

Definitions and Amendments in Other CMC Sections

18.10.050 Interpretation – General.

- (1) In case of inconsistency or conflict, regulations, conditions or procedural requirements that are specific to an individual land use shall supersede regulations, conditions or procedural requirements of general application.
- (2) A land use includes the necessary structures to support the use unless specifically prohibited or the context clearly indicates otherwise.
- (3) In case of any ambiguity, difference of meaning, or implication between the text and any heading, caption, or illustration, the text and the permitted use tables in Chapter [18.25](#) CMC shall control, except for uses within the downtown zoning area, where CMC [18.31.080](#) shall control and uses within Shoreline jurisdiction, where CMC [16.05.030](#) shall control. All applicable requirements shall govern a use whether or not they are cross-referenced in a text section or land use table.
- (4) Unless the context clearly indicates otherwise, words in the present tense shall include past and future tense, and words in the singular shall include the plural, or vice versa. Except for words and terms defined in this title, all words and terms used in this title shall have their customary meanings. (Ord. 10-10 § 3 (Exh. C); Ord. 42-02 § 2 (21A.02.060))

18.20.053 AKART.

“AKART” means all known, available, and reasonable methods of prevention, control and treatment. AKART represents the most current methodology that can be reasonably required for preventing, controlling, or abating the pollutants associated with a discharge. The concept of AKART applies to both point and nonpoint sources of pollution.

18.02.097 Berm.

“Berm” means a linear mound or series of mounds of sand and/or gravel generally paralleling the water at or landward of the line of ordinary high tide. Also, a linear mound used to screen an adjacent site, activity, or operation, such as a parking lot, from transmitting excess noise and glare. ~~means a mound or raised area used for the purpose of screening a site or operation.~~

18.20.195 Clearing.

“Clearing” means the limbing, pruning, trimming, tipping, cutting, or removal of vegetation or other organic plant matter by physical, mechanical, chemical or other means. This includes, but is not limited to, root removal and/or topsoil removal.

18.20.495 Floodplain.

“Floodplain” means the total area subject to inundation by the base flood. Synonymous with 100-year floodplain. The land area susceptible to being inundated by stream derived waters with a 1 percent chance of being equaled or exceeded in any given year. The limits of this area are based on flood regulation ordinance maps or a reasonable method that meets the objectives of the SMA (WAC 173-22-030(2)).

18.20.565 Grading.

The physical manipulation of the earth's surface and/or drainage pattern in preparation for an intended use or activity. “Grading” means any excavation, filling, removing the duff layer or any combination thereof.

18.20.638 In-stream structure.

“In-stream structure” means anything placed or constructed by humans within a stream or river waterward of below the ordinary high water mark that either causes or has the potential to cause water impoundment or the diversion, obstruction, or modification of water flow line, including, but not limited to, weirs, culverts, fill and natural materials and excluding dikes, levees, revetments and other bank stabilization facilities.

18.20.1349 Utilities, major or Utility facility, major

“Utilities, major” or Utility facility, major” means utilities consisting of trunk lines or mains that serve neighborhoods, areas and cities. Examples include solid waste handling and disposal sites, water transmission lines, water storage facilities, sewage treatment facilities and mains, power generating or transmission facilities, gas storage and transmission facilities and stormwater mains and regional facilities. “Utility facility, major” means large scale facilities that serve a regional need, have major above-ground visual impacts and/or result in noise, odors, or other activities that are incompatible with residential and other less intensive uses. Such facilities may include sewage treatment plants, transfer stations, electrical substations, high voltage transmission lines, regional water storage tanks and reservoirs, storage yards and regional sewer collectors and interceptors. This definition does not include wireless communication facilities.

18.20.1350 “Utilities, minor” or Utility facility, minor

“Utilities, minor” or Utility facility, minor” means utilities consisting of small-scale distribution and collection facilities connected directly to development within the shoreline area. Examples include local power, telephone, cable, gas, water, sewer and stormwater service lines. “Utility facility, minor” means a small scale facility serving primarily local distribution needs within the City, including underground power lines, water distribution lines, sewer lift stations, and storm water conveyance pipes, fiber optic cable, pump stations and hydrants, switching boxes, and other structures normally found in a street right-of-way to serve adjacent properties.