitted Primary Uses.

- 28 1. All permitted or conditional uses in any other zone in this title, except as specifi-
cally prohibited by subsection (C) of this section or limited by subsection (D) of this
30 section;
- 32 2. Any additional use except as specifically prohibited by subsection (C) of this sec-
tion or limited by subsection (D) of this section;
- 34 3. Halfway houses;
- 36 4. Sexually oriented businesses, which shall comply with the location standards set
forth in ECDC 16.60.015, the development regulations set forth in Chapter 17.50 ECDC,
and the licensing regulations set forth in Chapter 4.52 ECC.

B. Permitted Secondary Uses.

- 38 1. Off-street parking and loading areas to serve a permitted use.
- 40 2. Storage facilities or outdoor storage areas secondary or integral to a permitted
primary use, such as storage or display areas for automobile sales, building materials or
42 building supply sales, or garden/nursery sales. Such outdoor storage or display areas shall
be designed and organized to meet the design standards for parking areas for the CG zone
contained in this chapter.

44 C. Prohibited Uses.

2 ~~1. Residential uses located within the first or second story of any structure in areas~~
4 ~~designated “Highway 99 Corridor” or “High-Rise Node” on the comprehensive plan map.~~
~~There are two exceptions to this prohibition:~~

6 ~~a. Residential uses may be allowed as part of large-scale mixed-use~~
~~developments, as described in ECDC 16.60.020(B); and~~

8 ~~b. Residential uses are allowed on the second floor of buildings that are not~~
~~located in areas designated as “High-Rise Node” on the comprehensive plan map and~~
~~which are not located on lots that have frontage on Highway 99.~~

10 ~~21. Mobile home parks.~~

12 ~~32. Storage facilities or outdoor storage areas intended as a primary use, not~~
~~secondary to a permitted commercial or residential use. Automobile wrecking yards, junk~~
~~yards, or businesses primarily devoted to storage or mini storage are examples of this~~
14 ~~type of prohibited use.~~

D. Uses Requiring a Conditional Use Permit.

16 1. Aircraft landings as regulated by Chapter 4.80 ECC. [Ord. 3635 § 1, 2007].

18 **16.60.015**

Location standards for sexually oriented businesses.

20 All sexually oriented businesses shall comply with the requirements of this section, the
22 development regulations set forth in Chapter 17.50 ECDC, and Chapter 4.52 ECC. The
24 standards established in this section shall not be construed to restrict or prohibit the
26 following activities or products: (1) expressive dance; (2) plays, operas, musicals, or
28 other dramatic works; (3) classes, seminars, or lectures conducted for a scientific or
educational purpose; (4) printed materials or visual representations intended for
educational or scientific purposes; (5) nudity within a locker room or other similar
facility used for changing clothing in connection with athletic or exercise activities; (6)
nudity within a hospital, clinic, or other similar medical facility for health-related
purposes; and (7) all movies and videos that are rated G, PG, PG-13, R, and NC-17 by
the Motion Picture Association of America.

30 A. Separation Requirements. A sexually oriented business shall only be allowed to
locate where specifically permitted and only if the following separation requirements are
32 met:

34 1. No sexually oriented business shall be located closer than 300 feet to any of the
following protected zones, whether such protected zone is located within or outside the
city limits:

36 a. A residential zone as defined in Chapter 16.10 ECDC;

b. A public use zone as defined in Chapter 16.80 ECDC.

38 2. No sexually oriented business shall be located closer than 300 feet to any of the
following protected uses, whether such protected use is located within or outside the city
40 limits:

42 a. A public park;

b. A public library;

c. A nursery school or preschool;

44 d. A public or private primary or secondary school;

46 e. A church, temple, mosque, synagogue, or other similar facility used primarily
for religious worship; and

2 f. A community center such as an amusement park, public swimming pool,
public playground, or other facility of similar size and scope used primarily by children
4 and families for recreational or entertainment purposes;

6 g. A permitted residential use located in a commercial zone;

8 h. A museum; and

10 i. A public hospital or hospital district.

12 3. No sexually oriented business shall be located closer than 500 feet to any bar or
14 tavern within or outside the city limits.

16 B. Measurement. The separation requirements shall be measured by following a
18 straight line from the nearest boundary line of a protected zone specified in subsection
20 (A) of this section or nearest physical point of the structure housing a protected use
22 specified in subsection (A) of this section, to the nearest physical point of the tenant
24 space occupied by a sexually oriented business.

26 C. Variance From Separation Requirements. Variances may be granted from the sep-
28 aration requirements in subsection (A) of this section if the applicant demonstrates that
30 the following criteria are met:

32 1. The natural physical features of the land would result in an effective separation
between the proposed sexually oriented business and the protected zone or use in terms of
visibility and access;

2. The proposed sexually oriented business complies with the goals and policies of
the community development code;

3. The proposed sexually oriented business is otherwise compatible with adjacent
and surrounding land uses;

4. There is a lack of alternative locations for the proposed sexually oriented
business; and

5. The applicant has proposed conditions which would minimize the adverse sec-
ondary effects of the proposed sexually oriented business.

D. Application of Separation Requirements to Existing Sexually Oriented Businesses.
The separation requirements of this section shall not apply to a sexually oriented business
once it has located within the city in accordance with the requirements of this section.
[Ord. 3635 § 1, 2007].

16.60.020

Site development standards – General.

A. Table. Except as hereinafter provided, development requirements shall be as
follows:

	Minimum Lot Area	Minimum Lot Width	Minimum Street Setback	Minimum Side/Rear Setback	Maximum Height	Maximum Floor Area
CG	None	None	4' ²	None ¹	60' ³	None
CG2	None	None	4' ²	None ¹	75' ³	None

38

- 2 ¹ Fifteen feet from all lot lines adjacent to RM or RS zoned property regardless of the setback provisions established by
any other provision of this code.
- 4 ² Street setback area shall be fully landscaped.
- ³ None for structures located within an area designated as a high-rise node on the comprehensive plan map.

6 B. ~~Mixed-Use Developments~~Reporting.

8 ~~The Development Services Director shall provide a report to the City Council by~~
~~February 1, 2016, to summarize 2015 development activities for the CG and CG2~~
10 ~~districts in the Highway 99 area, especially related to land uses and vehicle parking. The~~
~~report is intended to provide information about how land use and parking aspects of this~~
12 ~~chapter are working. 1. A mixture of commercial and residential uses, including~~
~~residential uses located on the first or second floors of a buildings, may be permitted for~~
~~developments meeting the following requirements:~~

14 a. ~~The proposed development's combined site area is at least two acres.~~

16 ~~ba. Floor area equivalent to the combined total leasable area of the first (ground)~~
~~floor for all buildings located on the site is shall be devoted to commercial use. In cases~~
18 ~~where the ground floor occupies less area than the footprint of the building, the footprint~~
~~of the building shall be used in arriving at the area calculation.~~

20 ~~b. This The required commercial floor area may be provided in any manner~~
~~desirable on site, except that for all buildings oriented to and facing frontage streets the~~
~~street-facing portions of the ground floor shall be occupied by commercial uses. Parking~~
22 ~~area(s) are excluded from this calculation. This requirement is not intended to require~~
~~commercial uses facing service drives, alleys, or other minor access easements that are~~
24 ~~not related to the main commercial streets serving the site.~~

26 **16.60.030**

Site development standards – Design standards.

28 Design review by the architectural design board is required for any project that
includes buildings exceeding 60 feet in height in the CG zone or 75 feet in height in the
CG2 zone. Projects not exceeding these height limits may be reviewed by staff as a Type
30 I decision. Regardless of what review process is required, all projects proposed in the CG
or CG2 zone must meet the design standards contained in this section.

32 A. Screening and Buffering.

1. General.

34 a. Retaining walls facing adjacent property or public rights-of-way shall not
exceed seven feet in height. A minimum of four feet of planted terrace is required
36 between stepped wall segments.

38 b. Landscape buffers are not required in land use zones with no required building
setback.

40 c. Tree landscaping may be clustered to block the view of a parking lot, yet allow
visibility to signage and building entry.

42 d. Landscape buffers shall be integrated into the design and layout of water
detention and treatment elements, to minimize the physical and visual impacts of the
water quality elements.

44 e. All parking lots are required to provide Type V interior landscaping.

2 f. Type I landscaping is required for commercial, institutional and medical uses
adjacent to single-family or multifamily zones. The buffer shall be a minimum of 10 feet
4 in width and continuous in length.

6 g. Type I landscaping is required for residential parking areas adjacent to single-
family zones. The buffer shall be a minimum of four feet in width and continuous in
length.

8 h. Type I landscaping is required for office and multifamily projects adjacent to
single-family zones. The buffer shall be a minimum of four feet in width and 10 feet in
10 height and continuous in length.

12 i. If there is a loading zone and/or trash compactor area next to a single-family or
multifamily zone, there shall be a minimum of a six-foot-high concrete wall plus a
14 minimum width of five feet of Type I landscaping. Trash and utility storage elements
shall not be permitted to encroach within street setbacks or within setbacks adjacent to
16 single-family zones. Mechanical equipment, including heat pumps and other mechanical
elements, shall not be placed in the setbacks.

18 j. Landscape buffers, Type I, shall be used in parking areas adjacent to single-
family zones.

20 k. When no setback is otherwise required, Type III landscaping three feet in
width and continuous in length is required between uses in the same zone.

22 2. Parking Lots Abutting Streets.

24 a. Type IV landscaping, minimum four feet wide, is required along all street
frontages.

26 b. All parking located under the building shall be completely screened from the
public street by one of the following methods:

- 28 i. Walls,
- ii. Type I planting and a grill that is 25 percent opaque,
- iii. Grill work that is at least 80 percent opaque, or
- iv. Type III landscaping.

30 B. Access and Parking.

32 1. Parking shall be provided as follows: (a) for non-residential uses, 1 space per
400 sq. ft. of leaseable building space; and (b) for residential uses, as required for RM
zones.

34 ~~Not more than 50 percent of total project parking spaces may be located between
the building's front facade and the primary street.~~

36 2. Not more than 50 percent of total project parking spaces may be located between
the building's front facade and the primary street. Parking lots may not be located on
38 corner locations adjacent to public streets.

40 3. Paths within Parking Lots.

42 a. Pedestrian walkways in parking lots shall be delineated by separate paved
routes that are approved by federal accessibility requirements and that use a variation in
textures and/or colors as well as landscape barriers.

44 b. Pedestrian access routes shall be provided at least every 180 feet within
parking lots. These shall be designed to provide access to on-site buildings as well as
pedestrian walkways that border the development.

2 c. Pedestrian pathways shall be six feet in width and have two feet of planting on
each side or have curb stops at each stall in the parking lot on one side and four feet of
4 planting on the second side.

6 d. Parking lots shall have pedestrian connections to the main sidewalk at a mini-
mum of every 100 feet.

8 4. Bonus for Parking Below or Above Ground FloorGrade.

10 a. For projects where at least 50 percent of the parking is below or above the
ground floor of the building, the following code requirements may be modified for the
parking that is provided~~For projects where at least 50 percent of the parking is below~~
~~grade or under the building, the following code requirements may be modified for the~~
12 ~~parking that is provided below grade or under building:~~

14 i. The minimum drive aisle width may be reduced to 22 feet.

16 ii. The maximum ramp slope may be increased to 20 percent.

18 iii. A mixture of full- and reduced-width parking stalls may be provided
without meeting the ECDC requirement to demonstrate that all required parking could be
provided at full-width dimensions.

20 5. Drive-through facilities such as, but not limited to, banks, cleaners, fast food,
drug stores, espresso stands, etc., shall comply with the following:

22 a. Drive-through windows and stacking lanes shall not be located along the
facades of the building that face a street.

24 b. Drive-through speakers shall not be audible off-site.

26 c. Only one direct entrance or exit from the drive-through shall be allowed as a
separate curb cut onto an adjoining street. All remaining direct entrances/exits to the
drive-through shall be internal to the site.

28 6. Pedestrian and Transit Access.

30 a. Pedestrian building entries must connect directly to the public sidewalk and to
adjacent developments if feasible.

32 b. Internal pedestrian routes shall extend to the property line and connect to
existing pedestrian routes if applicable. Potential future connections shall also be
identified such that pedestrian access between developments can occur without walking
in the parking or access areas.

34 c. When a transit or bus stop is located in front of or adjacent to a parcel,
pedestrian connections linking the transit stop directly to the new development are
required.

36 C. Site Design and Layout.

38 1. General. If a project is composed of similar building layouts that are repeated,
then their location on the site design should not be uniform in its layout. If a project has a
uniform site layout for parking and open spaces, then the buildings shall vary in form,
40 materials, and/or identity. The following design elements should be considered, and a
project shall demonstrate how at least five of the elements were used to vary the design of
42 the site:

44 a. Building massing and unit layout,

46 b. Placement of structures and setbacks,

c. Location of pedestrian and vehicular facilities,

d. Spacing from position relative to adjoining buildings,

e. Composition and types of open space, plant materials and street trees,

- 2 f. Types of building materials and/or elements,
g. Roof variation in slope, height and/or materials.
- 4 2. Individuality for Particular Structures. If a project contains several new or old
6 buildings of similar uses or massing, incorporate two of the following options to create
identity and promote safety and feeling of ownership:
- 8 a. Individual entry design for each building.
b. Create variety in arrangement of building forms in relation to site, parking,
open spaces, and the street.
10 c. Create variety through facade materials and organization.
d. Create variety through roof forms.
12 e. Vary the size/mass of the buildings so they are not uniform in massing and
appearance.
- 14 3. Lighting.
- 16 a. All lighting shall be shielded and directed away from adjacent parcels. This
may be achieved through lower poles at the property lines and/or full “cut off” fixtures.
b. Parking lots shall have lighting poles with a maximum of 25 feet in height.
18 c. Pedestrian ways shall have low height lighting focused on pathway area. Pole
height shall be a maximum of 14 feet, although lighting bollards are preferred.
20 d. Entries shall have lighting for safety and visibility integrated with the build-
ing/canopy.
- 22 D. Building Design and Massing.
- 24 1. Buildings shall convey a visually distinct “base” and “top.” A “base” and “top”
can be emphasized in different ways, such as masonry pattern, more architectural detail,
step-backs and overhangs, lighting, recesses, visible “plinth” above which the wall rises,
26 storefront, canopies, or a combination thereof. They can also be emphasized by using
architectural elements not listed above, as approved, that meet the intent.
- 28 2. In buildings with footprints of over 10,000 square feet, attention needs to be
given to scale, massing, and facade design so as to reduce the effect of large single
30 building masses. Ways to accomplish this can include articulation, changes of materials,
offsets, setbacks, angles or curves of facades, or by the use of distinctive roof forms. This
32 can also be accomplished by using architectural elements not listed above, as approved,
that meet the intent. Note that facade offsets or step-backs should not be applied to the
34 ground floor of street-front facades in pedestrian-oriented zones or districts.
- 36 3. Alternatives to massing requirements may be achieved by:
- 38 a. Creation of a public plaza or other open space which may substitute for a
massing requirement if the space is at least 1,000 square feet in area. In commercial
zones, this public space shall be a public plaza with amenities such as benches, tables,
planters and other elements.
40 b. Retaining or reusing an historic structure listed on the National Register or the
Edmonds register of historic places. Any addition or new building on the site must be
42 designed to be compatible with the historic structure.
- 44 4. To ensure that buildings do not display blank, unattractive walls to the abutting
streets or residential properties, walls or portions of walls abutting streets or visible from
residentially zoned properties shall have architectural treatment applied by incorporating
46 at least four of the following elements into the design of the facade:
- a. Masonry (except for flat concrete block).

- 2 b. Concrete or masonry plinth at the base of the wall.
- c. Belt courses of a different texture and color.
- 4 d. Projecting cornice.
- e. Projecting metal canopy.
- 6 f. Decorative tilework.
- g. Trellis containing planting.
- 8 h. Medallions.
- i. Artwork or wall graphics.
- 10 j. Vertical differentiation.
- k. Lighting fixtures.
- 12 l. An architectural element not listed above, as approved, that meets the intent.
[Ord. 3736 § 11, 2009; Ord. 3635 § 1, 2007].

14 **16.60.040**

Operating restrictions.

16 A. Enclosed Building. All uses shall be carried on entirely within a completely enclosed building, except the following:

- 18 1. Public utilities;
- 2. Off-street parking and loading areas;
- 20 3. Drive-in business;
- 4. Secondary uses permitted under ECDC 16.60.010(B);
- 22 5. Limited outdoor display of merchandise meeting the criteria of Chapter 17.65 ECDC;
- 24 6. Public markets; provided, that when located next to a single-family residential zone, the market shall be entirely within a completely enclosed building;
- 26 7. Outdoor dining meeting the criteria of Chapter 17.75 ECDC;
- 8. Motorized and nonmotorized mobile vending units meeting the criteria of
- 28 Chapter 4.12 ECC.

B. Interim Use Status – Public Markets.

30 1. Unless a public market is identified on a business license as a year-round market within the city of Edmonds, a premises licensed as a public market shall be considered a
32 temporary use. As a temporary activity, the city council finds that any signs or structures used in accordance with the market do not require design review. When a location is uti-
34 lized for a business use in addition to a public market, the public market use shall not decrease the required available parking for the other business use below the standards
36 established by Chapter 17.50 ECDC. [Ord. 3932 § 8, 2013; Ord. 3902 § 5, 2012; Ord. 3635 § 1, 2007].

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH603115 ORDINANCE 3980, 3981 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 11/30/2014 and ending on 11/30/2014 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$46.44.

[Signature]

Subscribed and sworn before me on this

10 day of December
2014

[Signature]

Notary Public in and for the State of Washington.

City of Edmonds - LEGAL ADS | 14101416
SCOTT PASSEY

DEBRA ANN GRIGG
Notary Public
State of Washington
My Commission Expires
October 31, 2017

SUMMARY OF ORDINANCES
of the City of Edmonds, Washington

On the 3rd day of November, 2014, the City Council of the City of Edmonds, passed the following Ordinances. A summary of the content of said ordinances, consisting of titles, are provided as follows:

ORDINANCE NO. 3980

AN ORDINANCE DESIGNATING THE EXTERIOR OF THE SCHUMACHER BUILDING LOCATED AT 316 MAIN STREET, EDMONDS, WASHINGTON FOR INCLUSION ON THE EDMONDS REGISTER OF HISTORIC PLACES, AND DIRECTING THE DEVELOPMENT SERVICES DIRECTOR OR DESIGNEE TO DESIGNATE THE SITE ON THE OFFICIAL ZONING MAP WITH AN "HR" DESIGNATION,, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

ORDINANCE NO. 3981

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING EDMONDS COMMUNITY DEVELOPMENT CODE CHAPTER 16.60 TO AMEND USE REQUIREMENTS AND TO MODIFY PARKING STANDARDS WITHIN CG DEVELOPMENTS; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE

The full text of this Ordinance will be mailed upon request.
DATED this 25th day of November, 2014.

CITY CLERK, SCOTT PASSEY

Published: November 30, 2014.

EDH603115