

ORDINANCE NO. 1958

AN ORDINANCE AMENDING SECTIONS OF TITLE 10, CHAPTER 10.28, TABLE 5-A, CHAPTER 10.28.040, REGULATORY NOTES, AND CHAPTER 10.12.040 OF THE SELAH MUNICIPAL CODE

WHEREAS, the City Council desires to amend existing zoning regulations codified in Selah Municipal Code, Title 10, Chapter 10.28, Table 5-A, Chapter 10.28.040, Regulatory Notes, and Chapter 10.12.040; and,

WHEREAS, the City Council desires to amend the existing zoning regulations to implement the provisions of Selah Municipal Code, Title 10, Chapter 10.12.040; and,

WHEREAS, the proposed text amendments to Selah Municipal Code, Title 10 were reviewed and recommended for adoption by the Planning Commission after the Commission held an open record public hearing on November 4, 2014; and,

WHEREAS, the City Council of the City of Selah at an open record public meeting held on January 13, 2015 considered the Planning Commission recommendation, exhibits and the recommendations of staff on the proposed amendments; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, THAT THERE ARE HEREIN ADOPTED AMENDMENTS TO THE SELAH MUNICIPAL CODE, TO BE CODIFIED AS TITLE 10, CHAPTER 10.28, TABLE 5-A, TITLE 10, CHAPTER 10.28.040(I) REGULATORY NOTES, AND TO CHAPTER 10.12.040 TO READ AS FOLLOWS:

Section 1. There is herein enacted an amendment to Selah Municipal Code, to be codified as Title 10, Chapter 10.28, Table 5-A to read as follows:

CHAPTER 10.28

PERMITTED, ADMINISTRATIVE AND CONDITIONAL USES TABLE A-5

See Chapter 10.06.020 for an explanation of Use Categories

CITY OF SELAH ZONING ORDINANCE, TITLE 10, CHAPTER 28, TABLE A-5

PERMITTED USES BY ZONING DISTRICT	LDSF	R-1	R-2	R-3	B-1	B-2	M-1
MINING / REFINING / OFF-SITE HAZARDOUS WASTE TREATMENT							
Asphalt, roofing material manufacture, rock crushing							3
Mining*, including sand and gravel pits							3
Off site hazardous waste treatment and storage facilities*						3	3
RESIDENTIAL							
Accessory structure, use or building*	1	1	1	1	1	1	1
Detached single family dwelling*	1	1	1				
Manufactured home*/Mobile home* (See 10.08.140)	1						
Two family dwelling (duplex) * (See 10.28.040(l))		1(l)	1	1			
Multiple family dwelling*: 0-5 DUA < 6-12 DUA > 12 DUA			2 2	1 1 1			
Manufactured home parks* (See 10.28.040[e])				3			
Retirement apartments			2	1			
Home occupations* (See 10.28.040[o])							
Minor Home Occupations* (See 10.28.040[o])	1	1	1	1	1	1	
Major Home Occupations* (See 10.28.040[o])	2	2	2	2	2	1	

Section 2. There is herein enacted an amendment to Selah Municipal Code, to be codified as Title 10, Chapter 10.28.040(l) to read as follows:

(l) Duplexes are only permitted in the One Family Zoning District (R-1) on lots that have been designated as Two Family Residential lots per S.M.C. Chapter 10.12.040. Careful consideration of adjacent properties by the Hearing Examiner shall be made ensuring harmonious compatibility.

Section 3. There is herein enacted an amendment to Selah Municipal Code, to be codified as Title 10, Chapter 10.12.040 to read as follows:

10.12.040 Designated two family residential lots. Within a proposed land division of ten (10) or more lots ten (10) percent of the lots may be designated for a future two family dwelling. The proposed lot(s) shall be considered by the reviewing body and, once the lot location(s) are approved, the lot(s) shall be clearly identified on the recorded subdivision providing public disclosure of said approval.

Careful consideration of adjacent properties by the Hearing Examiner shall be made ensuring harmonious compatibility.

The minimum lot size requirement of any lot(s) designated for a future two family dwelling shall be a minimum of 9,000 sq. ft. or such minimum lot size based on slope specified in Section 10.12.030.

Section 4. Severability. These amendments are declared severable. If any section, paragraph, clause or other portion is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this ordinance. If any section, paragraph, clause or any portion is adjudged invalid for any reason as applied to any particular person, circumstance, property, use, or structure the application of such portion of this title to another particular person, circumstance, property, use, or structure shall not be affected.

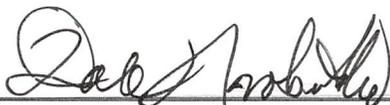
Section 5. This Ordinance amending Selah Municipal Code, Title 10, Chapter 10.28, Table A-5, Title 10, Chapter 10.28.040(1) and Title 10, Chapter 10.12.040 shall become effective at 12:01 a.m. on the 20th day of **January, 2015**.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH,
WASHINGTON THIS 13TH DAY OF JANUARY, 2015.



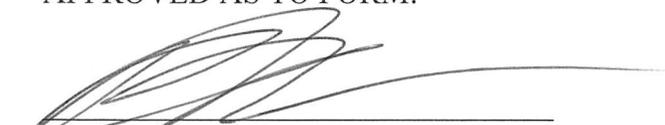
John Gawlik, Mayor

ATTEST:



Dale Novobielski, City Clerk-Treasurer

APPROVED AS TO FORM:



Bob Noe, City Attorney