

ORDINANCE NO. C 34910

AN ORDINANCE relating to “G” definitions; amending SMC section 17A.020.070.

WHEREAS, garage wall length limitations are proposed for garage walls facing the street in residential zoning categories; and

WHEREAS, the purpose of the garage wall length limitation is to avoid having the garage wall as the dominant feature on the front of a house on a narrow lot; and

WHEREAS, a definition of garage wall length needs to be added to the Spokane Municipal Code; and

WHEREAS, this amendment to the definition section of the Spokane Municipal Code is a part of the amendments to the residential zoning categories related to improving the opportunities for the development of infill housing that is compatible with established residential neighborhoods;

Now, Therefore

The City of Spokane does ordain:

Section 1. That SMC section 17A.020.070 is amended to read as follows:

17A.020.070 “G” Definitions

- A. Gabions.
Works composed of masses of rock, rubble, or masonry tightly enclosed usually by wire mesh so as to form massive blocks. They are used to form walls on beaches to retard wave erosion or as foundations for breakwaters or jetties.
- B. Garage.
 - 1. A covered structure designed to provide shelter for vehicles, and which is accessory to a use in these structure types:
 - a. houses,
 - b. attached houses,
 - c. duplexes,
 - d. mobile homes, or
 - e. houseboats.

2. Carports are considered garages.
3. Floor area adjacent to the space designed to provide shelter for vehicles, if not entirely separated from the garage area by floor-to-ceiling walls, is considered part of the garage.
4. A garage may be attached to or detached from another structure.

C. Garage Wall Length.

The garage wall length is determined by measuring the length of the specific side of a structure that is backed by garage space. The garage wall length is not limited to the length of the garage door; it includes all the length on the specified side of a structure between the walls of the garage (see Figure 17A.020.070.A). For carports, the garage wall length is determined by measuring the length extending from the outer edges of the roof. (See Figure 17A.020.070.B)

Figure 17A.020.070.A

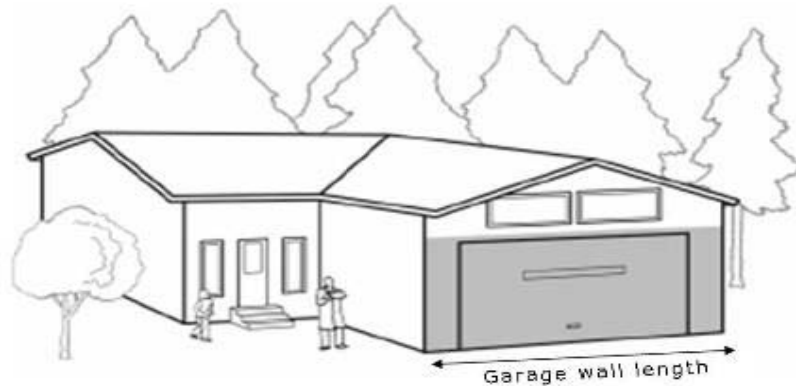
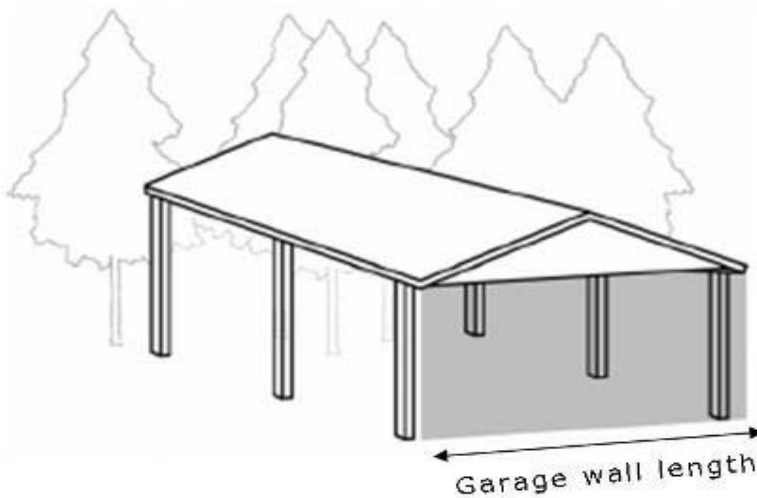


Figure 17A.020.070.B



C D. General Site Plan.

1. An informal map of a proposed subdivision; or
2. A scale drawing showing the:
 - a. actual dimensions and shape of the site to be built upon;
 - b. size and location of existing buildings on the site to the nearest foot; and
 - c. location and dimensions of proposed building(s), structure(s) and alteration(s).

D E. Genetic Diversity.

The variety of different genes within a species. The larger the variety of genes in the gene pool of a species, or the less related the breeding individuals are, the greater the chances of that species surviving various adversities, such as disease.

E F. Geologically Hazardous Area.

An area that because of its susceptibility to erosion, sliding, or other geological events is not suited to siting commercial, residential, or industrial development consistent with public health or safety concerns.

F G. Geotechnical Report.

1. Or “geotechnical analysis” means a scientific study or evaluation conducted by a qualified professional that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions, and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties.
2. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local geology and processes.

G H. Grade.

The “grade” of a building is defined in the International Building Code, Sec. 502.1 as a grade plane representing the average of finished ground level adjoining the building of exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet (one thousand, eight hundred twenty-nine mm) from the building, between the building and a point six feet (one thousand, eight hundred twenty-nine mm) from the building.

H. Groins.

A bank of shore-protection structure in the form of a barrier oblique to primary motion of water, deigned to control movement of bed material.

I. Ground Disturbing Activity.

Any activity that results in a change in the existing soil cover (both vegetative and non-vegetative) and/or the existing soil topography. Ground disturbing activities include, but are not limited to demolition, construction, clearing, grading, filling, logging, and excavation.

J. Ground Water.

Water in a saturated zone or stratum beneath the surface of the land or below a surface water body.

K. L. Group Living Structure.

A structure that contains sleeping areas and at least one set of cooking and sanitary facilities that is used as a residence for group living uses.

ADOPTED BY THE CITY COUNCIL ON _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date