



ORDINANCE NO. 1541

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE WOODLAND MUNICIPAL CODE MULTI-FAMILY ZONING DISTRICT AND AUTHORIZE PUBLICATION BY SUMMARY.

WHEREAS, Woodland Municipal Code (WMC) 19.08 authorizes the City Council to make decisions on zoning code amendments; and

WHEREAS, the Planning Commission held a pre-decision hearing on this item on September 21st, 2023; and

WHEREAS, the City Council held a workshop on this item on October 2nd, 2023; and

WHEREAS, all procedural requirements of the WMC for these amendments have been met; and

WHEREAS, the Woodland City Council has reviewed the following amendments to the WMC and found them to be acceptable and appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. Repeal and Replace WMC 17.20.020 Principle Permitted Uses

Old Section WMC 17.20.020(E) – The existing code section to be superseded and replaced reads as follows:

- E. One single-family dwelling on each building site;

New Section WMC 17.20.020(E) – The code section is amended to read as follows:

- E. One single-family detached dwelling on each building site;

Section 2. Repeal and Replace the title for WMC 17.20.080 Standards for townhouses on individually-owned lots.

Old Section WMC 17.20.080 – The existing code section title to be superseded and replaced reads as follows:

17.20.080 Standards for townhouses on individually-owned lots.

New Section WMC 17.20.080 – The code section title is amended to read as follows:

17.20.080 Standards for townhouses and single-family homes on individually-owned lots.

Section 3. Amend WMC 17.20.080(C) Minimum Setbacks

Old Section WMC 17.20.080(C) Minimum Setbacks – The existing code section to be superseded and replaced reads as follows:

WMC 17.20.080(C) Minimum Setbacks.

- 1. Front. The minimum front yard setback for all buildings and structures shall be fifteen feet from the property line on local access streets and twenty feet from collector streets or greater.*
- 2. Rear. The minimum rear setback shall be fifteen feet; provided, that parking is not permitted in the minimum rear yard area.*
- 3. Side. There is no side yard setback between individual townhouse units. However, no townhouse buildings shall be located closer than fifteen feet from a local access street right-of-way or twenty feet from collector or arterial right-of-way. The distance between townhouse buildings shall be a minimum of twenty feet.*

New Section WMC 17.20.080(C) – The code section is amended to read as follows:

WMC 17.20.080(C) Minimum Setbacks.

- 1. Front. The minimum front yard setback for all buildings and structures shall be ten feet from the property line on local access streets and twenty feet from collector streets or greater. The minimum front yard setback for garages shall be twenty feet.*
- 2. Rear. The minimum rear setback shall be ten feet; provided, that parking is not permitted in the minimum rear yard area.*
- 3. Side. There is no side yard setback between individual townhouse units. However, no townhouse buildings shall be located closer than ten feet from a local access street right-of-way or fifteen feet from collector or arterial right-of-way. The distance between townhouse buildings shall be a minimum of ten feet. The minimum side yard setback for detached single-family homes shall be five feet, or ten feet for street side yard.*

Section 4. New Section WMC 17.20.080(E).

New Section WMC 17.20.080(E) – The new code section is to read as follows:

- E. Maximum lot coverage by the residential structure 60%

Section 5. Amend WMC 17.20.07(A) Property Development Standards

Old Section WMC 17.20.070(A) – The existing code section to be superseded and replaced reads as follows:

The following sets forth the required development standards applicable to properties located in the MDR and HDR zones. (Development standards for townhouses on individually owned lots are contained in Section 17.20.080.)

- A. Minimum lot area per building site in square feet 7,500 7,500

New Section WMC 17.20.070(A) – The existing code section to be superseded and replaced reads as follows:

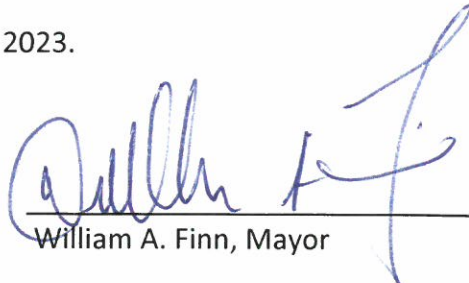
The following sets forth the required development standards applicable to properties located in the MDR and HDR zones. (Development standards for townhouses and single-family homes on individually owned lots are contained in Section 17.20.080.)

- B. Maximum lot area per lot, for single-family detached dwellings, in square feet 7,500 7,500

Section 6: Severability. If any section, sentence, clause or phrase in this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, clause or phase of this Ordinance.


Section 7: Effective Date. This ordinance shall become effective five (5) days after its summary publication in this media or paper of record as required by law.

Adopted this 4th day of December 2023.



William A. Finn, Mayor

Attest:



Georgina Anderson, Deputy Clerk / Treasurer

Approved as to form:



Frank F. Randolph, City Attorney

**SUMMARY OF ORDINANCE NO. 1541
OF THE CITY OF WOODLAND, WASHINGTON**

On December 4, 2023 the City Council of the City of Woodland, Washington, approved Ordinance No. 1541 the main point which may be summarized by its title as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE WOODLAND MUNICIPAL CODE MULTI-FAMILY ZONING DISTRICT AND AUTHORIZE PUBLICATION BY SUMMARY.

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

APPROVED by the City Council at their meeting on the 4th day of December, 2023.



Georgina Anderson, Deputy Clerk / Treasurer

Published: December 13, 2023
Effective: December 18, 2023