

ORDINANCE NO. 3943

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, ADOPTING AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE REVISING CHAPTERS 16.50 BC - COMMUNITY BUSINESS AND 16.30 RM - MULTIPLE RESIDENTIAL, MAKING TECHNICAL CORRECTIONS AND REVISING REFERENCES, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, after the construction of a 2012 development on Edmonds Way, the City Council wanted to revisit the applicable zoning regulations and asked the Planning Board to review the codes and recommend revisions; and

WHEREAS, after three work sessions and two subsequent public hearings on July 10 and August 14, 2013, the Edmonds Planning Board forwarded their recommended code revisions to the City Council; and

WHEREAS, on September 24, 2013 the Edmonds City Council held a public hearing on the Planning Board's recommended regulations; and

WHEREAS, the City Council voted to adopt the Planning Board's proposed regulations and requested that an ordinance be prepared to codify those changes;

NOW, THEREFORE,

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

Section 1. Chapter 16.50 of the Edmonds Community Development Code, entitled "BC – Community Business," is hereby amended to read as set forth in **Exhibit 1**, which

is attached hereto and incorporated herein by this reference as if set forth in full (new text is shown in underline; deleted text is shown in ~~strike-through~~).

Section 2. Chapter 16.30 of the Edmonds Community Development Code, entitled “RM – Multiple Residential,” is hereby amended to read as set forth in **Exhibit 1**, which is attached hereto and incorporated herein by this reference as if set forth in full (new text is shown in underline; deleted text is shown in ~~strike-through~~).

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 chapter.

APPROVED:


MAYOR DAVID O. EARLING

ATTEST/AUTHENTICATED:


CITY CLERK, SANDRA S. CHASE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 
JEFFREY B. TARADAY

FILED WITH THE CITY CLERK:	September 27, 2013
PASSED BY THE CITY COUNCIL:	October 1, 2013
PUBLISHED:	October 6, 2013
EFFECTIVE DATE:	October 11, 2013
ORDINANCE NO. 3943	

SUMMARY OF ORDINANCE NO. 3943

of the City of Edmonds, Washington

On the 1st day of October, 2013, the City Council of the City of Edmonds, passed Ordinance No. 3943. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, ADOPTING AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE REVISING CHAPTERS 16.50 BC - COMMUNITY BUSINESS AND 16.30 RM - MULTIPLE RESIDENTIAL, MAKING TECHNICAL CORRECTIONS AND REVISING REFERENCES, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

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

DATED this 2nd day of October, 2013.


CITY CLERK, SANDRA S. CHASE

Chapter 16.50 BC – COMMUNITY BUSINESS

Sections:

[16.50.000](#) BC and BC – Edmonds Way.

[16.50.005](#) Purposes.

[16.50.010](#) Uses.

[16.50.020](#) Site development standards.

[16.50.030](#) Operating restrictions.

16.50.000 BC and BC – Edmonds Way.

This chapter establishes two distinct zoning categories, BC and BC – Edmonds Way. [Ord. 3627 § 2, 2007].

16.50.005 Purposes.

The BC and BC – Edmonds Way zones have the following specific purposes in addition to the general purposes for business and commercial zones listed in Chapter [16.40](#) ECDC:

- A. To reserve areas for those retail stores, offices, service establishments and amusement establishments which offer goods and services to the entire community;
- B. To ensure compact, convenient development patterns by allowing uses that are operated chiefly within buildings;
- C. To allow for mixed-use development which includes multiple dwelling unit(s) that support business uses;
- D. To implement the policies of Edmonds' comprehensive plan for the Edmonds Way Corridor;
- E. To meet the goals of the Growth Management Act and the city of Edmonds' comprehensive plan for housing diversity and economical vitality. [Ord. 3627 § 2, 2007; Ord. 3147 § 1, 1997. ~~Formerly 16.50.000~~].

16.50.010 Uses.

A. Permitted Primary Uses.

- 1. Single-family dwellings, as regulated in RS-6 zone;
- 2. Retail stores, restaurants, offices and service uses, excluding intense uses, such as trailer sales, used car lots (except as part of a new car sales and service dealer), and heavy equipment sales and services;
- 3. New automobile sales and service;
- 4. Dry cleaning and laundry plants which use only nonflammable and nonexplosive cleaning agents;

5. Printing, publishing and binding establishments;
6. Bus stop shelters;
7. Community-oriented open air markets conducted as an outdoor operation and licensed pursuant to provisions in the Edmonds City Code;
8. Multiple Dwelling Unit(s). This use may not be located on the ground floor of a structure, except as provided in ECDC 16.50.020.B;
9. Churches, subject to the requirements of ECDC 17.100.020;
10. Primary and high schools subject to the requirements of ECDC 17.100.050(G) through (R);
11. Local public facilities subject to the requirements of ECDC 17.100.050;
12. Neighborhood parks, natural open spaces, and community parks with an adopted master plan subject to the requirements of ECDC 17.100.070.

B. Permitted Secondary Uses.

1. Limited assembly, repair or fabrication of goods incidental to a permitted or conditional use;
2. Off-street parking and loading areas to serve a permitted or conditional use;
3. Commuter parking lots in conjunction with a facility meeting the criteria listed under subsections (C)(11) through (14) of this section, except that the facility may also be located along a designated transit route in addition to an arterial or collector street.

C. Primary Uses Requiring a Conditional Use Permit.

1. Commercial parking lots;
2. Wholesale uses;
3. Hotels and motels;
4. Amusement establishments;
5. Auction businesses, excluding vehicle or livestock auctions;
6. Drive-in businesses;
7. Laboratories;
8. Fabrication of light industrial products;
9. Convenience stores;
10. Day-care centers and preschools;
11. Hospitals, convalescent homes, rest homes, sanitariums;
12. Museums, art galleries, zoos, and aquariums of primarily local concern that do not meet the criteria for regional public facilities as defined in ECDC 21.85.033;

- 13. Counseling centers and residential treatment facilities for current alcoholics and drug abusers;
- 14. Regional parks and community parks without a master plan subject to the requirements of ECDC [17.100.070](#).

D. Secondary Uses Requiring a Conditional Use Permit.

- 1. Outdoor storage, incidental to a permitted or conditional use;
- 2. Aircraft landings as regulated by Chapter [4.80](#) ECC. [Ord. 3627 § 2, 2007; Ord. 3353 § 4, 2001; Ord. 3269 § 2, 1999*; Ord. 3147 § 1, 1997].

*Code reviser's note: Ord. 3269 expired August 13, 2000. For provisions on the outdoor display of merchandise, see Chapter [17.65](#) ECDC.

16.50.020 Site development standards.

A. Table.

	Minimum Lot Area	Minimum Lot Width	Minimum Street Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Height	Maximum Floor Area
BC	None	None	None	None ¹	None ¹	25 ²	3 sq. ft. per sq. ft. of lot area
BC + Edmonds Way	None	None	None 10'	None ¹	None ¹	35 25 ^{3,43}	3 sq. ft. per sq. ft. of lot area

¹ The setback for buildings and structures located at or above grade (exempting buildings and structures entirely below the surface of the ground) shall be 15 feet from the lot line adjacent to residentially (R) zoned property. The required setback shall be completely landscaped with Type I landscaping permanently maintained by the owner of the BC-zoned lot.

² Roof only may extend five feet above the stated height limit if all portions of the roof above the stated height are modulated in design and are designed as a hip, gable, arch, shed or other similar roof form (see illustrations). Vertical parapet walls or flat roofs with a pitch of less than 3-in-12 are not allowed to protrude above the 25-foot height limit unless they are part of an approved modulated design.

Examples of Modulated Roof Designs



³³ The stated height limit may be increased to 40 feet; provided, that:

(a) The street setback of any proposed building shall be increased to four-fifteen feet in depth. Type III landscaping shall be located within this setback. This landscaping may be located immediately adjacent to the building, or may be combined with other landscaping within or adjoining the right-of-way. In addition, the third and fourth stories of any proposed building shall be further stepped back an additional six feet from the street frontage along all street fronts;

(b) Where the proposed development abuts a single-family residential (RS) zoned property, in addition to complying with subsection (a) of this footnote, the proposed development shall modulate the design of any building facades facing the single-family residentially (RS) zoned property;

(c) The proposed development integrates low impact development techniques. At least three of the following techniques shall be incorporated into the building and/or site's design:

(1) Achievement of least LEED gold certification or comparable green building certification;

(2) Inclusion of housing units affordable to persons at low/moderate income as determined by Snohomish County Tomorrow. The number of affordable units must be at least 15% of the gross number of units proposed;

(3) Public amenities within an area comprising at least 25% of the length of any required street setback such as outdoor seating, plazas, walkways or other usable open space. The remainder of the setback area will be landscaped with Type III landscaping;

(4) Low impact development (LID) techniques are employed. LID best management practices include, but are not limited to: bioretention / rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

~~where reasonably feasible. For the purposes of this subsection, "low impact development techniques" shall include, but shall not be limited to, the following: the use of bioswales, green roofs, and grasscrete. "Reasonably feasible" shall be determined based upon the physical characteristics of the property and its suitability for the technique; cost alone shall not render the use of low impact techniques unreasonable or unfeasible;~~

~~(d) The required setback from R zoned property shall be permanently landscaped with Type I landscaping permanently maintained by the owner of the BC lot; and~~

(d) 75% of a building façade facing a public right-of-way shall be clad with preferred building materials which include natural stone, wood, architectural metal, brick and glass. Concrete, laminates, veneers, fiber cement products and the like may be permitted if they replicate the appearance of the listed preferred materials. At least 55% of building façade materials must be salvaged, recycled content, bio-based or indigenous.

~~(e) For any buildings fronting on Edmonds Way, the maximum height of the wall or facade along Edmonds Way shall not exceed 45 feet as measured at the Edmonds Way property line.~~

~~⁴ In addition to any height bonus under note 3, the building may extend up to an additional five feet if all portions of the building above the height limit (after adding the height bonus under note 3) integrate distinctive architectural features that enhance and are integrated into the overall design of the building.~~

~~For purposes of this subsection, distinctive architectural features may include articulation, changes of~~

Example of Modulated Roof Designs



~~materials, offsets, angles or curves of facades, or the use of distinctive roof forms.~~

B. Ground Floor. Development on the ground floor shall consist of only commercial uses to a minimum depth of 30 feet as measured from the street front of the building, with the following exceptions or clarifications:

1. That in all areas the provision of pedestrian access to permitted residential uses is allowed.
2. This provision shall not apply when a single-family use is the primary use on the property.
3. ~~With respect to, but only to, property located on the Fifth Avenue entrance corridor, south of Walnut^(c1) Street, in which the first 60 feet of the building as measured from Fifth Avenue consists only of commercial uses; and with respect to which the subject property shares a property line with single-family or multifamily-zoned properties, then multifamily units may be located on the ground floor in such a manner that they face the adjacent residentially-zoned property.~~

43. In the BC – Edmonds Way zone, where the street frontage of the total site proposed for development exceeds 150 feet in length, this requirement shall apply to only 60 percent of the ground floor street frontage of any proposed building. The remaining 40 percent may include any other uses permitted in the BC – Edmonds Way zone, including, but not limited to, off-street parking or live/work space.

C. ~~See Signs, Parking and Design~~Parking (17.50 ECDC), Design Review (20.10 ECDC) and Signs (20.60 ECDC) for additional standards. See Chapters 17.50, 20.10, and 20.60 ECDC. The following design standards shall also apply to buildings within the BC-EW zone.

1. Massing and articulation.

a. Intent. To reduce the massiveness and bulk of large box-like buildings, and articulate the building form to a pedestrian scale.

b. Standards.

- 1) Buildings shall convey a visually distinct base and top. A "base" can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.

2. Ground level details.

- a. Intent. To reinforce the character of the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing Edmonds Way.

- b. Standards.

- 1) Ground-floor, street-facing facades of commercial and mixed-use buildings shall incorporate at least five of the following elements:

- a) Lighting or hanging baskets supported by ornamental brackets;

- b) Medallions;

- c) Belt courses;

- d) Plinths for columns;

- e) Bulkhead for storefront window;

- f) Projecting sills;

- g) Tile work;

- h) Transom or clerestory windows;

- i) Planter box;

- j) An element not listed here that meets the intent, as approved by the Architectural Design Board.

3. Treating blank walls.

- a. Intent. To ensure that buildings do not display blank, unattractive walls.

- b. Standards.

1. Walls or portions of walls on abutting streets or visible from residential areas where windows are not provided shall have architectural treatment. At least five of the following elements shall be incorporated into such walls:

- a. Masonry (except for flat, nondecorative concrete block);
- b. Concrete or masonry plinth at the base of the wall;
- c. Belt courses of a different texture and color;
- d. Projecting cornice;
- e. Decorative tile work;
- f. Medallions;
- g. Opaque or translucent glass;
- h. Artwork or wall graphics;
- i. Lighting fixtures;
- j. Green walls;
- k. An architectural element not listed above, as approved, that meets the intent.

D. Density. There is no maximum density for permitted multiple dwelling units.

~~E. Screening. The full width of the required setback from R-zoned property shall be permanently landscaped^(c2) with Type I landscaping trees and ground cover and permanently maintained by the owner of the BC lot. A six-foot minimum height fence, wall or solid hedge shall be provided at some point in the setback.~~

~~FE. Satellite Television Antennas. Satellite television antennas shall be regulated as set forth in ECDC 16.20.050 and reviewed by the architectural design board. [Ord. 3627 § 2, 2007; Ord. 3539 § 1, 2005; Ord. 3518 § 1, 2004; Ord. 3492 § 1, 2004; Ord. 3256 § 1, 1999; Ord. 3232 § 1, 1998; Ord. 3147 § 1, 1997].~~

16.50.030 Operating restrictions.

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

1. Public utilities and parks;
2. Off-street parking and loading areas, and commercial parking lots;
3. Drive-in businesses;
4. Plant nurseries;

5. Seasonal farmers' markets;

6. Limited outdoor display of merchandise meeting the criteria of Chapter [17.65](#) ECDC.

B. Nuisances. All uses shall comply with Chapter [17.60](#) ECDC, Performance Standards. [Ord. 3627 § 2, 2007; Ord. 3320 § 3, 2000; Ord. 3147 § 1, 1997].

Chapter 16.30 RM – MULTIPLE RESIDENTIAL

Sections:

[16.30.000](#) Purposes.

[16.30.010](#) Uses.

[16.30.020](#) Subdistricts.

[16.30.030](#) Site development standards.

[16.30.040](#) Site development exceptions.

16.30.000 Purposes.

The RM zone has the following specific purposes in addition to the general purposes for residential zones of ECDC [16.00.010](#) and [16.10.000](#):

A. To reserve and regulate areas for a variety of housing types, and a range of greater densities than are available in the single-family residential zones, while still maintaining a residential environment;

B. To provide for those additional uses which complement and are compatible with multiple residential uses. [Ord. 3627 § 1, 2007].

16.30.010 Uses.

A. Permitted Primary Uses.

1. Multiple dwellings;
2. Single-family dwellings;
3. Retirement homes or congregate care facilities;- assisted living facilities
4. Group homes for the disabled, foster family homes and state-licensed group homes for foster care of minors; provided, however, that halfway houses and group homes licensed for juvenile offenders are not permitted uses in a residential zone of the city;
5. Boarding houses and rooming houses;
6. Housing for low income elderly in accordance with the requirements of Chapter [20.25](#) ECDC;
7. Churches, subject to the requirements of ECDC [17.100.020](#);
8. Primary schools subject to the requirements of ECDC [17.100.050](#)(G) through (R);

9. Local public facilities that are planned, designated, and sited in the capital improvement plan, subject to the requirements of ECDC [17.100.050](#);

10. Neighborhood parks, natural open spaces, and community parks with an adopted master plan subject to the requirements of ECDC [17.100.070](#).

B. Permitted Secondary Uses.

1. All permitted secondary uses in the RS zone, if in conjunction with a single-family dwelling;

2. Home occupations, subject to the requirements of Chapter [20.20](#) ECDC;

3. The keeping of one domestic animal per dwelling unit in multiple-family buildings, according to ECC 5.05;

4. The following accessory uses:

a. Private parking,

b. Private swimming pools and other private recreational facilities,

c. Private greenhouses covering no more than five percent of the site in total;

5. Commuter parking lots containing less than 10 designated parking spaces in conjunction with a church, school, or local public facility allowed or conditionally permitted in this zone. Any additionally designated parking spaces that increase the total number of spaces in a commuter parking lot to 10 or more shall subject the entire commuter parking lot to a conditional use permit as specified in subsection (D)(2) of this section, including commuter parking lots that are located upon more than one lot as specified in ECDC [21.15.075](#).

C. Primary Uses Requiring a Conditional Use Permit.

1. Offices, other than local public facilities;

2. Local public facilities not planned, designated, or sited in the capital improvement plan, subject to the requirements of ECDC [17.100.050](#);

3. Day-care centers and preschools for 13 or greater children;

4. Hospitals, convalescent homes, rest homes, sanitariums Assisted living facilities;

5. Museums, art galleries, zoos, and aquariums of primarily local concern that do not meet the criteria for regional public facilities as defined in ECDC [21.85.033](#);

6. Counseling centers and residential treatment facilities for current alcoholics and drug abusers;

7. High schools, subject to the requirements of ECDC [17.100.050](#)(G) through (R);

8. Regional parks and community parks without a master plan subject to the requirements of ECDC [17.100.070](#).

D. Secondary Uses Requiring a Conditional Use Permit.

1. Day-care facilities or preschools of any size to be operated in a separate, nonresidential portion of a multifamily residential dwelling primary permitted structure operated primarily for the benefit of the residents thereof;
2. Commuter parking lots with 10 or more designated parking spaces in conjunction with a church, school, or local public facility allowed or conditionally permitted in this zone. [Ord. 3627 § 1, 2007].

16.30.020 Subdistricts.

There are established four subdistricts of the RM zone, in order to provide site development standards for areas which differ in topography, location, existing development and other factors. ~~These subdistricts shall be known as the RM-1.5, RM – Edmonds Way (RM-EW), RM-2.4, and RM-3 zones.~~ [Ord. 3627 § 1, 2007].

16.30.030 Site development standards.

A. Table.

Subdistrict	Minimum Lot Area Per Dwelling Unit ⁴³ (Sq. Ft.)	Minimum Street Setback ²	Minimum Side Setback ²	Minimum Rear Setback	Maximum Height	Maximum Coverage	Minimum ³ Parking (Spaces Per Unit)
RM-1.5	1,500	15'	10'	15'	25' ^{1,5}	45%	2
RM-EW	1,500	15'	10'	15'	25' ^{5,6,74}	45%	2
RM-2.4	2,400	15'	10'	15'	25' ^{1,5}	45%	2
RM-3	3,000	15'	15'	15'	25' ^{1,5}	45%	2

¹ Roof only may extend five feet above the stated height limit if all portions of the roof above the stated height limit have a slope of four inches in 12 inches or greater.

² RS setbacks may be used for single-family homes on lots of 10,000 square feet or less in all RM zones.

³ ~~See Chapter 17.50 ECDC for specific parking requirements.~~

⁴³ See definition of townhouse.

⁶ ~~Maximum height for accessory structures of 15 feet³.~~

⁶⁴ The maximum base height of any building fronting on Edmonds Way may be increased to 3035 feet if the following apply to the site and proposed development:

~~(a) At least 50 percent of the parking for the subject building shall be enclosed inside a building or buildings;~~

~~(b) The subject property is at least five feet lower at its lowest elevation than any adjacent residentially (R) zoned property measured at its lowest elevation; and~~

~~(c) The proposed development integrates low impact development techniques. At least two of the following techniques shall be incorporated into the building and/or site's design:~~

~~(1) Achievement of at least LEED gold certification or comparable green building certification;~~

~~(2) Inclusion of housing units affordable to persons at low/moderate income as determined by Snohomish County Tomorrow. The number of affordable units must be at least 15% of the gross number of units proposed;~~

~~(3) Low impact development (LID) techniques are employed. LID best management practices include, but are not limited to: bioretention / rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.~~

~~where reasonably feasible. For the purposes of this subsection, "low impact development techniques" shall include, but shall not be limited to, the following: the use of bioswales, green roofs, and grasscrete. "Reasonably feasible" shall be determined based upon the physical characteristics of the property and its suitability for the technique; cost alone shall not make the use of the impact development unreasonable or unfeasible.~~

~~⁷ In addition to any height bonus under note 6, the building may extend up to an additional five feet if all portions of the roof above the height limit (after adding the height bonus under note 6) provide a minimum 15 percent slope or pitch.~~

~~B. See Parking (17.50 ECDC), Signs and Design Review (20.10 ECDC), and Signs (20.60 ECDC) for additional standards. See Chapters 20.10 and 20.60 ECDC for regulations. The following design standards shall also apply to buildings within the RM-EW zone.~~

~~1. 75% of a building façade facing a public right-of-way shall be clad with preferred building materials which include natural stone, wood, architectural metal, brick and glass. Concrete, laminates, veneers, fiber cement products and the like may be permitted if they replicate the appearance of the listed preferred materials. At least 55% of building façade materials must be salvaged, recycled content, bio-based or indigenous.~~

C. Location of Parking. No parking spaces may be located within the street setback.

~~D. Landscaping^(e4). In addition to the landscaping requirements set forth in Chapter 20.13 ECDC, any development in the RM – Edmonds Way zone shall retain at least 35 percent of the existing healthy significant trees within the side and rear setbacks of the development site. The applicant shall retain an arborist to determine the health of all significant trees within the side and rear setbacks. For the purposes of this section, "significant tree" shall be defined as any tree with a caliper greater than six inches measured at four feet above grade. Where it is not reasonably feasible for the applicant to retain 35 percent of the existing healthy significant trees within the side and rear setbacks, the applicant may replace any significant trees below the 35 percent threshold as follows: each significant tree removed that reduces the percentage of retained significant healthy trees below 35 percent shall be replaced with three new trees, each of no less than three-inch caliper measured at four feet above grade. [Ord. 3627 § 1, 2007].~~

16.30.040 Site development exceptions.

~~A. Housing^(e5) for the Elderly. Housing projects for the low-income elderly are eligible for special parking and density provisions. See Chapter 20.25 ECDC. Maximum height for accessory structures is 15 feet^(e6).~~

~~B. Satellite Television Antenna. Satellite television antennas shall be regulated as set forth in ECDC 16.20.050 and reviewed by the architectural design board.~~

C. Setback Encroachments.

1. Eaves and chimneys and bay windows, utility lines and meters, and 'similar minor improvements', etc.. may project into a required setback not more than 30 inches.
2. Except as authorized by subsection (C)(3) of this section, uncovered and unenclosed porches, steps, patios, and decks may project into a required setback not more than one-third of the required setback, or four feet, whichever is less; provided, that they are no more than 30 inches above the ground level at any point.
3. In the RM – Edmonds Way zone, uncovered and unenclosed porches, steps, patios, and decks may occupy up to one-half of the required street setback area along Edmonds Way; provided, that these structures or uses are located no more than 20 feet above the ground level at any point.

D. Corner Lots. Corner lots shall have no rear setback; all setbacks other than street setbacks shall be side setbacks. [Ord. 3652 § 1, 2007; Ord. 3627 § 1, 2007].

Everett Daily Herald

Affidavit of Publication

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } ss

The undersigned, being first duly sworn on oath deposes and says that she is Principal Clerk of THE HERALD, a daily newspaper printed and published in the City of Everett, County of Snohomish, and State of Washington; that said newspaper is a newspaper of general circulation in said County and State; that said newspaper has been approved as a legal newspaper by order of the Superior Court of Snohomish County and that the notice is a true copy of City Ordinances - Summary of Ordinance No. 3943 518200

a printed copy of which is hereunto attached, was published in said newspaper proper and not in supplement form, in the regular and entire edition of said paper on the following days and times, namely:

2 issue(s), such publication commencing on 10/06/2013 and ending on 10/06/2013 and that said newspaper was regularly distributed to its subscribers during all of said period. The amount of the fee for such publication is \$ 27.52.

Karen E. Zorn

Subscribed and sworn before me on this 7th day of Oct. 2013

Deana Hendrix

Notary Public in and for the State of Washington, residing at Everett, Snohomish County.

City of Edmonds EDH101416 - PO: ORD. 3943

SUMMARY OF ORDINANCE NO. 3943
of the City of Edmonds, Washington
On the 1st day of October, 2013, the City Council of the City of Edmonds, passed Ordinance No. 3943. A summary of the content of said ordinance, consisting of the title, provides as follows:
AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, ADOPTING AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE REVISING CHAPTERS 16.50 BC - COMMUNITY BUSINESS AND 16.30 RM - MULTIPLE RESIDENTIAL, MAKING TECHNICAL CORRECTIONS AND REVISING REFERENCES, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.
The full text of this Ordinance will be mailed upon request.
DATED this 2nd day of October, 2013.
CITY CLERK, SANDRA S. CHASE
Published: October 6, 2013.

