

TITLE 21 UNIFIED DEVELOPMENT CODE

Chap. 21.05 Preface/User Guide (NEW)

Chapter Summary

This chapter is intended to introduce the Unified Development Code document, its contents, and structure. The chapter 's user guide will explain how the following chapters are ordered to parallel that of a traditional development's design and construction.

Sec. 21.05.100	Preface (NEW)
21.05.100.A	
Sec. 21.05.200	User Guide (NEW)
21.05.200.A	
Sec. 21.05.300	Title (21A.05.110)
21.05.300.A	Title (21A.05.110)
21.30.300.B	Conformity with this title required (21A.05.040)
Sec. 21.05.400	Authority to adopt code (21A.05.020)
21.05.400.A	
Sec. 21.05.500	Effective Date (1.01.070)
21.05.500.A	
Sec. 21.05.600	Minimum requirements (21A.05.050)
21.05.600.A	
Sec. 21.05.700	Drawings (21A.05.110)
21.05.700.A	
Sec. 21.05.800	Severability (1.01.060)
21.05.800.A	

Chap. 21.10 Neighborhood Design (NEW)

Chapter Summary:

This chapter contains mostly new content that provides an overall vision and approach to new development projects within Sammamish. As an introduction to more detailed requirements and procedures within following chapters, this chapter outlines the "big ideas" and overarching design principles and standards for applicants to consider during the conceptual design phase. With some exceptions, the contents of this chapter are considered guidelines rather than legal code.

Sec. 21.10.100	Purpose, Intent and Applicability (NEW)
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21.10.100.A	Purpose and Intent (NEW)
21.10.100.B	Applicability (NEW)
21.10.100.C	Design Intent (NEW)
Sec. 21.10.200	Design Principles (NEW)
21.10.200.A	Preserving Ecological Functions of the Land (NEW)
21.10.200.B	Maintaining a Green Northwest Character (NEW)
21.10.200.C	A Well-Connected Community (NEW)
21.10.200.D	Family-Friendly Neighborhoods with Amenities for All Ages (NEW)
Sec. 21.10.300	Neighborhood Design Standards (NEW)
21.10.300.A	Protection and Integration of Natural Features (NEW)
21.10.300.B	Open Space and Recreation (NEW)
21.10.300.C	Parcels and Sites (NEW)
21.10.300.D	Lot segregations—Zero lot line development (21A.30.020)
21.10.300.E	Lot segregations—Clustered development (21A.30.030)
21.10.300.F	Parking (NEW)
21.10.300.G	Arterial Street Frontages (NEW)
21.10.300.H	Adequacy of Public Facilities and Services (NEW)
21.10.300.I	On-site recreation—Space required (21A.30.140)
21.10.300.J	Recreation space—Fees in lieu of (21A.30.150)
21.10.300.K	On-site recreation—Play areas required (21A.30.160)
21.10.300.L	Storage space and collection points for recyclables (21A.30.180)
21.10.300.M	On-site recreation—Maintenance of recreation space or dedication (21A.30.170)
21.10.300.F	Sustainable Site Planning (NEW)
21.10.300.G	Streets and Connections (NEW)

Sec. 21.10.400	Planned Unit Developments (NEW)
21.10.400.A	Purpose (NEW)
21.10.400.B	Applicability (NEW)
21.10.400.C	Modifications to Development Regulations
21.10.400.D	Residential Density
21.10.400.E	Planned Development Review
Sec. 21.10.500	Residential Density Incentives (21A.75)
21.10.500.A	Purpose (21A.75.010)
21.10.500.B	Permitted locations of residential density incentives (21A.75.020)
21.10.500.C	Maximum densities permitted through residential density incentive review (21A.75.030)
21.10.500.D	Public benefits and density incentives (21A.75.040)
21.10.500.E	Rules for calculating total permitted dwelling units (21A.75.050)
21.10.500.F	Review process (21A.75.060)
21.10.500.G	Minor adjustments in final site plans (21A.75.070)
21.10.500.H	Applicability of development standards (21A.75.080)
Sec. 21.10.600	Land Division (Title 19A)
21.10.600.A	Purpose (19A.01)
21.10.600.B	Definitions (19A.04)
21.10.600.C	Administration (19A.08)
21.10.600.D	Subdivisions and Short Subdivisions (19A.12)
21.10.600.E	Final Plat and Final Short Plat Maps for Preliminarily Approved Subdivisions and Short Subdivisions (19A.16)
21.10.600.F	Binding Site Plans (19A.20)
21.10.600.G	Boundary Line Adjustments (19A.24)

Chap. 21.20 Environment and Sustainability

Chapter Summary:

This chapter consolidates existing development regulations related to the natural environment and sustainability. Its sections include content regulating environmentally critical areas; wetlands, hydrology, and flooding; low impact development (LID), the State Environment Policy Act (SEPA); vegetation management and clearing; and site grading.

Sec. 21.20.100	Purpose and Intent
Sec. 21.20.200	Environmentally Critical Areas (21A.50)
21.20.200.A	Purpose (21A.50.010)

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21.20.200.B	Applicability (21A.50.020)
21.20.200.C	Appeals (21A.50.030)
21.20.200.D	Critical areas rules (21A.50.040)
21.20.200.E	Fees (21A.50.045)
21.20.200.F	Complete exemptions (21A.50.050)
21.20.200.G	Allowances for existing urban development and other uses (21A.50.060)
21.20.200.H	Exceptions (21A.50.070)
21.20.200.I	Critical area maps and inventories (21A.50.090)
21.20.200.J	Disclosure by applicant (21A.50.100)
21.20.200.K	Critical area review and study requirement (21A.50.110 – 21A.50.130)
21.20.200.L	Avoiding impacts to critical areas (21A.50.135)
21.20.200.M	Mitigation, maintenance, monitoring and contingency (21A.50.140)
21.20.200.N	Mitigation plan requirements (21A.50.145)
21.20.200.O	Financial guarantees (21A.50.150)
21.20.200.P	Vegetation management plan (21A.50.160)
21.20.200.Q	Critical area markers, signs and fencing (21A.50.170)
21.20.200.R	Notice on title (21A.50.180)
21.20.200.S	Critical area tracts and designations on site plans (21A.50.190)
21.20.200.T	Alteration (21A.50.200)
21.20.200.U	Building setbacks (21A.50.210)
21.20.200.V	Erosion, flood, landslide, and seismic hazard areas (21A.50.220 – 21A.50.270)
21.20.200.W	Critical aquifer recharge areas—Development standards (21A.50.280)
21.20.200.X	Wetlands (21A.50.290 – 21A.50.322)
21.20.200.Y	Fish and wildlife habitat conservation areas (21A.50.325 – 21A.50.327)
21.20.200.Z	Waterbodies (21A.50.330 – 21A.50.355)
Sec. 21.20.300	Low Impact Development (21A.85)
21.20.300.A	Intent and goals (21A.85.010)
21.20.300.B	Applicability (21A.85.020)
21.20.300.C	Low impact development approaches (21A.85.030)
21.20.300.D	LID incentives (21A.85.040)
21.20.300.E	Review (21A.85.050)
Sec. 21.20.400	State Environment Policy Act (SEPA)
Sec. 21.20.500	Surface Water Management (Title 13)
21.20.500.A	Authority, Purpose, General Provisions, and Administration (13.05)

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21.20.500.B	Definitions (13.10)
21.20.500.C	Surface Water Development Charge (13.15)
21.20.500.D	Surface Water Runoff Regulations (13.20)
21.20.500.E	Surface Water Management Program (13.25)
21.20.500.F	Water Quality (13.30)
21.20.500.G	Fertilizers (13.35)
Sec. 21.20.600	Development Standards – Trees (21A.37)
21.20.600.A	Purpose (21A.37.200)
21.20.600.B	Approval required (21A.37.210)
21.20.600.C	Calculations—Rounding (21A.37.215)
21.20.600.D	Evaluation required (21A.37.220)
21.20.600.E	Exemptions (21A.37.230)
21.20.600.F	Removal standards (21A.37.240)
21.20.600.G	Retention standards (21A.37.250)
21.20.600.H	Variances (21A.37.260)
21.20.600.I	Tree protection standards (21A.37.270)
21.20.600.J	Tree replacement standards (21A.37.280)
21.20.600.K	Violation—Criminal penalties (21A.37.290)
Sec. 21.20.700	Clearing and Grading (16.15)
21.20.700.A	Purpose (16.15.010)
21.20.700.B	Definitions (16.15.020)
21.20.700.C	Administration (16.15.030)
21.20.700.D	Hazards (16.15.040)
21.20.700.E	Clearing and grading permit required—Exceptions (16.15.050)
21.20.700.F	Applications—Complete applications (16.15.060)
21.20.700.G	Permit requirements (16.15.070)
21.20.700.H	Liability insurance required—Exception (16.15.080)
21.20.700.I	Operating conditions and standards of performance (16.15.090)
21.20.700.J	Shorelines (16.15.100)
21.20.700.K	Enforcement (16.15.110)
21.20.700.L	Clearing standards (16.15.120)

Chap. 21.30 Zoning Districts

Chapter Summary:

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This chapter consolidates portions of the zoning related chapters of the existing development code. The intent of this chapter is to introduce and define the City’s zoning districts.

Sec. 21.30.100	Purpose and Interpretation (21A.05)
21.30.100.A	Purpose (21A.05.030)
21.30.100.B	Interpretation—Applicability and intent (21A.05.055)
21.30.100.C	Interpretation—General (21A.05.060)
21.30.100.D	Interpretation—Standard industrial classification (21A.05.070)
21.30.100.E	Interpretation—Zoning maps (21A.05.080)
21.30.100.F	Interpretation—Public request—Acknowledgement—Notice (21A.05.085)
21.30.100.G	Classification of right-of-way (21A.05.100)
Sec. 21.30.200	Zones, Maps and Designations (21A.10)
21.30.200.A	Zones and map designations established (21A.10.010)
21.30.200.B	Zone and map designation purpose (21A.10.020)
21.30.200.C	Urban residential zone (21A.10.030)
21.30.200.D	Neighborhood business zone (21A.10.040)
21.30.200.E	Community business zone (21A.10.050)
21.30.200.F	Office zone (21A.10.060)
21.30.200.G	Map designation—Special district overlay (21A.10.070)
21.30.200.H	Zoning maps and boundaries (21A.10.080)
Sec. 21.30.300	District Standards—Density and Dimensions (21A.25)
21.30.300.A	Purpose (21A.25.010)
21.30.300.B	Interpretation of tables (21A.25.020)
21.30.300.C	Densities and dimensions—Residential zones (21A.25.030)
21.30.300.D	Densities and dimensions—Commercial zones (21A.25.040)
21.30.300.E	Measurement methods (21A.25.050)
21.30.300.F	Minimum urban residential density (21A.25.060)
21.30.300.G	Calculations—Allowable dwelling units, lots or floor area, lot coverage (21A.25.070)
21.30.300.H	Calculations—Site area used for density calculations (21A.25.080)
21.30.300.I	Calculations—Site area used for minimum density calculations (21A.25.090)
21.30.300.J	Lot area—Prohibited reduction (21A.25.110)
21.30.300.K	Measurement of setbacks (21A.25.120)
21.30.300.L	Setbacks—Specific building or use (21A.25.130)
21.30.300.M	Setbacks—Livestock buildings and manure storage areas (21A.25.140)
21.30.300.N	Setbacks—Modifications (21A.25.150)

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21.30.300.O	Setbacks—Required building separation (21A.25.155)
21.30.300.P	Setbacks—From regional utility corridors (21A.25.160)
21.30.300.Q	Setbacks—From alley (21A.25.170)
21.30.300.R	Setbacks—Required modifications (21A.25.180)
21.30.300.S	Setbacks—Projections and structures allowed (21A.25.190)
21.30.300.T	Height—Exceptions to limits (21A.25.200)
21.30.300.U	Lot divided by zone boundary (21A.25.210)
21.30.300.V	Sight distance requirements (21A.25.220)
Sec. 21.30.400	Technical Terms and Land Use Definitions (21A.15)
21.30.400.A	Scope of chapter (21A.15.005)
21.30.400.B	Definitions (21A.15.007 – 21A.15.1435)

Chap. 21.40 Uses

Chapter Summary:

This chapter includes the recodified version of Chapter 21A.20 Permitted Uses from the existing development code.

Sec. 21.40.100	Principal Uses (21A.20)
21.40.100.A	Establishment of uses (21A.20.010)
21.40.100.B	Interpretation of land use tables (21A.20.020)
21.40.100.C	Residential land uses (21A.20.030)
21.40.100.D	Townhouse development (21A.30.040)
21.40.100.E	Attached dwellings and group residence—Applicability (21A.30.050)
21.40.100.F	Attached dwellings and group residences—Building façade modulation (21A.30.070)
21.40.100.G	Mixed use development—Percentages of residential uses (21A.30.080)
21.40.100.H	Mixed use development—Residential density (21A.30.090)
21.40.100.I	Mixed use development—Building floor area (21A.30.100)
21.40.100.J	Mixed use development—Shared parking (21A.30.110)
21.40.100.K	Mobile home parks—Standards for existing parks (21A.30.120)
21.40.100.L	Mobile home parks—Standards for new parks (21A.30.130)
21.40.100.M	Nonresidential use design standards (21A.30.240)
21.40.100.N	Recreational/cultural land uses (21A.20.040)
21.40.100.O	General services land uses (21A.20.050)
21.40.100.P	Government/business services land uses (21A.20.060)
21.40.100.Q	Public agency and utility yards—Design requirements (21A.30.250)

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21.40.100.R	Satellite public agency and utility yards—Design requirements (21A.30.260)
21.40.100.S	Retail land uses (21A.20.070)
21.40.100.T	Manufacturing land uses (21A.20.080)
21.40.100.U	Resource land uses (21A.20.090)
21.40.100.V	Regional land uses (21A.20.100)
Sec. 21.40.200	Accessory Uses (21A.65)
21.40.200.A	Purpose (21A.65.010)
21.40.200.B	Animal regulations—Small animals (21A.65.020)
21.40.200.C	Animal regulations—Livestock—Management standards (21A.65.030)
21.40.200.D	Animal regulations—Livestock—Building requirements (21A.65.040)
21.40.200.E	Home businesses (21A.65.050)
21.40.200.F	Home industry (21A.65.060)
Sec. 21.40.300	Temporary Uses (21A.70)
21.40.300.A	Temporary use permits—Uses requiring permits (21A.70.100)
21.40.300.B	Temporary use permits—Exemptions to permit requirement (21A.70.110)
21.40.300.C	Temporary use permits—Duration and frequency (21A.70.120)
21.40.300.D	Temporary use permits—Parking (21A.70.130)
21.40.300.E	Temporary use permits—Traffic control (21A.70.140)
21.40.300.F	Temporary construction buildings (21A.70.150)
21.40.300.G	Temporary construction residence (21A.70.160)
21.40.300.H	Temporary mobile home for medical hardship (21A.70.170)
21.40.300.I	Temporary real estate offices (21A.70.180)
21.40.300.J	Temporary school facilities (21A.70.190)
21.40.300.K	Temporary homeless encampment use permit (21A.70.195)
21.40.300.L	Purpose (New)
Sec. 21.40.400	Re-use of Facilities (21A.70)
21.40.400.A	Re-use of facilities—General standards (21A.70.200)
21.40.400.B	Re-use of facilities—Re-establishment of closed public school facilities (21A.70.210)

Chap. 21.50 Development Standards

Chapter Summary:

This chapter consolidates all development and design standards from the existing development code except for those related to the natural environment.

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Sec. 21.50.100	Development Standards—Design Requirements	(21A.30)
21.50.100.A	Purpose (21A.30.010)	
Sec. 21.50.200	Design Standards—Landscaping and Irrigation	(21A.35)
21.50.200.A	Purpose (21A.35.010)	
21.50.200.B	Application (21A.35.020)	
21.50.200.C	Landscaping (21A.35.030 – 21A.35.100)	
21.50.200.D	Garbage and trash storage design (21A.30.185)	
21.50.200.E	Fences (21A.30.190)	
21.50.200.F	Trail corridors—Applicability (21A.30.200 – 21A.30.220)	
21.50.200.G	Outdoor lighting (21A.30.230)	
21.50.200.H	Maintenance (21A.35.110)	
21.50.200.I	Financial guarantees (21A.35.120)	
21.50.200.J	Water use and irrigation (21A.35.130 – 21A.35.200)	
Sec. 21.50.300	Development Standards—Parking and Circulation	(21A.40)
21.50.300.A	Purpose (21A.40.010)	
21.50.300.B	Authority and application (21A.40.020)	
21.50.300.C	Computation of required off-street parking spaces (21A.40.030)	
21.50.300.D	Shared parking requirements (21A.40.040)	
21.50.100.E	Attached dwellings and group residences—Vehicular access and parking location (21A.30.060)	
21.50.300.F	Exceptions for community residential facilities (CRF) and senior citizen assisted housing (21A.40.050)	
21.50.300.G	Parking for new lots created under SMC Title 19A (21A.40.055)	
21.50.300.H	Parking for the disabled (21A.40.060)	
21.50.300.I	Electric vehicle parking stations—Provisions for (21A.40.065)	
21.50.300.J	Loading space requirements (21A.40.070)	
21.50.300.K	Stacking spaces for drive-through facilities (21A.40.080)	
21.50.300.L	Transit and rideshare provisions (21A.40.090)	
21.50.300.M	Pedestrian and bicycle circulation and access (21A.40.100)	
21.50.300.N	Off-street parking plan design standards (21A.40.110)	
21.50.300.O	Off-street parking construction standards (21A.40.120)	
21.50.300.P	Electric vehicle charging spaces (21A.40.125)	
21.50.300.Q	Compact car allowance requirements (21A.40.130)	
21.50.300.R	Internal circulation street standards (21A.40.140)	

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Sec. 21.50.400	Development Standards—Adequacy of Public Facilities and Services (21A.60)
21.50.400.A	Purpose (21A.60.010)
21.50.400.B	General requirements (21A.60.020)
21.50.400.C	Adequate sewage disposal (21A.60.030)
21.50.400.D	Adequate water supply (21A.60.040)
21.50.400.E	Surface water management (21A.60.050)
21.50.400.F	Adequate streets (21A.60.060)
21.50.400.G	Adequate vehicular access (21A.60.070)
21.50.400.H	Adequate fire protection (21A.60.080)
21.50.400.I	School concurrency—Applicability and relationship to fees (21A.60.090)
21.50.400.J	Findings, recommendations, and decisions regarding school capabilities (21A.60.100)
21.50.400.K	Annual council review (21A.60.110)
21.50.400.L	School concurrency standard (21A.60.120)
21.50.400.M	Credit for improvements (21A.60.130)
Sec. 21.50.500	Signage (21A.45)
21.50.500.A	Purpose (21A.45.010)
21.50.500.B	Permit Requirements (21A.45.020)
21.50.500.C	Exempt signs (21A.45.030)
21.50.500.D	Prohibited signs (21A.45.040)
21.50.500.E	Sign area calculation (21A.45.050)
21.50.500.F	Permanent signs (21A.45.060)
21.50.500.G	Temporary signs (21A.45.070)
21.50.500.H	Legal nonconforming signs (21A.45.080)
21.50.500.I	Variance (21A.45.090)
21.50.500.J	Enforcement (21A.45.100)
Sec. 21.50.600	Wireless Communication Facilities (21A.55)
21.50.600.A	Purpose (21A.55.010)
21.50.600.B	Applicability (21A.55.020)
21.50.600.C	Exemptions (21A.55.030)
21.50.600.D	Permit required (21A.55.040)
21.50.600.E	Application requirements (21A.55.050)
21.50.600.F	Siting hierarchy (21A.55.060)
21.50.600.G	Base station hierarchy (21A.55.070)

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21.50.600.H	General requirements (21A.55.080)
21.50.600.I	Design standards (21A.55.090)
21.50.600.J	Technical evaluation (21A.55.100)
21.50.600.K	Interference (21A.55.110)
21.50.600.L	Cessation of use (21A.55.120)
21.50.600.M	Light poles (21A.55.130)
Sec. 21.50.700	Transfer of Development Rights (21A.80)
21.50.700.A	Purpose and intent (21A.80.010)
21.50.700.B	Applicability (21A.80.020)
21.50.700.C	Sending site categories and criteria (21A.80.030)
21.50.700.D	Receiving sites (21A.80.040)
21.50.700.E	Calculation of available development rights from sending sites (21A.80.050)
21.50.700.F	Sending site certification (21A.80.060)
21.50.700.G	Documentation of restrictions (21A.80.070)
21.50.700.H	Sending site development limitations (21A.80.080)
21.50.700.I	Receiving site incentives (21A.80.090)
21.50.700.J	TDR transfer process (21A.80.100)
Sec. 21.50.800	Protection and Preservation of Landmarks (21.10)
21.50.800.A	Findings and declaration of purpose (21.10.010)
21.50.800.B	Landmarks commission created – Membership and organization (21.10.030)
21.50.800.C	Designation criteria (21.10.040)
21.50.800.D	Nomination procedure (21.10.050)
21.50.800.E	Designation procedure (21.10.060)
21.50.800.F	Certificate of appropriateness procedure (21.10.070)
21.50.800.G	Evaluation of economic impact (21.10.080)
21.50.800.H	Appeal procedure (21.10.090)
21.50.800.I	Penalty for violation of SMC 21.10.060 (21.10.100)
21.50.800.J	Special valuation of historic properties (21.10.110)
21.50.800.K	Historic resources—Review process (21.10.120)
21.50.800.L	Administrative rules (21.10.130)
21.50.800.M	Severability (21.10.140)
Sec. 21.50.900	Definitions (New)
21.50.900.A	Definitions (21.10.020)

Chap. 21.60 Town Center

Chapter Summary:

This chapter includes an unaltered version of *Title 21B Town Center Development Code* from the existing Municipal Code. This chapter's contents are intended to remain as-is.

Sec. 21.60.100	Authority, Purpose, Interpretation and Administration (21B.05)
Sec. 21.60.200	Zones, Maps and Designations (21B.10)
Sec. 21.60.300	Technical Terms and Land Use Definitions (21B.15)
Sec. 21.60.400	Permitted Uses (21B.20)
Sec. 21.60.500	Development Standards—Density and Dimensions (21B.25)
Sec. 21.60.600	Development Standards—Design Requirements (21B.30)
Sec. 21.60.700	Development Standards—Landscaping and Irrigation (21B.35)
Sec. 21.60.800	Development Standards—Parking and Circulation (21B.40)
Sec. 21.60.900	Signage (21B.45)
Sec. 21.60.1000	Affordable Housing (21B.75)
Sec. 21.60.1100	Development Standards—Interim Stormwater Standards (21B.85)
Sec. 21.60.1200	Unified Zone Development Plans (21B.95)
Sec. 21.60.1300	Development Standards—Interim Street Design Standards (21B.96)

Chap. 21.70 Public Works and Buildings (NEW)

Chapter Summary:

This chapter consolidates chapters within *Title 14 Public Works and Transportation*, *Title 14A Public Facilities*, and *Title 16 Buildings and Construction* from the existing municipal code. Except for a new construction and building code cross-reference table, most of Title 16 will remain in the Municipal Code as-is.

Sec. 21.70.100	Public Works and Facilities (14A.01)
21.70.100.A	Public works standards adopted (14A.01.010)
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21.70.300.I	Use of funds (14A.15.090)
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21.70.300.L	Independent fee calculations (14A.15.120)
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21.70.400.A	Findings and authority (14A.20.010)
21.70.400.B	Assessment of impact fees (14A.20.020)
21.70.400.C	Exemptions (14A.20.030)
21.70.400.D	Credits (14A.20.040)
21.70.400.E	Tax adjustments (14A.20.050)
21.70.400.F	Appeals (14A.20.060)
21.70.400.G	Establishment of impact fee accounts (14A.20.070)
21.70.400.H	Refunds (14A.20.080)
21.70.400.I	Use of funds (14A.20.090)
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21.70.400.K	Park and recreational facilities impact fee rates (14A.20.110)
21.70.400.L	Independent fee calculations (14A.20.120)
21.70.400.M	Administrative fees (14A.20.130)
21.70.400.N	Mitigation of adverse environmental impacts (14A.20.140)
Sec. 21.70.500	Impact Fee Deferral (14A.25)
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21.70.500.B	Applicability (14A.25.020)
21.70.500.C	Impact fee deferral (14A.25.030)
21.70.500.D	Deferral term (14A.25.040)
21.70.500.E	Deferral impact fee lien (14A.25.050)
21.70.500.F	Limitation on deferrals (14A.25.060)
Sec. 21.70.600	Right-of-Way Use Permits (14A.30)
21.70.600.A	Purpose—Permit required (14A.30.010)
21.70.600.B	Right-of-way use permit application process and fee (14A.30.020)
21.70.600.C	Right-of-way use permit types (14A.30.025)
21.70.600.D	Type A right-of-way special use permit (14A.30.030)
21.70.600.E	Type B right-of-way construction permit (14A.30.040)
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21.70.600.G	Type D right-of-way lease permit (14A.30.060)
21.70.600.H	Revocation or suspension of permit (14A.30.070)
21.70.600.I	Enforcement (14A.30.080)
Sec. 21.70.700	Construction Codes Cross Reference Table (NEW)
21.70.700.A	Cross reference table (NEW)
Sec. 21.70.800	Definitions (14A.05)
21.70.800.A	Definitions (14A.05.010, 14A.30.015)

Chap. 21.80 Administration

Chapter Summary:

This chapter expands *Title 20 Administrative Procedures/Environmental Policy* from the existing Municipal Code to include other administrative procedures from other existing development code chapters.

Sec. 21.80.100	Procedures for Land Use Permit Applications, Public Notice, Hearings and Appeals (20.05)
21.80.100.A	Chapter purpose (20.05.010)
21.80.100.B	Classifications of land use decision processes (20.05.020)

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21.80.100.C	Feasibility conference—Preapplication conference (20.05.030)
21.80.100.D	Neighborhood meetings (20.05.035)
21.80.100.E	Unified zone development plan process (20.05.037)
21.80.100.F	Application requirements (20.05.040)
21.80.100.G	Notice of complete application to applicant (20.05.050)
21.80.100.H	Notice of application (20.05.060)
21.80.100.I	Vesting (20.05.070)
21.80.100.J	Applications—Modifications to proposal (20.05.080)
21.80.100.K	Reasonable accommodation (20.05.085)
21.80.100.L	Notice of decision or recommendation—Appeals (20.05.090)
21.80.100.M	Permit issuance (20.05.100)
21.80.100.N	Semi-annual report (20.05.110)
21.80.100.O	Citizen’s guide (20.05.120)
Sec. 21.80.200	Hearing Examiner (20.10)
21.80.200.A	Chapter purpose (20.10.010)
21.80.200.B	Office created (20.10.020)
21.80.200.C	Appointment and terms (20.10.030)
21.80.200.D	Removal (20.10.040)
21.80.200.E	Qualifications (20.10.050)
21.80.200.F	Pro tem examiners (20.10.060)
21.80.200.G	Jurisdiction of the hearing examiner (20.10.070)
21.80.200.H	Appeal to examiner—Filing (20.10.080)
21.80.200.I	Dismissal of untimely appeals (20.10.090)
21.80.200.J	Expeditious processing (20.10.100)
21.80.200.K	Time limits (20.10.110)
21.80.200.L	Condition, modification and restriction examples (20.10.120)
21.80.200.M	Quasi-judicial powers (20.10.130)
21.80.200.N	Freedom from improper influence (20.10.140)
21.80.200.O	Public hearing (20.10.150)
21.80.200.P	Consolidation of hearings (20.10.160)
21.80.200.Q	Prehearing conference (20.10.170)
21.80.200.R	Notice (20.10.180)
21.80.200.S	Rules and conduct of hearings (20.10.190)
21.80.200.T	Examiner findings, recommendations, and decisions (20.10.210 – 20.10.240)
21.80.200.U	Judicial review of final decisions of the hearing examiner (20.10.250)

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21.80.200.V	Reconsideration of final action (20.10.260)
21.80.200.W	Citizen’s guide (20.10.270)
21.80.200.X	Semi-annual report (20.10.280)
21.80.200.Y	Site-specific land use map amendment (20.10.290)
Sec. 21.80.300	State Environmental Policy Act (SEPA) Procedures (20.15)
21.80.300.A	Lead agency (20.15.020)
21.80.300.B	Purpose and general requirements (20.15.030)
21.80.300.C	Categorical exemptions and threshold determinations (20.15.040)
21.80.300.D	Planned actions (20.15.050)
21.80.300.E	Environmental impact statements and other environmental documents (20.15.060)
21.80.300.F	Comments and public notice (20.15.070)
21.80.300.G	Use of existing environmental documents (20.15.080)
21.80.300.H	Substantive authority (20.15.090)
21.80.300.I	SEPA/GMA integration (20.15.100)
21.80.300.J	Ongoing actions (20.15.110)
21.80.300.K	Responsibility as consulted agency (20.15.120)
21.80.300.L	Appeals (20.15.130)
21.80.300.M	Department procedural rules (20.15.140)
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21.80.400.B	When mediation is available (20.20.030)
21.80.400.C	Notice of availability of mediation (20.20.040)
21.80.400.D	Neighborhood meetings for plat applications (20.20.050)
21.80.400.E	Request for mediation—Responses (20.20.060)
21.80.400.F	Attendance—Representation (20.20.070)
21.80.400.G	When mediation may occur (20.20.080)
21.80.400.H	Time of mediation (20.20.090)
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21.80.400.P	Agreements resulting from mediation (20.20.170)
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21.80.500.A	Purpose (21A.95.010)
21.80.500.B	Applicability (21A.95.020)
21.80.500.C	Public comments (21A.95.030)
21.80.500.D	Application of development standards (21A.95.040)
21.80.500.E	Approval (21A.95.050)
21.80.500.F	Financial guarantees (21A.95.060)
21.80.500.G	Project phasing—Limitation of permit approval (21A.95.070)
21.80.500.H	Modification to an approved permit (21A.95.080)
21.80.500.I	Administrative rules (21A.95.090)
Sec. 21.80.600	Development Permit Fees (21A.97)
21.80.600.A	King County Code Title 27 (Development Permit Fees) adopted (21A.97.010)
Sec. 21.80.700	Review Procedures—Notice Requirements (21A.100)
21.80.700.A	Administration and review authority (21A.05.090)
21.80.700.B	Review (21A.05.095)
21.80.700.C	Code compliance review—Actions subject to review (21A.100.010)
21.80.700.D	Code compliance review—Notice requirements and comment period (21A.100.020)
21.80.700.E	Code compliance review—Decisions and appeals (21A.100.030)
21.80.700.F	Director review—Actions subject to review (21A.100.040)
21.80.700.G	Director review—Decision regarding proposal (21A.100.050)
21.80.700.H	Director review—Procedure for issuance of interpretations (21A.100.055)
21.80.700.I	Director review—Decision and interpretation final unless appealed (21A.100.060)
21.80.700.J	Examiner review—Zone reclassifications and special use permits (21A.100.070)
21.80.700.K	Combined review (21A.100.080)
21.80.700.L	Establishment of hearing rules (21A.100.090)
21.80.700.M	Records (21A.100.100)
21.80.700.N	Modifications and expansions of uses or developments authorized by existing land use permits—Permits defined (21A.100.110)
21.80.700.O	Modifications or expansions of uses or developments authorized by existing land use permits—When use now permitted outright (21A.100.120)
21.80.700.P	Modifications or expansions of uses authorized by existing land use permits—Required findings (21A.100.130)

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21.80.700.Q	Modifications and expansions—Use or development authorized by an existing planned unit development approval (21A.100.140)
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Sec. 21.80.800	Application Requirements— Notice Methods (21A.90)
21.80.800.A	Applications—Limitations on refiling of applications (21A.90.010)
Sec. 21.80.900	School Impact Fees (21A.105)
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21.80.900.B	Purpose (21A.105.020)
21.80.900.C	Impact fee program elements (21A.105.030)
21.80.900.D	Fee calculations (21A.105.040)
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21.80.900.F	Assessment of impact fees (21A.105.060)
21.80.900.G	Adjustments, exceptions, and appeals (21A.105.070)
21.80.900.H	Exemption or reduction for low- or moderate-income housing (21A.105.080)
21.80.900.I	Impact fee accounts and refunds (21A.105.090)
21.80.900.J	Formula for determining school impact fees (21A.105.100)
Sec. 21.80.1000	Decision Criteria (21A.110)
21.80.1000.A	Purpose (21A.110.010)
21.80.1000.B	Temporary use permit (21A.110.020)
21.80.1000.C	Variance (21A.110.030)
21.80.1000.D	Conditional use permit (21A.110.040)
21.80.1000.E	Special use permit (21A.110.050)
21.80.1000.F	Zone reclassification (21A.110.060)
Sec. 21.80.1100	Enforcement (21A.115)
21.80.1100.A	Purpose (21A.115.010)
21.80.1100.B	Authority and application (21A.115.020)
21.80.1100.C	Violations defined (21A.115.030)
21.80.1100.D	Permit suspension, revocation or modification (21A.115.040)
21.80.1100.E	Initiation of revocation or modification proceedings (21A.115.050)
Sec. 21.80.1200	Moving Buildings (16.10)
21.80.1200.A	Purpose—Scope (16.10.010)
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21.80.1200.C	Permit—Application information (16.10.040)

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21.80.1200.D	Permit—Application—Deposits and fees (16.10.050)
21.80.1200.E	Permit—Conditions for granting (16.10.060)
21.80.1200.F	Special requirements (16.10.070)
21.80.1200.G	Permit refused—When (16.10.080)
21.80.1200.H	Violation—Penalty (16.10.090)
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21.80.1300.A	Purpose (21A.70.010)
21.80.1300.B	Nonconformance—Applicability (21A.70.020)
21.80.1300.C	Nonconformance—Creation, continuation, and forfeiture of nonconformance status (21A.70.030)
21.80.1300.D	Nonconformance—Abatement of illegal use, structure or development (21A.70.040)
21.80.1300.E	Nonconformance—Re-establishment of discontinued nonconforming use, or damaged or destroyed nonconforming structure or site improvement (21A.70.050)
21.80.1300.F	Nonconformance—Modifications to nonconforming use, structure, or site improvement (21A.70.060)
21.80.1300.G	Nonconformance—Expansions of nonconforming uses, structures, or site improvements (21A.70.070)
21.80.1300.H	Nonconformance—Required findings (21A.70.080)
21.80.1300.I	Nonconformance—Residences (21A.70.090)
Sec. 21.80.400	Definitions (20.20.020, 16.10.020, 20.15.010)

Chap. 21.95 Definitions (NEW)

Chapter Summary:

This chapter is intended to consolidate all definitions and technical terms relevant to the entire Unified Development Code document. Definitions and technical terms that are only relevant to a specific chapter will remain in the that chapter’s own definitions section.

Sec. 21.80.100	Definitions (NEW)
21.80.100.A	Definitions (NEW)