

CITY OF OCEAN SHORES, WASHINGTON

ORDINANCE NO. 1085

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OCEAN SHORES, WASHINGTON, AMENDING SECTION 17.16. AND 17.50 OF THE OCEAN SHORES MUNICIPAL CODE (OSMC) PERTAINING TO DESIGN STANDARDS AND GUIDELINES.

WHEREAS, design standards and guidelines are critical tools in guiding private development in a way that realizes community goals and objectives; and

WHEREAS, design standards and guidelines afford developers clear and concise goals, adding consistency and predictability to the permit review process; and

WHEREAS, design standards and guidelines cultivate community identity, fashion an image for the community, and coordinate visual aesthetics; and

WHEREAS, design standards and guidelines promote beneficial economic development and vitality;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OCEAN SHORES, GRAYS HARBOR COUNTY, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1: Adopts the Findings as set forth above.

Section 2: Section 17.16.070 Ocean Shores Municipal Code (OSMC) is amended as follows:

17.16.070

Uses and regulations for manufactured homes are as follows:

- A. The manufactured home shall be a new manufactured home.
- B. The manufactured home shall be set upon a permanent raised foundation with crawl space as required by WAC 296-1501-0310 (n), as specified by the manufacturer, and the space from the bottom of the home to the ground must be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative.

Section 3: Section 17.50.210 Ocean Shores Municipal Code (OSMC) is amended as follows:

17.50.210 Architectural features.

A. ~~No dwelling structure shall occupy more than forty percent of total lot area.~~
No building or combination of buildings shall occupy more than forty percent of total lot area including non-permitted structures.

B. All lots shall be seven thousand two hundred square feet minimum except lots as platted on date of adoption of the ordinance codified in this chapter.

C. Provisions for off-street parking in all use districts shall be mandatory.

D. 17.50.210 (D) shall not apply to dwellings described under 17.04.160 (Dwelling, multiple), 17.04.170 (Dwelling, two-family) and to row houses and other common wall residential developments where the underlying land is subdivided to allow ownership of the individual lot and home. In addition, no dwelling shall be permitted on any lot wherein the main floor area of the main structure, exclusive of open porches and garages, shall be less than the minimum floor space shown in the following schedule:

| Division Number | Minimum in Square Feet |
|---------------------------------------|--|
| 1, 2, 3, 4, 5, 5A, 6, 7, 8, 9 | 650 |
| 10, 11 | 800 |
| 12 | 650—excluding trailers and mobile homes. |
| 14, 15, 16, 17, 21 | 800—on waterfront lots. |
| | 650—all other lots. |
| 17A, 18, 19, 19A, 20, 22, 23, 24, 24A | 1,000—on waterfront lots. |
| | 800—all other lots. |

E. A more than one-story dwelling shall have a minimum main floor area of the main structure, exclusive of open porches and garages, as shown in the above schedule and in addition shall have at least a combined total floor area, exclusive of open porches and garages, of one thousand square feet.

- F. Chimneys, cornices, canopies and eaves or similar architectural features and fire escapes, outside stairways, and decks may project into any required yard only to the extent permitted by the building code.
- G. Eaves and gable ends must be a minimum of twelve inches. An eave is the distance between the structure side wall to the fascia, not including the gutter. This is applicable to re-roofing or additions to existing structures unless the existing structure already has gables under twelve inches, in which case, the addition should match the existing architecture. Sheds, gazebos and greenhouses are exempt from this requirement.
- H. Roofing materials shall be wood shingle or shake, composition, asphalt laminate, clay, or architectural metal.
 - 1. Membrane roofs comprised of torch down, polyvinyl chloride or hot tar as a primary roofing material in residential buildings are permitted provided the exposed façade is screened from street-level view.
 - 2. Exposed fastener corrugated metal or corrugated fiberglass roofing is not permitted.
- I. Architectural elevations must meet the following:
 - 1. The same architectural elevation shall be separated by a minimum of two other homes. Reversing/mirroring home does not change the architectural elevation.
 - 2. An articulation is an architectural element such as a one-story porch or bay window. One such element shall be used on sides of the building that face toward a public street, shared access easement, or common green. The articulation shall be offset a minimum of 12". A garage setback does not count as an articulation.
 - 3. Both attached and detached garages must be in keeping with the home's architectural design and finishes.
- J. Exterior finishes must meet the following:
 - 1. Wood, or wood-style, insulated lap, or other nonmetallic-appearing siding is required on primary structures, outbuildings, and accessory structures; and
 - a. The exterior of the home must be finished with a minimum of two types of materials or variation in reveals. Window and door trim count as a second reveal; architectural metal siding is allowed as an accent only and not the primary siding material.
 - b. Exposed fastener metal siding is prohibited on residential buildings.

- c. Exposed ends of stone and masonry façades must be finished with trim or end caps.
- d. All garage sides that are visible from streets or shared access easements shall provide architectural details and trim consistent with the design of the home.
- e. Attached garages or attached carports which provide a third bay or more of covered or enclosed space must be offset a minimum of 2 feet from the first two covered or enclosed spaces.

K. Porches, decks, and patios must meet the following requirements:

- 1. Architecture of the primary pedestrian landing must include a covered area of at least 30 square feet. Eave overhang alone does not constitute cover.
- 2. Steps used to access front porches or stoops must be coordinated to the primary structure through the use of coordinating materials or architectural elements.

L. All exterior stairs must have closed-face risers.

M. Unpermitted accessory structures are limited to three per house. No building or combination of buildings permitted or otherwise shall exceed 40% of the lot area as specified per code 17.50.210.

N. All mechanical equipment, including public utilities, must be screened so as not to be visible from the street, shared access easement, and common green spaces. Screening can be accomplished by fencing, architectural screening, or evergreen landscape material. Equipment to be screened includes, but is not limited to, heating and air conditioning units, venting associated with commercial grade cooking facilities, and any mechanical equipment associated with pools or hot tubs, propane tanks and sewer vent pipes. Meters requiring routine visual access do not need to be screened.

O. Homes must meet the following lighting requirements:

- 1. All front entry ways shall have an exterior light.
- 2. In multi-family housing projects exterior lighting must be installed with a timer or sensors so that it operates automatically regardless of occupancy.
- 3. Light that trespasses beyond the lot boundary and illuminates neighboring windows is not permitted.

P. No portable storage tents, temporary canopies or other similar structures may be located within the front yard; provided however that portable canopies or tent structures may be used during events or yard sales but must be removed within seventy-two hours of the sale or other event.

Section 4: This Ordinance shall take effect thirty (30) days after the date of publication.

THIS ORDINANCE PASSED AND ADOPTED by the City Council of the City of Ocean Shores, Washington, at a regular, open public meeting on this 13th day of June, 2022.

SIGNED:

ATTEST:

Jon B. Martin, Mayor

Sara D. Logan, City Clerk

APPROVED AS TO FORM:



Brent F. Dille, City Attorney