

**ORDINANCE NO. 4016**

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING EDMONDS CITY CODE CHAPTER 17.60 REGARDING VEHICLES IN RESIDENTIAL ZONES TO LIMIT THE NUMBER OF MOTOR VEHICLES ON RESIDENTIAL PROPERTY, TO LIMIT REPAIRS ON VEHICLES IN RESIDENTIAL AREAS, AND TO REDUCE FRONT YARD IMPROVED SURFACE AREA; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

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WHEREAS, the Edmonds Community Development Code (ECDC) currently allows five motor vehicles to be parked on an entire residential lot, including parking within a garage; and,

WHEREAS, the City Council has found that that a limit on the total number of motor vehicles on a residential lot is not necessary and a limit on motor vehicle numbers should only apply to outdoor parking in the front yard; and

WHEREAS, the City Council has determined that the front yard of single-family zoned properties should not be overly dominated by vehicle parking and impervious surfaces; and

WHEREAS, a maximum of four motor vehicles parked outdoors in the front yard is an appropriate limit; and

WHEREAS, the Edmonds Community Development Code currently does not limit the time period for car repair in residential zones; and,

WHEREAS, the City Council has determined that car repair may only be permitted during certain hours of the day and in an area shielded from public view; and

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

Section 1. Section 17.60.040 of the ECDC, entitled “Vehicles in residential zones,” is hereby amended to read as follows (new text is shown in underline; deleted text is shown in ~~strike-through~~):

**17.60.040 Vehicles in residential zones.**

A. No more than ~~five~~ four motor vehicles shall be parked outdoors in the front yard of a residential lot. Each motor vehicle must be currently licensed and operable.

1. Exemptions.

~~a. If more than five licensed drivers reside at the same address, an additional motor vehicle for each licensed driver over five may be parked at that particular address; however, each licensed driver must have that particular address on his or her license.~~

~~ba.~~ This regulation does not apply to:

i. Motor vehicles when parked in a completely enclosed building or carport, or in a rear yard and screened from adjacent properties and the public right-of-way by a five-foot opaque fence or by a vegetative barrier that is between five feet and eight feet in height and provides a visual barrier equivalent to an opaque fence. Corner lots and flag lots which have no rear yard may establish a screening area which qualifies for this exemption in a side yard.

ii. Temporary parking for a duration not to exceed 24 hours;

iii. Apartment-Multi-family buildings or other complex with an approved building and parking plan;

iv. Permitted construction areas; or

v. Motorcycles or mopeds.

B. No more than two recreational vehicles of any kind may be parked outside an approved enclosed structure anywhere on a property. If the recreational vehicle cannot be stored as described in subsection (D) of this section due to site constraints, the recreational vehicle shall be parked off site during those extended times when not in use. Only one side yard may be used for storage of recreational vehicles. For the purposes of this chapter, "recreational vehicle" means a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The units include travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, and motor homes.

C. Except for property specifically zoned for and licensed by the city of Edmonds for vehicle use, vehicle storage, repair, or sales, the operating of a vehicle-oriented business is prohibited.

D. An intact, appropriately licensed and operable vehicle may be parked or stored outside a structure in the manner provided below:

1. In a front yard, up to four motor vehicles, provided that the vehicle is on a driveway or other improved parking surface. The improved surface in the front yard) shall not exceed 50 percent (50%) of the required front yard area and the driveway for a two-car garage shall not be wider than 24 feet and, for a three-car garage shall not be wider than 30 feet, unless otherwise approved by the City Engineer for public safety purposes.

2. In a side yard or rear yard; provided all vehicle parts and accessories, including but not limited to containers of oils and fluids, shall be stored in an approved structure a completely

enclosed building and in compliance with all health regulations and provisions of state and federal law.

~~b. Servicing, repairing, assembling, wrecking, modifying, restoring or otherwise working on vehicles outside an enclosed structure on a property is prohibited unless meeting the following criteria:~~

~~i. The maintenance or repair shall not exceed 30 days in any 12-month period and shall be of a vehicle registered to a resident of the property or family member.~~

~~ii. Such work shall be conducted on no more than one vehicle at any one time.~~

~~iii. Such work shall not be done in the public right-of-way.~~

~~iv. Storage of parts, equipment, or other supplies needed for the repair of the vehicle on the premises must be kept within an enclosed structure or in an area which is screened from public view.~~

~~v. The repair is not in association with any business use, whether licensed or not, such as buying, selling, trading, repairing or restoring of vehicles or parts thereof, unless the property is zoned for and licensed by the city of Edmonds for such business.~~

~~vi. The repair is conducted in a manner which complies with all property performance standards and noise regulations.~~

~~vii. The repair is conducted in a manner to not allow any vehicle fluids to enter the ground or enter any drainage system or body of water.~~

~~viii. Disposal of all waste products shall be done in accordance with Chapter 19.114 RCW.~~

~~ix. Upon completion of any work allowed by this section, the property shall be cleaned of all debris, oil, grease, gasoline, cloths, rags, and equipment or material used in the work, and shall be left in such a condition that no hazard to persons, storm drain system or property shall remain. All hazardous waste shall be appropriately handled and disposed.~~

E. No vehicle shall be left unattended on blocks, jacks, or ramps or otherwise elevated above the ground in an unstable manner.

F. The storage of any vehicle on any residentially zoned property which does not have a dwelling unit is prohibited unless the property is adjacent to a property with a dwelling unit owned by the same person. Vehicles shall be registered to that specific dwelling unit.

G. Vehicles shall not intrude into the improved public right-of-way or obstruct sight visibility from adjacent driveways, private roads, or public rights-of-way.

H. Vehicles equipped with liquefied petroleum gas containers shall meet the standards of the Interstate Commerce Commission. Valves or gas containers shall be closed when the vehicle is parked or stored. In the event of leakage, immediate corrective action shall be taken.

I. Vehicles shall not exceed the length equal to one half of the required minimum lot width or 40 feet, whichever is less, in any residential zone district.

J. Servicing, repairing, assembling, wrecking, modifying, restoring or otherwise working on vehicles outside a completely enclosed building or a carport is prohibited unless meeting the following criteria:

1. The maintenance or repair shall not exceed 30 days in any 12-month period and shall be of a vehicle registered to a resident of the property or family member.

2. Such work shall be conducted on no more than one vehicle at any one time.

3. Such work shall be done in an area which is screened from public view.

3. Such work shall be done only between the hours of 8:00 a.m. and 10:00 p.m.

4. Such work shall not be done in the public right-of-way.

5 Storage of parts, equipment, or other supplies needed for the repair of the vehicle on the premises must be kept within an enclosed structure or in an area that is screened from public view.

6. The repair is not in association with any business use, whether licensed or not, such as buying, selling, trading, repairing or restoring of vehicles or parts thereof, unless the property is zoned for and licensed by the city of Edmonds for such business.

7. The repair is conducted in a manner which complies with all property performance standards and noise regulations.

8. The repair is conducted in a manner to not allow any vehicle fluids to enter the ground or enter any drainage system or body of water.

9. Disposal of all waste products shall be done in accordance with Chapter 19.114 RCW.

10. Upon completion of any work allowed by this section, the property shall be cleaned of all debris, oil, grease, gasoline, cloths, rags, and equipment or material used in the work, and shall be left in such a condition that no hazard to persons, storm drain system or property shall remain. All hazardous waste shall be appropriately handled and disposed.

Section 2. Chapter 17.60 of the ECDC, entitled Property Performance Standards, is hereby amended to add a new section 17.60.005, which shall read as follows:

**17.60.005 Definitions**

For the purposes of this chapter, the following definitions apply.

Improved surface means the outdoor area covered by a permanent hard surface, including concrete, asphalt, or pavers, whether pervious or impervious, which may be designed or used for driving or parking motor vehicles on any parcel of land, excluding public right of way.

Required front yard means the entire lot area between the street lot line and the minimum street setback distance as identified in ECDC 16.20.030.

Section 3. Chapter 21.15 of the ECDC, entitled “C” Terms, is hereby amended to add a new section 21.15.012, which shall read as follows:

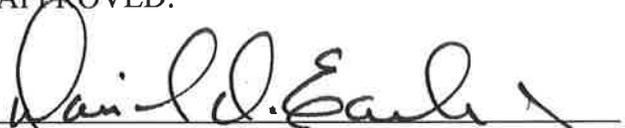
**21.15.012 Carport**

Carport means a legally permitted structure, covered by a roof, for the sheltering of a motor vehicle.

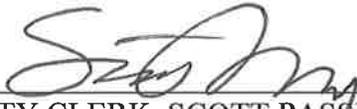
Section 4. Severability. If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. 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:

  
MAYOR DAVE EARLING

ATTEST/AUTHENTICATED:

  
CITY CLERK, SCOTT PASSEY

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY   
JEFF TARADAY

FILED WITH THE CITY CLERK:	January 22, 2016
PASSED BY THE CITY COUNCIL:	January 26, 2016
PUBLISHED:	January 31, 2016
EFFECTIVE DATE:	February 5, 2016
ORDINANCE NO.	4016

**SUMMARY OF ORDINANCE NO. 4016**

of the City of Edmonds, Washington

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On the 26<sup>th</sup> day of January, 2016, the City Council of the City of Edmonds, passed Ordinance No. 4016. 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 CITY CODE CHAPTER 17.60 REGARDING VEHICLES IN RESIDENTIAL ZONES TO LIMIT THE NUMBER OF MOTOR VEHICLES ON RESIDENTIAL PROPERTY, TO LIMIT REPAIRS ON VEHICLES IN RESIDENTIAL AREAS, AND TO REDUCE FRONT YARD IMPROVED SURFACE AREA; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

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

DATED this 28<sup>th</sup> day of January, 2016.

  
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CITY CLERK, SCOTT PASSEY

# Everett Daily Herald

## Affidavit of Publication

State of Washington }  
County of Snohomish } ss

Kathleen Landis 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 EDH680524 4015/4016 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 01/31/2016 and ending on 01/31/2016 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$44.72.

Kathleen Landis

Subscribed and sworn before me on this

1 day of Feb,  
2016.

Debra Ann Grigg

Notary Public in and for the State of Washington.

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 26th day of January, 2016, the City Council of the City of Edmonds, passed the following Ordinances. Summaries of the content of said ordinances consisting of titles are provided as follows:

ORDINANCE NO. 4015

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING EDMONDS CITY CODE CHAPTER 8.50 REGARDING ABANDONED AND JUNKED MOTOR VEHICLES TO LIMIT THE NUMBER OF MOTOR VEHICLES REGISTERED TO A DWELLING IN THE PUBLIC RIGHT OF WAY; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE

ORDINANCE NO. 4016

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING EDMONDS CITY CODE CHAPTER 17.60 REGARDING VEHICLES IN RESIDENTIAL ZONES TO LIMIT THE NUMBER OF MOTOR VEHICLES ON RESIDENTIAL PROPERTY, TO LIMIT REPAIRS ON VEHICLES IN RESIDENTIAL AREAS, AND TO REDUCE FRONT YARD IMPROVED SURFACE AREA; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

The full text of these Ordinances will be mailed upon request.  
DATED this 28th day of January, 2016.  
CITY CLERK, SCOTT PASSEY  
Published: January 31, 2016.

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