KENMORE CODE AND STANDARDS - OPPORTUNITY ANALYSIS					
Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
Title 12 - Streets and Bridges					
Chapter 12.50 - Street Standards					
1	*12.50.010 Adoption*	B. Consistent with the council's direction and intent in adopting the standards, the department of public works is hereby authorized to develop public rules and make minor changes to the standards, or the referenced companion documents, in order to better implement the standards and as needed to stay current with changing design and construction technology and methods.	Make LID the commonly used approach to site planning	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 12.50.010 to read the following to make LID the commonly used approach to site planning: "Consistent with the council's direction and intent in adopting the standards, the department of public works is hereby authorized to develop public rules and make minor changes to the standards, or the referenced companion documents, in order to better implement the standards and as needed to stay current with changing design, environmental, and construction technology and methods."
Chapter 12.70 - Sidewalks, Planting Strips and Street Trees					
2	*12.70.010 Definitions*	A. "Curb" means a cement, concrete or asphaltic concrete raised structure designed to delineate the edge of the streetway and to separate the vehicular portion from that provided for pedestrians and to control surface drainage. B. "Planting strip" means that portion of the right-of-way behind the curb line and between the curb line and the sidewalk or between the sidewalk and the right-of-way line used for the planting of trees, grass, shrubs or ground cover. C. "Sidewalk" means that property between the curb line and the adjacent property, set aside and intended for the use of pedestrians, improved by paving with cement concrete or asphaltic concrete	Reduce impervious surface cover Make LID the commonly used approach to site planning	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 12.070.010(B) to make LID the commonly used approach to site planning: "Planting Strip" means that portion of the right-of-way behind the curb line and between the curb line and the sidewalk or between the sidewalk and the right-of-way line used for the planting of trees, grass, shrubs or ground cover. Landscape-based stormwater management facilities may also be placed within this area where feasible. Staff is proposing to amend Section 12.070.010(C) to read the following to reduce impervious surface coverage: "Sidewalk" means that property between the curb line and the adjacent property, set aside and intended for the use of pedestrians, improved by paving withpermeable or impermeable cement
3	*12.70.040 Planting strip maintenance*	Maintenance of planting strips including trees, shrubbery, grass or other ground cover shall be the responsibility of the abutting property owner. Should the director of public works find that such property is not being properly maintained, a notice shall be forwarded as provided in KMC 12.70.030 specifying a reasonable time within which such maintenance shall be accomplished. If the owner fails to proceed, the department of public works will have the maintenance performed, and the cost will be assessed against the property owner as provided in KMC 12.70.030.	Make LID the commonly used approach to site planning	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 12.70.040 to read the following to make LID the commonly used approach to site planning: Maintenance of planting strips including trees, shrubbery, grass,landscape-based stormwater management facilities, or other ground cover shall be the responsibility of the abutting property owner. Should the director of public works find that such property is not being properly maintained, a notice shall be forwarded as provided in KMC 12.70.030 specifying a reasonable time within which such maintenance shall be accomplished. If the owner fails to proceed, the department of public works will have the maintenance performed, and the cost will be assessed against the property owner as provided in KMC 12.70.030.
Title 13 - Utilities and Public Works					
Chapter 13.30 - General Provisions					
4	*13.30.010 Surface water utility established*	Pursuant to RCW 35.67.020, the City hereby determines to conduct, maintain and operate a stormwater utility	Make LID the commonly used approach to site planning	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
5	*13.30.030 Surface water management plan*	The City of Kenmore hereby adopts by reference the Kenmore surface water management plan, attached to the ordinance codified in this section as Exhibit A.	Make LID the commonly used approach to site planning	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 13.35 - Surface Water Runoff Policy					
6	*13.35.030 Definitions*	K. "Drainage facility" means a constructed or engineered feature that collects, conveys, stores or treats surface and stormwater runoff. Drainage facilities shall include, but not be limited to, constructed or engineered streams, pipelines, channels, ditches, gutters, lakes, wetlands, closed depressions, flow control or water quality treatment facilities, erosion and sediment control facilities and other structures and appurtenances that provide for drainage.	Make LID the commonly used approach to site planning	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
7	*13.35.030 Definitions*	U. "Impervious surface" means a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roofs, walkways, patios, driveways, parking lots, storage areas, areas which are paved, graveled or made of packed or oiled earthen materials or other surfaces which similarly impede the natural infiltration of surface and stormwater. Open uncovered flow control or water quality treatment facilities shall not be considered as impervious surfaces.	Reduce impervious surface cover	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 13.35.030(U) to read the following to reduce impervious surface coverage: "Impervious surface" means a ~~hard surface area~~ non-vegetated surface which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or ~~a hard surface area~~ which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads with compacted sub-grade, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities and tidelands shall not be considered as impervious surfaces for the purposes of determining whether the thresholds for application of minimum requirements are exceeded but shall be considered impervious surfaces for purposes of runoff modeling."
8	*13.35.030 Definitions*	DD. "Native vegetated surface" means a surface in which the soil conditions, ground cover and species of vegetation are like those of the original native condition for the site, as more specifically set forth in the Surface Water Design Manual.	Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed

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Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
9	*13.35.030 Definitions*	FF. "New impervious surface" means the addition of a hard or compacted surface such as roofs, pavement, gravel or dirt or the addition of a more compacted surface such as the paving of existing dirt or gravel.	Reduce impervious surface cover	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 13.35.030(FF) to read the following to reduce impervious surface coverage: "New Impervious Surface" means the addition of a non-vegetated surface such as roofs, pavement, patio, gravel, or dirt, <u>or the addition of a more compacted surface, like paving over pre-existing dirt or gravel. Permeable pavement and vegetated roofs are considered new impervious surface for purposes of determining whether the thresholds for application of minimum requirements are exceeded, as are lawns, landscaping, sports fields, golf courses, and other areas that have modified runoff characteristics resulting from the addition of underdrains designed to collect stormwater runoff. Open, uncovered retention/detention facilities shall not be considered impervious surfaces for purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling.</u>
10	*13.35.030 Definitions*	GG. "New pervious surface" means the conversion of native vegetated surface or other native surface to a nonnative pervious surface (e.g., conversion of forest or meadow to pasture land, grass land, cultivated land, lawn, landscaping, bare soil, etc.) or any alteration of existing nonnative pervious surface that significantly increases surface and stormwater runoff (e.g., conversion of pasture land, grass land, or cultivated land to lawn, landscaping or bare soil).	Reduce impervious surface cover Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
11	*13.35.030 Definitions*	HH. "Pollution-generating impervious surface" means an impervious surface considered to be a significant source of pollutants in surface and stormwater runoff. Such surfaces include those subject to vehicular use or storage of erodible or leachable materials, wastes or chemicals and which receive direct rainfall or the run-on or blow-in of rainfall. Thus, a covered parking area would be included if runoff from uphill could regularly run through it or if rainfall could regularly blow in and wet the pavement surface. Metal roofs are also considered pollution-generating impervious surface unless they are treated to prevent leaching.	Reduce impervious surface cover	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
12	*13.35.030 Definitions*	II. "Pollution-generating pervious surface" means a nonimpervious surface considered to be a significant source of pollutants in surface and stormwater runoff. "Pollution-generating pervious surfaces" include surfaces subject to the use of pesticides and fertilizers, to the use or storage of erodible or leachable materials, wastes or chemicals or to the loss of soil. Such surfaces include, but are not limited to, the lawn and landscaped areas of residential or commercial sites, golf courses, park sports fields and standard grassed modular grid pavement.	Reduce impervious surface cover	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
13	*13.35.030 Definitions*	LL. "Redevelopment project" means a project that proposes to add, replace or modify impervious surface for purposes other than a residential subdivision or maintenance on a site that: 1. Is already substantially developed in a manner that is consistent with its current zoning or with a legal nonconforming use; or 2. Has an existing impervious surface coverage of 35 percent or more.	Reduce impervious surface cover	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
14	*13.35.030 Definitions*	MM. "Replaced impervious surface" means any existing impervious surface on the project site that is proposed to be removed and re-established as impervious surface, excluding impervious surface removed for the sole purpose of installing utilities or performing maintenance. For purposes of this definition, "removed" includes the removal of buildings down to bare soil or the removal of Portland cement concrete (PCC) slabs and pavement or asphaltic concrete (AC) pavement. It does not include the removal of pavement material through grinding or other surface modification unless the entire layer of PCC or AC is removed.	Reduce impervious surface cover	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 13.40 - Surface Water Management Program					
15	*13.040.010 Definitions*	H. "Drainage facility" means the system of collecting, conveying, and storing surface and stormwater runoff. Drainage facilities shall include but not be limited to all surface and stormwater conveyance and containment facilities including streams, pipelines, channels, ditches, swamps, lakes, wetlands, closed depressions, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities and other drainage structures and appurtenances, both natural and constructed.	Make LID the commonly used approach to site planning	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	Staff is proposing to amend Section 13.040.010(H) to read the following to make LID the commonly used approach to site planning: "Drainage Facility" means the system of collecting, conveying, and storing surface and stormwater runoff. Drainage facilities shall include but not be limited to all surface and stormwater conveyance and containment facilities including streams, pipelines, channels, ditches, swamps, lakes, wetlands, closed depressions, <u>landscape-based best management practices</u>, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities and other drainage structures and appurtenances, both natural and constructed.
16	*13.40.010 Definitions*	I. "Impervious surface" means a hard surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roofs, walkways, patios, driveways, parking lots, storage areas, areas which are paved, graveled or made of packed or oiled earthen materials or other surfaces which similarly impede the natural infiltration of surface and stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for the purpose of this chapter.	Reduce impervious surface cover	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 13.40.010(I) to read the following to reduce impervious surface coverage: "Impervious surface" means a ~~hard surface area~~ <u>non-vegetated</u> surface which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or ~~a hard surface area~~ which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads with compacted sub-grade, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities and tidelands shall not be considered as impervious surfaces <u>for the purposes of determining whether the thresholds for application of minimum requirements are exceeded but shall be considered impervious surfaces for purposes of runoff modeling."</u>
17	*13.40.050 Policy*	F. It is a finding of the City that open space properties provide a benefit to the surface and stormwater management system by the retention of property in an undeveloped state. Open space properties shall receive a discount from the rates and charges to encourage the retention of property as open space.	Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 13.45 - Water Quality					

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Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
18	*13.45.020 Definitions*	H. "Drainage facility" means the system that collects, conveys, and stores surface and stormwater runoff. Drainage facilities shall include but not be limited to all surface and stormwater conveyance and containment facilities including streams, pipelines, channels, ditches, swamps, lakes, wetlands, closed depressions, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities and other drainage structures and appurtenances, both natural and artificial.	Make LID the commonly used approach to site planning	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 13.045.020(H) to read the following to make LID the commonly used approach to site planning: "Drainage Facility" means the system of collecting, conveying, and storing surface and stormwater runoff. Drainage facilities shall include but not be limited to all surface and stormwater conveyance and containment facilities including streams, pipelines, channels, ditches, swamps, lakes, wetlands, closed depressions, landscape-based best management practices, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities and other drainage structures and appurtenances, both natural and constructed.
Title 15 - Buildings and Construction					
Chapter 15.25 Land Alterations					
19	*15.25.010 Purpose*	This chapter is intended to regulate land alterations within the City in order to protect public health, safety and welfare by A. Minimizing adverse stormwater impacts caused by land alterations; B. Protecting water quality from the adverse impacts associated with erosion and sedimentation; C. Minimizing aquatic and terrestrial wildlife habitat loss caused by the removal of vegetation; D. Protecting critical areas from adverse clearing and grading activities; E. Preventing damage to property and harm to persons caused by land alterations; F. Establishing administrative procedures for the issuance of permits, approval of plans, and inspection of land alteration operations; and G. Providing penalties for the violation of this chapter.	Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 15.25.010 to add the following Section D to encourage retaining native vegetation: "D. Encouraging the retention of native vegetation and soils during clearing and grading activities;"
20	*15.25.030 Definitions*	O. "Impervious surface" means a hard surface area which either prevents or retards the entry of water into the soil mantle under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at a rate of flow greater than the flow under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roofs, walkways, patios, driveways, parking lots, storage areas, paved areas, gravel areas, areas of packed or oiled earthen materials or other surfaces which similarly impede the natural infiltration of surface and stormwater. Open uncovered flow control or water quality treatment facilities shall not be considered as impervious surfaces.	Reduce impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 15.25.030(O) to read the following to reduce impervious surface coverage: "Impervious surface" means a ~~hard surface area~~ non-vegetated surface which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or ~~a hard surface area~~ which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads with compacted sub-grade, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities and tidelands shall not be considered as impervious surfaces for the purposes of determining whether the thresholds for application of minimum requirements are exceeded but shall be considered impervious surfaces for purposes of runoff modeling."
21	*15.25.070 Permit required-exception*	B. Clearing and Tree Removal. 1. Clearing and removal of trees for the construction of a structure authorized by a valid building permit, 2. Removal of significant trees on lots that contain existing single-family detached dwellings, and that are not within critical areas, shorelines or associated buffers, native growth protection areas, wildlife protection zones, or that have not been previously designated for protection (e.g., as part of a plat) and based on the following table: Lots up to 10,000 sq. ft.: 2 trees per year Lots 10,001 sq. ft. to 20,000 sq. ft.: 4 trees per year Lots 20,001 sq. ft. to 30,000 sq. ft.: 6 trees per year Lots 30,000 sq. ft. and greater: 8 trees per year	Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
22	*15.25.070 Permit required-exception*	C. Engineering. 1. Less than 2,000 square feet of replaced impervious surface or new plus replaced impervious surface that is not within critical areas or associated buffers and that results in not more than 10,000 square feet of total impervious surface added within 10 years, and 2. Land alterations that are exempt from a grading permit and that do not alter the method by which the stormwater leaves the site. [Ord. 12-0345 § 3 (Exh. A).]	Reduce impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 15.25.070(C)(1) to read the following to reduce impervious surface coverage: "1. Less than 2,000 square feet of replaced impervious surface or new plus replaced impervious surface that is not within critical areas or associated buffers, and"
23	*15.25.160 Standards*	B. Cuts and fills shall conform to the following provisions unless otherwise approved by the city manager.	Minimize stormwater runoff	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 15.25.160(B) to add the following Section 6 addressing the compaction of permeable surfaces: "6. Compaction of Permeable Surfaces. The compaction of new permeable surfaces should protect the soil moisture holding capacity. The duff layer or native topsoil shall be retained to the maximum extent practicable. Soil amendments shall be required to mitigate for lost moisture holding capacity where compaction or removal of some or all of the duff layer or underlying topsoil has occurred. The amendment must be such that the replaced topsoil is a minimum of 8 inches thick, unless the applicant demonstrates that a different thickness will provide conditions equivalent to the soil moisture holding capacity native to the site."

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24	*15.25.170 Land Restoration*	D. Such topsoil as required by subsection C of this section shall be planted with trees, shrubs, legumes or grasses, and these plants shall be so selected as to be indigenous to the surrounding area, or as approved through a mitigation plan. E. Graded or backfilled areas shall be reclaimed in a manner which will not allow water to collect and permit stagnant water to remain, unless otherwise approved through a mitigation plan. Suitable drainage systems approved by the city manager shall be constructed or installed if natural drainage is not possible.	Retain native vegetation Make LID the commonly-used approach to site development	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Title 16 - Environment					
Chapter 16.10 - Definitions					
25	*16.10.550 Significant Vegetation Removal*	"Significant vegetation removal" means the removal or alteration of trees, shrubs, and/or ground cover by clearing, grading, burning, chemical means, or other activity that causes significant adverse ecological impacts to functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant vegetation removal. Tree pruning, not including tree topping, where it does not affect ecological functions, does not constitute significant vegetation removal. [Ord. 12-0334 § 3 (Exh. 1).]	Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None Proposed
Chapter 16.45 - General Shoreline Development Standards					
26	*16.45.010 General Shoreline Development Standards*	B.5. All shoreline developments and uses shall manage increases in surface runoff, and control, treat and release surface water runoff so that receiving water quality and shoreline properties and features are not adversely affected. Control measures may include, but are not limited to, permeable surfacing, dikes, catch basins, settling ponds, interceptor drains and planted buffers.	Make LID the commonly used approach to site development Retain native vegetation Minimize impervious surfaces	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
27	*16.45.010 General Shoreline Development Standards*	B.10. Land clearing, grading, filling and alteration of natural drainage features and landforms shall be limited to the minimum necessary for development. Surfaces cleared of vegetation and not to be developed shall be replanted. Surface drainage systems or substantial earth modifications shall be professionally designed to prevent maintenance problems or adverse impacts on shoreline features.	Retain native vegetation Minimize stormwater runoff	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None Proposed
Chapter 16.50 - Shoreline Uses					
28	*16.50.070 Recreation*	B. In the Natural Environment, recreational uses shall meet the following standards: […] 2. Trails should be designed primarily for pedestrian access, including access by wheelchair where appropriate, and should be no larger than is necessary to accommodate expected pedestrian traffic; 3. Removal of vegetation for recreational uses shall be the minimum necessary to provide pedestrian access and limited visual access to the shoreline;	Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None Proposed
29	*16.50.080 Utility Facilities*	A. Stormwater and sewage outfalls may be permitted in shoreline environments if upland treatment and infiltration to groundwater, streams or wetlands is not feasible per WAC 173-26-020 and there is no impact on salmon migratory habitat;	Make LID the commonly used approach to site development	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None Proposed
30	*16.50.100 Channel migration zone on Swamp Creek*	B. Within the channel migration zone: 1. There shall be no subdivision of land within the channel migration zone except for the purpose of creating permanent, nonbuildable open space tracts. 6. Before new structural flood hazard reduction measures in shoreline jurisdiction can be approved, it must be demonstrated by a scientific and engineering analysis that they are necessary to protect existing development, that nonstructural measures are not feasible, that impacts on ecological functions and priority species and habitats can be successfully mitigated so as to assure no net loss of ecological function, and that appropriate vegetation conservation actions are undertaken.	Retain native vegetation Make LID the commonly used approach to site development	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 16.55 - Shoreline Modifications					
31	*16.55.030 Shoreline modifications table and conditions*	7. Shoreline habitat and natural systems enhancement projects may include shoreline modifications of vegetation, removal of nonnative or invasive plants, and shoreline stabilization, including the installation of large woody debris, dredging and filling, provided the primary purpose is clearly restoration of the natural character and ecological functions of the shoreline. Mitigation actions identified through biological assessments required by the NOAA Fisheries Service and applied to flood hazard mitigation projects may include shoreline modifications of vegetation, removal of nonnative or invasive plants, and shoreline stabilization, including the installation of large woody debris, dredging and filling. [Ord. 12-0334 § 3 (Exh. 1).]	Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
32	*16.55.050 Docks, piers, moorage, buoys, floats, or launching facilities*	12. In order to mitigate the impacts of new or expanded commercial moorage facilities, the applicant shall plant emergent vegetation (if site-appropriate) and a buffer of vegetation a minimum of 10 feet wide along the entire length of the lot immediately landward of the ordinary high water mark. Planting shall consist of native shrubs and trees and, when possible, emergent vegetation. At least five native trees will be included in a planting plan containing one or more evergreen trees and two or more trees that like wet roots (e.g., willow species) per every 100 lineal feet of shoreline. Such planting shall be monitored for a period of five years according to an approved monitoring plan. This subsection is not intended to prevent reasonable access through the shoreline critical area buffer to the shoreline, or to prevent recreational use of the shoreline critical area. This requirement may be waived or reduced for water-dependent transportation uses where it is demonstrated that vegetation could result in safety or navigation hazards.	Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 16.60 Vegetation Conservation					

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33	*16.60 Vegetation Conservation areas*	A. Shoreline buffers shall be considered vegetation conservation areas in which existing native vegetation is retained, unless removal is specifically allowed in this chapter or it can be demonstrated that another management approach would provide equal or better protection for shoreline ecological processes and functions. Nonnative vegetation may be retained unless otherwise required to be replaced as part of an enhancement associated with development or expansion of development on the property. B. Native and nonnative trees determined by the City to be hazardous or diseased may be removed. Selective pruning for safety and view protection is allowed, provided pruning is conducted in a manner that minimizes harm to the health of the trees being pruned. C. Nonnative vegetation may be removed as part of a restoration or enhancement project if replacement plantings will provide greater benefit to shoreline ecological processes than would be provided by strict application of this chapter.	Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
34	*16.60.020 Vegetation management within critical areas*	A. Vegetation management standards established in KMC 18.55.150(A)(5), 18.55.320(F)(5) and (6), 18.55.520(A)(2)(d) and (G), 18.55.530 and 18.55.650(A)(5) for critical areas and their buffers shall apply within all shorelines. B. Vegetation management standards established in KMC 18.55.420 for streams and their buffers shall apply within Sammamish River and Swamp Creek shorelines. In addition to provisions for recreational uses in KMC 16.65.020 allowing limited modifications to critical area buffers for the purposes of public access improvements, the following standards shall apply in shorelines: 1. In Swamp Creek Park, public access trails may be located within critical areas and required buffers, when planned along with a habitat restoration project and it is demonstrated that the ecological functions of the overall standard stream buffer area would be substantially improved. Trails in Swamp Creek Park roughly paralleling the shoreline of the Sammamish River or Swamp Creek shall generally be located at least 50 feet from the ordinary high water mark, but trails may extend closer to the water if necessary to reduce impacts on critical areas or adjacent properties, or access a pedestrian bridge across Swamp Creek. Spur trails may be extended to the water's edge but such access areas should be limited in order to protect ecological functions of the stream buffer and wetlands. 2. When public access is being provided as a part of mixed use development allowed in the Urban Conservancy Environment under KMC 16.50.030(B)(2)(a)(2), the director may allow public access trail development within the buffer in order to link with adjacent shoreline access, provided any new trail is farther from the shoreline than the waterward extent of existing development on the site and the proposed trail plan is accompanied by a plan demonstrating that the ecological functions of the overall required buffer area on a project site would be substantially improved. [Ord. 12-0334 § 3 (Exh. 1).]	Retain native vegetation Minimize impervious surfaces	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
35	*16.60.030 Vegetation management within lake Washington shoreline buffers*	A. Vegetation removal within lake shoreline buffers is prohibited in the Shoreline Residential, Urban Conservancy, and Natural Shoreline Environments along Lake Washington unless the activity is part of a shoreline restoration or enhancement project or the vegetation removal is otherwise specifically allowed under Chapter 16.50 or 16.55 KMC. B. Vegetation clearing for permitted water-dependent uses is allowed in the Downtown Waterfront Environment. Such vegetation clearing must occur only in the minimum shoreline area that is necessary to support the permitted water-dependent use. [Ord. 12-0334 § 3 (Exh. 1).]	Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Title 17 - Land Division					
Chapter 17.20 - Subdivisions and Short Subdivisions					
36	*17.20.120 General layout standards*	For residential developments in the R zones: A. The maximum length of blocks shall be 1,320 feet; and B. Except for corner lots, lots for single detached dwellings shall not have street frontage along two sides unless one of said streets is a neighborhood collector street or an arterial street. C. Lots shall be designed to avoid unusual configurations or narrow extensions that could make use difficult or confusing for future property owners. No portion of a lot shall be narrower than 25 feet, with the exception of cul-de-sac lots at the street frontage or an access panhandle approved by the development engineer. The lot width standards in KMC Title 18 also apply. Exceptions for unusual conditions may be considered on a case-by-case basis by the city manager.	Reduce impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
37	*17.20.130 Lot segregations - Clustered development*	When residential lot clustering is proposed, the following provisions shall be met: A. Any open space resulting from lot clustering shall not be altered or disturbed except as specified on recorded documents creating the open space. Such open spaces may be retained under ownership by the subdivider, conveyed to residents of the development, or conveyed to a third party. When access to the open space is provided, the access shall be located in a separate tract; B. In the R-1 zone, open space tracts created by clustering required by KMC 18.21.030 shall be located and configured to create urban separators and greenbelts as required by the comprehensive plan or open space functional plans; to connect and increase protective buffers for critical areas; to connect and protect wildlife habitat corridors designated by the comprehensive plan; and to connect existing or planned public parks or trails. The City may require open space tracts created under this subsection to be dedicated to an appropriate managing public agency or qualifying private entity such as a nature conservancy.	Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 17.20.130 to encourage the retention of native vegetation by adding the following Sections: "C. Open spaces created through lot clustering are encouraged to include retained native vegetation. D. Landscape based-stormwater management practices may be located within open spaces created through lot clustering, provided they are not located within critical areas."
Title 18 - Zoning					
Chapter 18.20 - Technical Terms and Land Use Definitions					
38	*18.20.274 Best Management Practices*	"Best management practices (BMPs)" means conservation practices or systems of practices and management measures that: A. Control soil loss and reduce water quality degradation caused by high concentrations of nutrients, animal waste, toxics, and sediment; B. Minimize adverse impacts to surface water and ground water flow, circulation patterns, and to the chemical, physical, and biological characteristics of wetlands; C. Protect trees and vegetation designated to be retained during and following site construction; and D. Provide standards for proper use of chemical herbicides within critical areas. The City shall monitor the application of best management practices to ensure that the standards and policies of this title are adhered to. [Ord. 11-0329 § 3 (Exh. 1).]	Make LID the commonly used approach to site development Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
39	*18.20.485 Clustered*	"Clustered" means the grouping of structures on a portion of the available land, reserving a significant amount of the site as open space. Lot segregations for clustered development are discussed in KMC 17.20.130. [Ord. 11-0329 § 3 (Exh. 1).]	Make LID the commonly used approach to site development Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed

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KENMORE CODE AND STANDARDS - OPPORTUNITY ANALYSIS					
Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
40	*18.20.715 Development*	"Development" means any activity upon the land consisting of construction or alteration of structures, earth movement, dredging, dumping, grading, filling, mining, removal of any sand, gravel, or minerals, driving of piles, drilling operations, bulkheading, clearing of vegetation, or other land disturbance. Development includes the storage or use of equipment or materials inconsistent with the existing use. Development also includes approvals issued by the City that bind land to specific patterns of use, including, but not limited to, subdivisions, short subdivisions, zone changes, conditional use permits, and binding site plans. Development does not include the following activities: A. Interior building improvements; B. Exterior structure maintenance activities, including painting and roofing; C. Routine landscape maintenance of established, ornamental landscaping, such as lawn mowing, pruning and weeding; or D. Maintenance of the following existing facilities that does not expand the affected area: septic tanks (routine cleaning); wells; individual utility service connections; and individual cemetery plots in established and approved cemeteries.	Make LID the commonly used approach to site development	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
41	*18.20.1400 Impervious surface*	"Impervious surface" means a hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roofs, walkways, patios, driveways, parking lots, storage areas, areas which are paved, graveled or made of packed or oiled earthen materials or other surfaces which similarly impede the natural infiltration of surface and stormwater. Impervious surface shall not include areas of turf, landscaping, natural vegetation, or open uncovered flow control or water quality treatment facilities.	Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	Staff is proposing to amend Section 18.20.1400 to read the following to reduce impervious surface coverage: "Impervious surface" means a ~~hard surface area~~ non-vegetated surface which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or ~~a hard surface area~~ which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads with compacted sub-grade, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities and tidelands shall not be considered as impervious surfaces for the purposes of determining whether the thresholds for application of minimum requirements are exceeded but shall be considered impervious surfaces for purposes of runoff modeling."
42	*18.20.1671 Low Impact Development*	"Low impact development (LID)" means a stormwater management and land development strategy that emphasizes conservation and use of existing natural site features integrated with distributed small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings.	Make LID the commonly used approach to site development	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	Staff is proposing to amend Section 18.20.1671 to read the following to make LID the commonly used approach to site development: ""Low impact development (LID)" means a stormwater management and land development strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design"
43	*18.20.1830 Native Vegetation*	"Native vegetation" means vegetation comprised of plant species, other than noxious weeds, which are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site	Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
44	*18.20.2730 Significant Tree*	"Significant tree" means an existing healthy tree that is not a hazard tree (i.e., a tree that does not have a high probability of imminently falling due to a debilitating disease or structural defect) and that, when measured four and one-half feet above grade, has a minimum diameter of: A. Eight inches for evergreen trees; or B. Twelve inches for deciduous trees.	Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
45	*18.20.3340 Zero-lot-line development*	"Zero-lot-line development" means a development that sites a building so that a wall is on the property boundary. Lot segregations for zero-lot-line development are discussed in KMC 17.20.125.	Minimize impervious surfaces	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 18.21 Residential Zones					
46	*18.21.030 Residential zones R-1, R-4 and R-6 -- Development standards*	Table B. R-1, R-4 and R-6 Residential Zones Development Standards 14 Applies to each individual lot. Impervious surface area standards for: a. Regional uses shall be established at the time of permit review; b. Nonresidential uses in residential zones shall comply with KMC 18.21.060 and 18.30.170; c. Individual lots in the R-4 through R-6 zones which are less than 9,076 square feet in area shall be subject to the applicable provisions of the nearest comparable R-6 zone; d. Lots may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.	Minimize impervious surface coverage Make LID the commonly used approach to site development	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.21.030, Table B as follows and add a "Base Impervious Surface: Percentage" to minimimze impervious surface coverage: Base Impervious Surface: Percentage: R-1: 30%, R-4: 45%, R-6: 60% Maximum Impervious Surface: Percentage: R-1: 30%, R-4: 55%, R-6: 60% Staff is proposing to add new footnote 14(e) to Section 18.21, Table B as follows to reduce impervious surface coverage: "e. The base impervious surface percentage may be exceeded, up to the maximum impervious surface percentage, provided low impact development strategies are implemented subject to approval by the City Manager."
47	*18.21.030 Residential zones R-1, R-4 and R-6 – Development standards*	Table B. R-1, R-4 and R-6 Residential Zones Development Standards 9 At least 20 linear feet of driveway shall be provided between any garage, carport or other fenced parking area and the street property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the street property line.	Minimize impervious surface coverage Make LID the commonly used approach to site development	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed

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KENMORE CODE AND STANDARDS - OPPORTUNITY ANALYSIS					
Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
48	*18.21.050 Residential zones R-12, R-18, R-24, and R-48 Development Standards*	Table D. R-12, R-18, R-24, and R-48 Residential Zones Development Standards 3 These standards may be modified under the provisions for zero-lot-line developments. Applies to each individual lot. Impervious surface area standards for: a. Regional uses shall be established at the time of permit review; b. Nonresidential uses in residential zones shall comply with KMC 18.21.060 and 18.30.170; c. Lots may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.	Minimize impervious surface coverage Make LID the commonly used approach to site development	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
49	*18.21.050 Residential zones R-12, R-18, R-24, and R-48 Development Standards*	Table D. R-12, R-18, R-24, and R-48 Residential Zones Development Standards 6 At least 20 linear feet of driveway shall be provided between any garage, carport or other fenced parking area and the street property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the street property line.	Minimize impervious surface coverage Make LID the commonly used approach to site development	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
50	*18.21.060 Nonresidential land uses in residential zones*	A. Impervious surface coverage shall not exceed: 1. Seventy percent of the site in the R-1 through R-6 zones. 2. Eighty percent of the site in the R-12 through R-48 zones.	Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Sections 18.21.060(A) to read the following to reduce impervious surface coverage: "1. Fourty-five percent of the site in the R-1 through R-6 zones. 2. Sixty percent in of the site in the R-12 through R-48 zones." Staff is also proposing to amend Section 18.21.060(A) by adding Section (e) addressing the allowance for a higher maxiumum impervious surface coverage with the implementation of low impact development strategies: "e. The base impervious surface percentage may be exceeded, up to the maximum impervious surface percentage, provided low impact development strategies are implemented subject to approval by the City Manager."
Chapter 18.22 Neighborhood Business Zone					
51	*18.22.020 Neighborhood business zone-Development standards*	Table B: Neighborhood Business Zone Development Standards Maximum Impervious Surface: Percentage: 85% -- The impervious surface area for any lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.	Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 18.23 - Community Business Zone					
52	*18.23.040 Zoning Standards*	Table B Maximum impervious surface: Percentage-- 90%	Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
53	*18.23.040 Zoning Standards*	Table B Minimum interior setback: 0 feet for commercial or mixed use development except for interior lot lines adjoining property zoned R-1 to R-6. 5 feet landscaped setback for residential except for interior lot lines adjoining property zoned R-1 to R-6. For all interior lot lines adjoining a property zoned R-1 to R-6 a 15-foot landscaped setback is required.	Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.23.040 Table B, Minimum Interior Setback, to read the following to encourage native vegetation retention: "0 feet for commercial or mixed use development except for interior lot lines adjoining property zoned R-1 to R-6. 5 feet landscaped setback for residential except for interior lot lines adjoining property zoned R-1 to R-6. Native vegetation is encouraged. For all interior lot lines adjoining a property zoned R-1 to R-6 a 15-foot landscaped setback of native vegetation is required."
Chapter 18.24 - Downtown Residential Zone					
54	*18.24.040 Zoning Standards*	Table B. Downtown Residential Development Standards Minimum Street Setback Primary structure – 6 ft. min.; 8 ft. min. average Garage, carport, paved parking – 10 ft. Maximum Street Setback West of 68th Avenue NE, the maximum setback is 10 ft. Minimum Interior Setback 5 ft.; otherwise when adjoining property zoned R-l to R-6 zone then 20 ft. Maximum Impervious Surface Percentage: 90%	Make LID the commonly used approach to site development Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 18.25 - Downtown Commercial Zone					
55	*18.25.040 Zoning Standards*	Table B. Downtown Commercial Development Standards Street Setback Minimum 10 ft. from SR-522, unless otherwise allowed through Chapter 18.52 KMC, Downtown Design Standards; other streets 0 ft. Maximum 10 ft. unless otherwise allowed through Chapter 18.52 KMC, Downtown Design Standards The City may authorize intrusions of structural elements into the public right-of-way, including awnings, columns, bay windows, or others, through the design review, site plan review building permit review, or right-of-way use permit processes, if such intrusions would not impede safe travel by pedestrians, solar access is not significantly diminished, and City liability is limited Minimum Interior Setback: 0 ft; except when property adjoins R-1 to R-12 property, then 20 ft. Maximum Impervious surface percentage: 90%	Make LID the commonly used approach to site development Minimize impervious surface coverage Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 18.25A - Urban Corridor Zone					

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KENMORE CODE AND STANDARDS - OPPORTUNITY ANALYSIS					
Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
56	*18.25A.060 Zoning Standards*	Table C. Urban Corridor Zone Development Standards Minimum Interior Setback: 20 ft. Maximum Impervious Surface Percentage: 90%	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to remove Section 18.25A.060 Table C, footnote 5, to minimize impervious surface coverage
57	*18.25A.070 Additional Development Standards*	A. Where the urban corridor zone abuts a residential zone, the city manager may require additional landscaping pursuant to Chapter 18.35 KMC, blank wall treatments pursuant to Chapter 18.52 KMC, and/or measures to address building mass and bulk pursuant to KMC 18.52.310 and/or 18.52.330 in order to mitigate impacts of new development on neighboring residential areas. d. Vegetation, including required vegetation screening, provided it is designed and of a size that will not obscure the view from the public right-of-way to the lake at the time of planting or upon future growth. In the event of a conflict between required landscaping and view preservation, view preservation shall take precedence over landscaping requirements;	Make LID the commonly used approach to site development Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.25A.070(B)(4)(d) to read the following to retain native vegetation: "d. Vegetation, including required vegetation screening, provided it is designed and of a size that will not obscure the view from the public right-of-way to the lake at the time of planting or upon future growth. Low growing, native vegetation is encouraged. In the event of a conflict between required landscaping and view preservation, view preservation shall take precedence over landscaping requirements;"
Chapter 18.25B - Waterfront Commercial Zone					
58	*18.25B.040 Zoning Standards*	Table B. Waterfront Commercial Development Standards Street Setback: 10ft Minimum Interior Setback: 20ft Maximum impervious surface percentage: 90%	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to remove Section 18.25B.060 Table B, footnote 4, to minimize impervious surface coverage
59	*18.25B.050 Additional development standards*	A. Where the waterfront commercial zone abuts a residential zone, the city manager may require additional landscaping pursuant to Chapter 18.35 KMC, blank wall treatments pursuant to Chapter 18.52 KMC, and/or measures to address building mass and bulk pursuant to KMC 18.52.310 and/or 18.52.330 in order to mitigate impacts of new development on neighboring residential areas.	Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.25B.050(A) to read the following to encourage the retention of native vegetation: "A. Where the waterfront commercial zone abuts a residential zone, the city manager may require additional landscaping pursuant to Chapter 18.35 KMC, blank wall treatments pursuant to Chapter 18.52 KMC, and/or measures to address building mass and bulk pursuant to KMC 18.52.310 and/or 18.52.330 in order to mitigate impacts of new development on neighboring residential areas.Native vegetation is preferred for these screening treatments."
Chapter 18.26 - Regional Business Zone					
60	*18.26.070 Zoning Standards*	Table D. Regional Business Zone Development Standards Street Setback: 10ft Minimum Interior Setback: 20ft Maximum impervious surface percentage: 90%	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to remove Section 18.26.070 Table D, footnote 4, to minimize impervious surface coverage
61	*18.26.080 Additional development standards*	A. Where the regional business zone abuts a residential zone, the city manager may require additional landscaping pursuant to Chapter 18.35 KMC, blank wall treatments pursuant to Chapter 18.52 KMC, and/or measures to address building mass and bulk pursuant to KMC 18.52.310 and/or 18.52.330 in order to mitigate impacts of new development on neighboring residential areas.	Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 18.27 - Public and Semi-Public Zone					
62	*18.27.040 Development Standards*	Table B. Public and Semi-Public Zone Development Standards Minimum Street Setback: 0ft / 10ft / 20ft 0ft if adjacent to downtown commercial or downtown residential, 20ft if adjacent to R-1 through R-6, 10ft in all other cases Minimum Interior Setback: 0ft / 10ft / 20ft 0ft if adjacent to downtown commercial or downtown residential, 20ft if adjacent to R-1 through R-6, 10ft in all other cases Maximum Impervious Surface: 70% / 90% 90% if adjacent to downtown commercial or downtown residential, 70% in all other cases	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.27.040 Table B, footnote 5.b, to read the following to make LID the commonly used approach to site development: "b. Measures to reduce impervious surfaces and to promote low impact development shall be employed unless infeasible, consistent with adopted Kenmore stormwater management standards."
63	*18.27.050 Additional Development Standards*	A. Where the public and semi-public zone abuts a residential zone, the city manager may require a landscaping screen pursuant to Chapter 18.35 KMC in order to screen views of parking lots, accessory buildings, or other features within the public and semi-public zone. Aesthetic safety, security, and maintenance factors shall be considered when considering the type of screen to be employed.	Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.27.050(A) to read the following to encourage the retention of native vegetation: "A. Where the public and semi-public zone abuts a residential zone, the city manager may require a landscaping screen pursuant to Chapter 18.35 KMC in order to screen views of parking lots, accessory buildings, or other features within the public and semi-public zone. Aesthetic safety, security, and maintenance factors shall be considered when considering the type of screen to be employed.Native vegetation is preferred for these screening treatments."
Chapter 18.28 - Parks Zone					

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KENMORE CODE AND STANDARDS - OPPORTUNITY ANALYSIS					
Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
64	*18.28.040 Development Standards*	Table B. Parks Zone Development Standards Minimum Street Setback: 0ft / 10ft / 20ft 0ft if adjacent to downtown commercial or downtown residential, 20ft if adjacent to R-1 through R-6, 10ft in all other cases Minimum Interior Setback: 5ft / 20ft 20ft if adjacent to R-1 through R-6, 5ft in all other cases Maximum Impervious Surface: 5-30% For the purposes of this zone, paved trails are not considered impervious surface; provided that City stormwater and other applicable requirements are met The following maximum impervious surface standards apply based on the size of the park property: 100+ acres: 5% 30-100 acres: 10% <30 acres: 30% Measures to reduce impervious surfaces and to promote low impact development shall be employed where feasible, consistent with adopted stormwater standards	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.28.040 Table B, footnote 5.c, to read the following to make LID the commonly used approach to site development: "b. Measures to reduce impervious surfaces and to promote low impact development shall be employed unless infeasible, consistent with adopted Kenmore stormwater management standards."
65	*18.28.050 Additional Development Standards*	A. Where the parks zone abuts a residential zone, the city manager may require a landscaping screen pursuant to Chapter 18.35 KMC in order to screen views of parking lots, accessory buildings, or other features within the parks zone. Aesthetic, safety, security, and maintenance factors shall be considered when considering the type of screen to be employed.	Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.28.050(A) to read the following to encourage the retention of native vegetation: "A. Where the parks zone abuts a residential zone, the city manager may require a landscaping screen pursuant to Chapter 18.35 KMC in order to screen views of parking lots, accessory buildings, or other features within the parks zone. Aesthetic, safety, security, and maintenance factors shall be considered when considering the type of screen to be employed. Native vegetation is preferred for these screening treatments."
Chapter 18.28A - Golf Course Zone					
66	*18.28A.040 Golf course zone - Development Standards*	Table B. Golf Course Zone Development Standards Minimum Street Setback: 20ft / 30ft 30 feet if adjacent zoning is R-1 to R-6, 20 feet in all other cases Minimum Interior Setback: 10ft / 20ft 20ft if adjacent to R-1 to R-6, 10ft in all other cases Maximum Impervious Surface: 10% a. For the purposes of this zone, paved trails are not considered impervious surface; provided that City stormwater and other applicable requirements are met b. Measures to reduce impervious surfaces and to promote low impact development shall be employed where feasible, consistent with adopted Kenmore stormwater management standards.	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to remove Section 18.28A.040 Table B, footnote 5.a, to minimize impervious surface coverage Staff is proposing to amend Section 18.28A.040 Table B, footnote 5.b (to become footnote 5.a), to read the following to make LID the commonly used approach to site development: "b. Measures to reduce impervious surfaces and to promote low impact development shall be employed unless infeasible, consistent with adopted Kenmore stormwater management standards."
67	*18.28A.050 Golf course zone - Additional Development Standards*	A. Where the golf course zone abuts a residential zone, the city manager may require a landscaping screen pursuant to Chapter 18.35 KMC in order to screen views of parking lots, accessory buildings, or other features within the golf course zone. Aesthetic, safety, security, and maintenance factors shall be considered when considering the type of screen to be employed.	Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.28A.050(A) to read the following to encourage the retention of native vegetation: "A. Where the golf course zone abuts a residential zone, the city manager may require a landscaping screen pursuant to Chapter 18.35 KMC in order to screen views of parking lots, accessory buildings, or other features within the golf course zone. Aesthetic, safety, security, and maintenance factors shall be considered when considering the type of screen to be employed. Native vegetation is preferred for these screening treatments."
Chapter 18.30 - Development Standards - General					
68	*18.30.130 Recreation space - On-site areas*	B. Common recreational open space area designs shall comply with the following requirements: 1. Provide at least 45 square feet per dwelling unit, with a minimum size of 450 square feet; 2. Be adjacent to main pedestrian paths or near building entrances; 3. Be suitable and safe as a play space for children; and 4. Be graded and landscaped to encourage use by occupants of the development, including children. The applicant may provide permanent amenities (seating, picnic tables, play equipment, etc.). If play equipment is proposed, the equipment shall meet, at a minimum, the Consumer Product Safety Standards for equipment, soft surfacing and spacing.	Retain native vegetation Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
69	*18.30.130 Recreation space - On-site areas*	C.2.c. The stormwater facilities shall be landscaped and developed for passive recreation opportunities such as trails, picnic areas and aesthetic viewing; and	Minimize impervious surfaces	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
70	*18.30.230 Setbacks - Projections and structures allowed*	N. Stormwater conveyance and control facilities, both above and below ground, provided such projections are: 1. Consistent with setback, easement and access requirements specified in the Surface Water Design Manual; or 2. In the absence of said specifications, not within five feet of the property line;	Make LID the commonly used approach to site development Minimize stormwater runoff	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.30.230(N)(2) to read the following to minimize stormwater runoff: "2. In the absence of said specifications, not within five feet of a rear or interior lot line;"
Chapter 18.35 - Development Standards - Landscaping					

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KENMORE CODE AND STANDARDS - OPPORTUNITY ANALYSIS					
Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
71	*18.35.040 Landscaping - Screen types and description*	A. Type I Landscaping Screen. 1. Type I landscaping is a “full screen” that functions as a visual barrier. 2. Type I landscaping shall minimally consist of: a. A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscape strip and spaced to form a continuous screen; b. Between 70 and 90 percent evergreen trees; c. Trees provided at the rate of one per 10 linear feet of landscape strip and spaced no more than 30 feet apart on center; d. Evergreen shrubs provided at the rate of one per four linear feet of landscape strip and spaced no more than eight feet apart on center; and e. Ground cover pursuant to KMC 18.35.090;	Make LID the commonly used approach to site development Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.35.040(A) to add the following Section 3 to encourage the retention of native vegetation: "3. Landscape-based stormwater management facilities are permitted within Type I Landscaping Screen areas provided that the screening objectives in KMC 18.35.040.A.1 and KMC 18.35.040.A.2 are achieved."
72	*18.35.040 Landscaping - Screen types and description*	B. Type II Landscaping Screen. 1. Type II landscaping is a “filtered screen” that functions as a visual separator. 2. Type II landscaping shall minimally consist of: a. A mix of evergreen and deciduous trees and shrubs generally interspersed throughout the landscape strip spaced to create a filtered screen; b. At least 50 percent deciduous trees and at least 30 percent evergreen trees; c. Trees provided at the rate of one per 20 linear feet of landscape strip and spaced no more than 30 feet apart on center; d. Shrubs provided at the rate of one per four linear feet of landscape strip and spaced no more than eight feet apart on center; and e. Ground cover pursuant to KMC 18.35.090;	Make LID the commonly used approach to site development Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.35.040(B) to add the following Section 3 to encourage the retention of native vegetation: "3. Landscape-based stormwater management facilities are permitted within Type II Landscaping Screen areas provided that the screening objectives in KMC 18.35.040.B.1 and KMC 18.35.040.B.2 are achieved."
73	*18.35.040 Landscaping - Screen types and description*	C. Type III Landscaping Screen. 1. Type III landscaping is a “see-through screen” that functions as a partial visual separator to soften the appearance of parking areas and building elevations. 2. Type III landscaping shall minimally consist of: a. A mix of evergreen and deciduous trees generally interspersed throughout the landscape strip and spaced to create a continuous canopy; b. At least 70 percent deciduous trees; c. Trees provided at the rate of one per 25 linear feet of landscape strip and spaced no more than 30 feet apart on center; d. Shrubs provided at the rate of one per four linear feet of landscape strip and spaced no more than eight feet apart on center; and e. Ground cover pursuant to KMC 18.35.090. [Ord. 11-0329 § 3 (Exh. 1).]	Make LID the commonly used approach to site development Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.35.040(C) to add the following Section 3 to encourage the retention of native vegetation: "3. Landscape-based stormwater management facilities are permitted within Type III Landscaping Screen areas provided that the screening objectives in KMC 18.35.040.B.1 and KMC 18.35.040.B.2 are achieved."
74	*18.35.050 Landscaping - Street trees for single-family subdivisions*	For single-family subdivisions: A. Trees shall be planted at the rate of one tree for every 40 feet of frontage along a neighborhood collector street or arterial street; B. The trees shall be: 1. Located within the street right-of-way if permitted by the City; 2. No more than 20 feet from the street right-of-way line if located within a lot; 3. Maintained by the adjacent landowner unless part of a City maintenance program; and 4. A species approved by the City if located within the street right-of-way and compatible with overhead utility lines; C. The trees may be spaced at irregular intervals to accommodate sight distance requirements for driveways and intersections.	Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Sectionj 18.35.050(A) to read the following to encourage the retention of native vegetation: "A. Trees shall be planted at the rate of one tree for every 40 feet of frontage along a neighborhood collector street or arterial street. Native vegetation cultivars are preferred;"

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KENMORE CODE AND STANDARDS - OPPORTUNITY ANALYSIS					
Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
75	*18.35.070 - Landscaping - Surface parking areas*	D. Landscaping around the perimeter of a site that is in addition to the perimeter landscaping required by KMC 18.35.045 may count toward 10 percent of the required surface parking area landscaping in all zones except the DC and DR zones, or RB-zoned properties that are not subject to P-suffix condition NS-P4, and which lie north of NE 175th Street (see subsection F of this section), if it is adjacent to the parking area; E. Parking area landscaping shall consist of: 1. Canopy-type deciduous trees, evergreen trees, evergreen shrubs and ground covers planted in islands or strips; 2. Shrubs that do not exceed a maintained height of 42 inches; 3. Plantings contained in planting islands or strips having an area of at least 100 square feet and with a narrow dimension of no less than five feet; 4. Ground cover in accordance with KMC 18.35.090; and 5. At least 70 percent of trees are deciduous	Make LID the commonly used approach to site development Minimize impervious surface coverage Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.35.070(E)(1) to read the following to encourage the retention of native vegetation: 1. Canopy-type deciduous trees, evergreen trees, evergreen shrubs and ground covers planted in islands or strips. Native vegetation cultivars are preferred;" Staff is proposing to add new Section 18.35.070(E)(2) to read the following to make LID the commonly used approach to site development: "2. Internal parking lot landscaping shall be configured as landscape-based stormwater management feature unless infeasible." Staff is proposing to amend Section 18.35(E)(3) (to become (E)(4)) to read the following to reduce impervious surface coverage: "4. Plantings contained in planting islands or strips having an area of at least 100 square feet and with a minimum dimension of not less than five feet;"
76	*18.35.080 Landscaping - General standards for all landscape areas*	All new landscape areas proposed for a development shall be subject to the following provisions: [...]	Make LID the commonly used approach to site development Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to add new section 18.35.080(G) to read the following to make LID the commonly used approach to site development: "G. Landscape areas proposed as stormwater management facilities shall be designed in accordance with the Kenmore Stormwater Management standards."
77	*18.35.100 Landscaping - Alternative options*	The following alternative landscape options may be allowed, subject to City approval, only if they accomplish equal or better levels of screening, or when existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities would render application of this chapter ineffective or result in scenic view obstruction: [..]	Make LID the commonly used approach to site development Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 18.40 - Development Standards - Parking and Circulation					
78	*18.40.010 Purpose*	The purpose of this chapter is to provide adequate parking for all uses allowed in this title; to reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles; and to increase pedestrian mobility in urban areas by: A. Setting minimum off-street parking standards for different land uses that assure safe, convenient and adequately sized parking facilities within activity centers; B. Providing incentives to rideshare through preferred parking arrangements; C. Providing for parking and storage of bicycles; D. Providing safe, direct pedestrian access from public rights-of-way to structures and between developments; and E. Requiring uses which attract large numbers of employees or customers to provide transit stops.	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to add new section 18.40.010(D) to read the following to minimize impervious surface coverage: "D. Requiring the use of permeable surfacing unless infeasible;"
79	*18.40.030 Computation of required off-street parking spaces*	D. Where other provisions of this code stipulate maximum parking allowed or reduced minimum parking requirements, those provisions shall apply.	Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to add new Section 18.40.030(G) to read the following to minimize impervious surface coverage: "G. Exceedance of Minimum Parking – Zones Other than Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE. Provision of parking shall not exceed 30 percent more than the minimum parking requirements unless the excess parking spaces are included in a structured parking garage, or under building and screened from the street frontage, unless the additional parking is associated with a phased, mixed use development and is interim in nature."
80	*18.40.030 Computation of required off-street parking spaces*	G. Tree Retention – DC and DR Zones. Where an applicant proposes retention of trees in accordance with KMC 18.35.100(G) in the DC and DR zones, the city manager may reduce parking requirements by one parking space for every two significant trees that are saved in excess of the significant tree ordinance requirements.	Make LID the commonly used approach to site development Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed

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KENMORE CODE AND STANDARDS - OPPORTUNITY ANALYSIS					
Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
81	*18.40.040 Shared parking requirements*	C. The amount of the reduction shall not exceed 10 percent for each use, unless: 1. The normal hours of operation for each use are separated by at least one hour; or 2. A parking demand study is prepared by a professional traffic engineer and submitted by the applicant documenting that the hours of actual parking demand for the proposed uses will not conflict and those uses will be served by adequate parking if shared parking reductions are authorized; 3. The use is a mixed use development pursuant to KMC 18.50.120, in which case a 25 percent reduction may be granted; 4. The city manager will determine the amount of reduction subject to subsection D of this section;	Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
82	*18.40.100 Pedestrian and bicycle circulation and access*	D. Pedestrian and bicycle access and walkways shall meet the following minimum design standards: 1. Access and walkways shall be well lit and physically separated from driveways and parking spaces by landscaping, berms, barriers, grade separation or other means to protect pedestrians from vehicular traffic; 2. Access and walkways shall be a minimum of 48 inches of unobstructed width and meet the surfacing standards of the City street standards for walkways or sidewalks; 3. The minimum standard for walkways required to be accessible for persons with disabilities shall be designed and constructed to comply with the current State Building Code regulations for barrier-free accessibility; 4. A crosswalk shall be required when a walkway crosses a driveway or a paved area accessible to vehicles.	Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
83	*18.40.110 Off-street parking plan design standards*	B. The minimum parking space and aisle dimensions for the most common parking angles are shown on the table in this subsection. For parking angles other than those shown on the chart, the minimum parking space and aisle dimensions shall be determined by the city manager. Regardless of the parking angle, one-way aisles shall be at least 10 feet wide, and two-way aisles shall be at least 20 feet wide. If dead-end aisles are used in the parking layout, they shall be constructed as two-way aisles. Parking plans for angle parking shall use space widths no less than eight feet, six inches for a standard parking space design and eight feet for a compact car parking space design.	Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
84	*18.40.110 Off-street parking plan design standards*	I. All vehicle parking and storage must be in a garage, carport or on an approved hard surface. Any impervious surface used for vehicle parking or storage must have direct and unobstructed driveway access.	Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
85	*18.40.130 Compact car allowance requirements*	In any development containing more than 20 parking spaces, up to 50 percent of the total number of spaces may be sized to accommodate compact cars, subject to the following: A. Each space shall be clearly identified as a compact car space by painting the word "COMPACT" in capital letters, a minimum of eight inches high, on the pavement at the base of the parking space and centered between the striping; B. Aisle widths shall conform to the standards set for standard size cars; and C. Apartment developments with less than 20 parking spaces may designate up to 40 percent of the required parking spaces as compact spaces.	Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 18.45 - Development Standards - Adequacy of Public Facilities and Services					
86	*18.45.050 Surface water management*	All new development shall be served by an adequate surface water management system as follows: A. The proposed system is adequate if the development proposal site is served by a surface water management system approved by the department as being consistent with the design, operating and procedural requirements of the Surface Water Design Manual and KMC Title 13; B. For a subdivision, short subdivision, zone reclassification, site plan review or master plan, the phased installation of required surface water management improvements shall be stated in the conditions of project approval. Such phasing may require that a bond or similar security be deposited with the City; and C. An adjustment from the requirements of the Surface Water Design Manual and KMC Title 13 shall be reviewed as set forth in KMC 13.35.050 and does not require a variance from this title unless relief is requested from a building height, setback, landscaping or other development standard set forth in this title.	Make LID the commonly used approach to site development	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 18.50 - Development Standards - Design Requirements for Specific Uses					
87	*18.50.150 Mobile home parks - Standards for new parks*	D. A mobile home park shall be exempt from impervious surface limits set forth in the zoning standards;	Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.50.150(D) to read the following to minimize impervious surface coverage: "D. A mobile home park shall <u>not exceed 90% impervious surface coverage;</u>"
Chapter 18.52 - Downtown Design Standards					

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Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
88	*18.52.010 Purpose and intent*	The Kenmore downtown design standards are intended to implement the City's comprehensive plan and vision for the creation of "...a community with an attractive, vital, pedestrian-oriented City center offering commercial, civic, cultural and park spaces, integrated with higher density housing..." and "...a community with clear design standards creating attractive functional, and enduring buildings and places...." The purpose of the downtown design standards is to create a pedestrian-oriented downtown by identifying appropriate site and development standards for new development. The Kenmore design standards are structured in the following manner	Make LID the commonly used approach to site development	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to amend Section 18.52.010 to read the following to make LID the commonly used approach to site development: "The Kenmore downtown design standards are intended to implement the City's comprehensive plan and vision for the creation of "...a community with an attractive, vital, pedestrian-oriented City center offering commercial, civic, cultural and park spaces, integrated with higher density housing..." and "...a community with clear design standards creating attractive, functional, and enduring buildings and places...." The purpose of the downtown design standards is to create a pedestrian-oriented downtown by identifying appropriate site and development standards,<u>including green infrastructure</u>, for new development. The Kenmore design standards are structured in the following manner."
89	*18.52.050 Recommended guiding principles - General*	M. Integrate and manage downtown development to support sound ecological principles by responding to natural landforms, providing stormwater management, improving water quality, and retaining and adding green spaces.	Make LID the commonly used approach to site development Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
90	*18.52.070 Applicability*	C. The components of the design standards shall apply as follows: (X = design component required under the specific standard)	Make LID the commonly used approach to site development	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
91	*18.52.100 Pedestrian walkways*	B.4.a. Special Paving. Scored concrete, stained/colored concrete, concrete pavers, paving inlays, mosaics, or other special paving material. Not all portions of the pedestrian walkway are required to be paved; however, a minimum of 60 percent of the pedestrian walkway shall provide an all-weather walking surface;	Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
92	*18.52.120 Public spaces and plazas*	B.2.a. Special Paving. Scored concrete, stained/colored concrete, concrete pavers, paving inlays, mosaics, or other special paving material.	Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
93	*18.52.160 Building setbacks (for residential/primarily residential uses)*	B.3. Palette of Front Yard Transition Elements. Use two or more of the following elements to provide front yard transitions and create usable front yard space: a. Steps; b. Low fences; c. Trellises; d. Site furnishings; e. Low hedges, trees, and landscaped borders; f. Patios if a low fence or trellis is included for added privacy.	Make LID the commonly used approach to site development	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to add new Section 18.52.160(B)(3)(f) to read the following to make LID the commonly used approach to site development: "<u>f. Raingardens or bioretention facilities;</u>"

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KENMORE CODE AND STANDARDS - OPPORTUNITY ANALYSIS					
Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
94	*18.52.180 Parking lot screening*	B.2. Screening Techniques. Year-round perimeter screening shall provide a visually impervious screen utilizing one or more of the following screening techniques: a. Screen Walls. Low walls, opaque hedge walls, etc., shall be a minimum of three feet in height and maximum of four feet in height. Where screen walls are used, the 10-foot-wide planting strip requirement may be reduced by two feet. b. Screen Wall Transparency. For screen walls taller than four feet in height, all elements above four feet shall be made of semitransparent materials, i.e., lattice walls, trellises, etc. Those portions of the screen wall taller than four feet in height shall be a minimum of 85 percent transparency (i.e., see-through railing, trellis, or similar treatment). c. Evergreen Shrubs. Shrubs shall be maintained at a maximum four feet in height from the sidewalk to maintain visibility into the site for security/safety purposes. At planting, shrubs shall be a minimum two-gallon pot size or balled and burlapped equivalent. d. Trees. A mixture of evergreen and deciduous trees and shrubs. At planting, deciduous trees shall be a minimum three-inch caliper. Evergreen trees shall be a minimum of six-foot height to the uppermost branching point at planting. e. Wood Fences. If a wood fence is used, the fence shall have decorative detailing at the top (i.e., trellis materials) and an eight-foot-wide planting strip. The requirements of subsection (B)(2)(b) of this section are also applicable.	Make LID the commonly used approach to site development	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to add new Section 18.52.180(B)(2)(f) to read the following to make LID the commonly used approach to site development: "f. Bioretention landscaping. Bioretention landscaping may be used within the perimeter screen in conjunction with one or more of the options in subsections (B)(2)(a) thorough (e)."
95	*18.52.200 Outdoor service and storage areas*	B.3. Screening Techniques. Service area screening shall be 100 percent sight-obscuring, year-round, utilizing one or more of the following screening techniques: a. Fences and Walls. Fencing and wall materials shall be integrated and compatible with the design of the building (i.e., use the building's materials on fence columns); b. Adjacent to Pedestrian Walkways. Where an outdoor storage area is adjacent to a pedestrian walkway, fences installed for screening may be used only in combination with either landscaping, vines, trellis, or similar landscaping screening technique; c. Evergreen Hedges and Shrubs. Landscaping shall meet the City's landscaping requirements for Type I landscaping; d. Trees. A mixture of evergreen and deciduous trees. Landscaping shall meet the City's landscaping requirements for Type I landscaping.	Make LID the commonly used approach to site development	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Staff is proposing to add new Section 18.52.200(B)(3)(f) to read the following to make LID the commonly used approach to site development: "f. Bioretention landscaping. Bioretention landscaping may be used within the perimeter screen in conjunction with one or more of the options in subsections (B)(3)(a) thorough (d)."
Chapter 18.55 - Critical Areas					
96	*18.55.320 Performance standards - General requirements*	F.4. Averaged or Reduced Buffer Widths. Buffer widths may be averaged or reduced if an applicant receives approval as provided in this section. An applicant may request either (1) buffer averaging, or (2) buffer reduction with enhancement. A combination of these two buffer modification approaches shall not be used. a. Wetland Buffer Width Averaging. The city manager may allow averaging of the wetland buffer width in accordance with an approved critical areas report and the best available science on a case-by-case basis. Averaging of buffer widths may only be allowed where a qualified professional biologist demonstrates that: (1) Additional protection to the wetland will be provided through implementation of a buffer enhancement plan; (2) It will not reduce wetland functions or values; (3) The wetland contains variations in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places; (4) The total area contained in the buffer after averaging is no less than that which would be contained within the standard buffer; and (5) For Class 1 and 2 wetlands, the buffer width shall not be reduced by more than 20 percent in any one place. For Class 3 wetlands, the buffer width shall not be reduced to less than 50 feet in any one place.	Retain native vegetation	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
Chapter 18.80 - Residential Density Incentives					
97	*18.80.040 Public benefits and density incentives*	A. The public benefits eligible to earn increased densities, and the maximum incentive to be earned by each benefit, are in subsection E of this section. The density incentive is expressed as additional bonus dwelling units, or fractions of dwelling units, earned per amount of public benefit provided. B. Bonus dwelling units may be earned through any combination of the listed public benefits. C. Bonus dwelling units may also be earned and transferred to the project site through the transfer of density credit (TDC) process by providing any of the open space, park site public benefits set forth in subsection (E)(2) of this section on sites other than that of the RDI development. D. Residential development in R-4 through R-24 and downtown residential zones with property-specific development standards requiring any public benefit enumerated in this chapter shall be eligible to earn bonus dwelling units in accordance with subsection E of this section if the public benefits provided exceed the basic development standards of this title. If a development is located in a special overlay district, bonus units may be earned if the development provides public benefits exceeding corresponding standards of the special district. E. The following are the public benefits eligible to earn density incentives through RDI review: [Table]	Make LID the commonly used approach to site development Minimize impervious surface coverage Retain native vegetation	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	This will be addressed through the Affordable Housing Initiative.
Surface Water Design Manual					

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Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
98		City currently uses the 2009 King County Surface Water Design Manual.	Make LID the commonly used approach to site development Minimize impervious surface coverage Retain native vegetation	Existing manual does not meet equivalency with Ecology's 2012 Stormwater Management Manual for Western Washington.	Staff is proposing to adopt the 2016 King County Surface Water Design Manual.
City of Kenmore 2016 Road Standards					
99	*1.01 Definitions, Acronyms, and Abbreviations*	N/A - consider adding a definition for "Drainage Facilities"	Make LID the commonly used approach to site development	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Drainage Facilities are defined as "the system that collects, conveys, and stores surface and stormwater runoff. Drainage facilities shall include but not be limited to all surface and stormwater conveyance and containment facilities including streams, pipelines, channels, ditches, swamps, lakes, wetlands, closed depressions, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities and other drainage structures and appurtenances, both natural and artificial" in the Municipal Code.
100	*1.01 Definitions, Acronyms, and Abbreviations*	N/A - consider adding a definition for "Low Impact Development (LID)"	Make LID the commonly used approach to site development	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	The definition consistent with the Permit is as follows: ""Low Impact Development (LID)" means a stormwater management and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into project design.
101	*3.03 Alternative Road Designs*	The City of Kenmore seeks to promote and encourage the design of roads using the best available sciences and practices. These Standards are intended as general guidelines meant to be applied to a wide range of project types. Where specific projects can be better served by alternative road design elements such as shared spaces, living streets (Woonerf concept), cycle tracks, green alleys, parklets, and curb extensions, the applicant and City staff shall coordinate the alternative design elements and promote the use of such design in a manner that adequately address the safety concern of the City. Some basic guidelines for alternative design types have been provided in Section 6, but do not provide all of the details needed for full construction and implementation of such designs; the project engineer must provide a unique design for such roadway types. Generally, alternative roadway designs shall be privately maintained unless otherwise approved by the City Manager.	Make LID the commonly used approach to site development	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
102	*5.01 General*	F. The use of alternative or pervious pavement materials is permitted, and generally encouraged, on private driveways, private roadways, and offstreet parking areas.	Make LID the commonly used approach to site development Minimize impervious surface coverage	Regulatory language is sufficient to satisfy Special Condition S5.C.4.f	None proposed
103	*5.01 General*	I. The City may require additional connections for bicycles and pedestrians as directed by the City Manager as noted in Section 2.03.	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Consider adding language that encourages the use of pervious surfacing for bicycle and pedestrian connection routes
104	*5.04 Driveways*	C.9. The City and franchised utilities are not obligated to replace alternative surfacing material within the public rightof-way with a like material and may, at the City Manager's discretion, replace existing driveways with standard asphalt or concrete within the rightof-way.	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Consider revising this policy to require that alternative surfacing materials are replaced in-kind after any disturbance resulting from development or maintenance activities Discuss with City - regarding the replacement of alternative surfacing materials

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Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
105	*6.01 Reconstruction*	C.9. The City and franchised utilities are not obligated to replace alternative surfacing material within the public rightof-way with a like material and may, at the City Manager's discretion, replace existing driveways with standard asphalt or concrete within the rightof-way.	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Consider revising this policy to require that alternative surfacing materials are replaced in-kind after any disturbance resulting from development or maintenance activities Discuss with City - regarding the replacement of alternative surfacing materials
106	*6.04 Typical Sections for Residential Access Roads*	Table 6.1: Residential Access Roads	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Consider establishing maximum pavement widths to reduce the impervious surface coverage of roadways Consider allowing alternative curb designs to better facilitate stormwater runoff into LID facilities, where applicable
107	*6.05 Typical Sections for Commercial Access Roads*	B. Vertical curbing is required on the both sides of all roadway types.	Make LID the commonly used approach to site development	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Consider allowing alternative curb designs to better facilitate stormwater runoff into LID facilities, where applicable
108	*6.05 Typical Sections for Commercial Access Roads*	Table 6.2: Commercial Access Roads	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Consider establishing maximum pavement widths to reduce the impervious surface coverage of roadways Consider allowing alternative curb designs to better facilitate stormwater runoff into LID facilities, where applicable
109	*6.10 Street Ends*	B. Permanent Cul-de-sac Bulbs: A cul-de-sac bulb is the required turn-around type for any public roadway and shall be constructed as follows: 1. Minimum right-of-way diameter across bulb section: 100 feet in a permanent cul-de-sac; rightof-way may be reduced, provided utilities and necessary drainage are accommodated on permanent easements within the development. 2. Minimum diameter of surfacing or pavement across bulb: 80 feet of paving.	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Consider reducing the minimum right-of-way diameter and minimum surfacing requirements for cul-de sacs Consider the implementation of landscaped islands in the center of cul-de-sacs to reduce impervious surface coverage and provide stormwater flow control and treatment
110	*8.02 Curb & Gutters*	A. Vertical curb and gutter shall be used on all new or widened public roads.	Make LID the commonly used approach to site development	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Consider allowing alternative curb designs to better facilitate stormwater runoff into LID facilities, where applicable
111	*8.08 Bikeways*	Every effort shall be made to include safe bikeways on all new roadways and reconstruction projects, unless bicyclists are prohibited by law from using the roadway. Design considerations for bikeways shall be assessed on a case by case basis, but shall generally comply with the following standards: A. At a minimum, projects shall include the bicycle facilities identified in the City Transportation Element of the Comprehensive Plan and as shown in Appendix A, unless otherwise approved by the City Manager B. The planning and design of bikeways in any category shall be in accordance with the WSDOT Design Manual and the AASHTO Guide for the Development of Bicycle Facilities, current edition. C. Bike lanes, where required, shall be a minimum of 5 feet in width unless otherwise approved by the City Manager. D. Pavement markings shall be used on bike lanes and paths according to MUTCD and AASHTO Guide for the Development of Bicycle Facilities, current edition. E. The design of all signalized intersections shall address bicycle usage.	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing language could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Consider encouraging the use of pervious surfacing for bikeways
112	*Appendix A - Typical Arterial Road Sections*	Figures 1-13	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing sections could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Consider incorporating LID BMPs into the section drawings to encourage their use where feasible

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KENMORE CODE AND STANDARDS - OPPORTUNITY ANALYSIS					
Number	**Regulation or Standard Reference**	**Regulation or Standard Language**	**NPDES Permit LID Principle**	**Opportunity Analysis**	**Proposed Changes to Support NPDES Permit**
113	*Appendix B- Select Detail Drawings*	Figures 8.001-8.003	Make LID the commonly used approach to site development Minimize impervious surface coverage	Existing sections could be strengthened to support the Permit. Minor changes or amendments could be appropriate to satisfy Special Condition S5.C.4.f.	Consider incorporating LID BMPs into the section drawings to encourage their use where feasible

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