CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2004-154

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, PERTAINING TO ON-SITE RECREATION FACILITIES FOR RESIDENTIAL DEVELOPMENT; AMENDING SECTION 21A.30.140 OF THE SAMMAMISH MUNICIPAL CODE TO REQUIRE MINIMUM ON-SITE RECREATIONAL FACILITIES FOR ALL NEW RESIDENTIAL DEVELOPMENTS OF MORE THAN FOUR DWELLING UNITS

WHEREAS, the Sammamish Municipal Code requires on-site recreation facilities only for stand alone townhouse developments in Neighborhood Business (NB) districts; and,

WHEREAS, NB districts comprise less than 1% of the total zoning within the current City boundaries; and,

WHEREAS, the City of Sammamish Comprehensive Plan Policy LUG-4.1 provides that "the City should provide attractive, high quality parks, recreational areas and streetscapes throughout the city"; and,

WHEREAS, further implementation of this policy can be achieved by expanding required open space, on-site recreation tracts to all new residential developments of more than four dwelling units.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Section 21A.30.140 of the Sammamish Municipal Code is hereby amended to read as follows:

(1) Stand-alone All single family, multifamily and townhouse developments in the NB zone on property designated commercial outside of center in the urban area of more than four units, and mixed use developments of more than four units, shall provide recreation space excluding environmentally sensitive areas as defined by SMC 21A.50 for leisure, play and or sport activities as follows:

(a) Residential developments. Townhouses developed at a density of eight units or less per acre: 390 square feet per unit;

(b) Attached Residential developments. Townhouses developed at a density of greater than eight units per acre, and mixed use:

(i) Studio and one bedroom: 90 square feet per unit.

(ii) Two bedroom: 130 square feet per unit; and

(iii) Three or more bedrooms: 170 square feet per unit.
(2) Any recreation space located outdoors shall:
   (a) Be of a grade and surface suitable for recreation;
   (b) Be on the site of the proposed development;
   (c) Have no dimension less than 20 feet (except trail segments);
   (d) In townhouse subdivisions, when the required outdoor recreation space exceeds 5,000 square feet, the space shall a street roadway or parking area frontage along 10 percent or more of the recreation space perimeter (except trail segments); When the required open space is less than 5,000 square feet, the required open space shall be located in a single area or tract;
   (d) (e) In townhouse subdivisions, when the required open space exceeds 5,000 square feet;
      (i) The space shall have a street roadway or parking area frontage along 10 percent or more of the recreation space perimeter (except trail segments);
      (ii) A minimum of 60% of the required open space shall be located in a single area or tract;
      (iii) At least one area or tract shall contain a minimum of 5,000 square feet.
   (f) Be accessible by trail or walkway to any existing or planned community park, public open space or trail system, which may be located on adjoining property.

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Section 2. 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 3. 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.


CITY OF SAMMAMISH

[Signature]
Kathleen Huckabay, Mayor

ATTEST/AUTHENTICATED:

[Signature]
Melanie Anderson, City Clerk
Approved as to form:

[Signature]

Bruce L. Disend, City Attorney

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