

ORIGINAL

CITY OF ORTING
WASHINGTON
ORDINANCE NO. 2020-1063

AN ORDINANCE OF THE CITY OF ORTING,
WASHINGTON, RELATING TO LOT COVERAGE
REQUIREMENTS; AMENDING ORTING MUNICIPAL
CODE SECTIONS 9-5A-4, 13-5-1, AND 13-2; PROVIDING
FOR SEVERABILITY; AND ESTABLISHING AN
EFFECTIVE DATE

WHEREAS, the City of Orting is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington; and

WHEREAS, the City desires to update its lot coverage maximums to respond to citizen needs; and

WHEREAS, the current development code has one lot coverage maximum and the City desires to separate coverage into two categories to provide consistency with previously adopted regulations pertaining to Low Impact Development; and

WHEREAS, in accordance with the requirement set forth in RCW 36.70A.106, the City provided the Washington State Department of Commerce notice of the City's intent to adopt the proposed ordinance on June 4 for its expedited review and comment period; and

WHEREAS, the City's Planning Commission held a public hearing on the proposed amendments on July 6, 2020 and proposed a recommendation, the recommendation was reconsidered and approval of the amendments was recommended on August 3, 2020 and forwarded to the City Council to adopt the proposed OMC amendments; and

WHEREAS, the City Council held a public hearing on the proposed OMC amendments on August 12, 2020, considered the proposed code amendments and the entire record, including recommendations from the Planning Commission; and

WHEREAS, the City Council has determined that the proposed regulations are in accord with the Comprehensive Plan, will not adversely affect the public health, safety, or general welfare, and are in the best interest of the citizens of the City;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORTING, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are hereby adopted and incorporated as Findings of Fact and/or Conclusion of Law of the City Council. The City Council bases its findings and conclusions on the entire record of testimony and exhibits, including all written and oral testimony before the Planning Commission and the City Council.

Section 2. OMC Section 9-5A-4, Amended. Orting Municipal Code Section 9-5A-4 is hereby amended as follows:

HARD SURFACE: An impervious surface as defined in OMC 9-5A-4, a permeable pavement, decking that has a minimum 3/16" board spacing, or a vegetated roof.

Section 3. OMC Section 13-5-1, Amended. Orting Municipal Code Section 13-5-1 is hereby amended as follows:

Table 1 – Development Standards:

Zones	Minimum Lot Requirements			Setbacks			Maximum Heights	Maximum Building Coverage	Maximum Hard Surface Coverage	Maximum Density
	Width	Depth	Area	Front	Rear	Side				
RC			2 acres	25' ²	25'	8'	35'	20%	50%	1 DU/2A
RU			7,260 sq. ft.	25' ²	25'	8'	35'	30 40%	65%	6 DU/A
RMF	40'	100'	5,450 sq. ft. ⁴ 7,000 sq. ft. ⁵ 4,000 plus 2,000 sq. ft. ⁶ None (nonresidential) ⁷	25' ²	25'	8'	35'	40 50%	75%	8 DU/A
MUTC	None	None	None	None	None	None	45' ¹⁴	100%	100%	None
MUTC N	None	None	None ⁹	None ¹⁰	None ¹⁰	None ¹⁰	35' ¹¹ 50' ¹²	100% ¹³	100%	n/a
LM	None	None	None	None	None	None	35'	100%	100%	n/a
OS	None	None	None	None	None	None	25'	None	None	n/a
PF	None	None	None	8	8	8	8	None	None	n/a

OMC 13-5-1-F: RU Zone Pipestem (Flag) Lot Development Standards:

2. c. ~~Impervious Hard~~ surface coverage of the lot shall not be greater than ~~twenty-five~~ forty-five percent (25-45%), not including the driveway portion in the stem section of the lot. ~~Applicants may receive up to fifty percent (50%) credit for pervious driveways and sidewalks in the residential "building area" section of the lot. The credit can be applied to the building impervious surface area (i.e., a 400 square foot driveway with pervious materials could provide a credit of up to 200 square feet that could be added to the building impervious surface area)~~

Section 4. OMC Chapter 13-2, Amended. Orting Municipal Code Section 13-2, Subsection 2 and 10 is hereby amended to read as follows:

~~COVERAGE: The total ground coverage of all impervious surfaces, such as buildings, structures, canopies, overhangs, slabs, or hard surfaces, on a site measured from the outside of edges, external~~

~~walls, supporting members or roof edges. See the definition of hard surface and impervious surface in OMC 9-5A-4 for additional surfaces that are considered coverage.~~

BUILDING COVERAGE: The total ground coverage of all buildings, structures, roof overhangs, and eaves measured from the outside edges, external walls, supporting members or roof edges.

HARD SURFACE: See OMC 9-5A-4 for hard surface definition.

~~IMPERVIOUS SURFACE: Paved or compacted surfaces, including roofs, that prevent or retard the percolation of water into the underlying soil. See OMC 9-5A-4 for impervious surface definition.~~

Section 5. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 6. Codification. The City Council authorizes the City Clerk to correct any non-substantive errors herein, codify the above, and publish the amended code.

Section 7. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

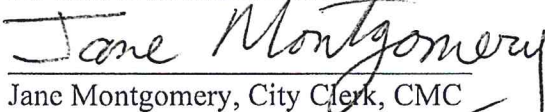
ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 12th DAY OF AUGUST, 2020.

CITY OF ORTING



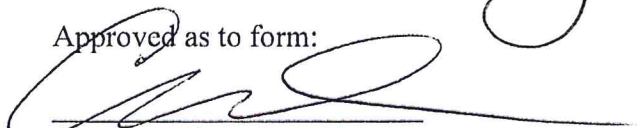
Joshua Penner, Mayor

ATTEST/AUTHENTICATED:



Jane Montgomery, City Clerk, CMC

Approved as to form:



Charlotte A. Archer, City Attorney
Inslee, Best, Doezie & Ryder, P.S.

Filed with the City Clerk: 8.4.20
Passed by the City Council: 8.12.20
Date of Publication: 8.14.20
Effective Date: 8.19.20