

**ORDINANCE NO. 04-12**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON AMENDING CHAPTERS 18.20 TECHNICAL TERMS AND LAND USE DEFINITIONS; 18.31 DOWNTOWN DEVELOPMENT AND DESIGN STANDARDS; 18.40 DEVELOPMENT STANDARDS-LANDSCAPING AND 18.55 SIGNS OF THE COVINGTON MUNICIPAL CODE ASSOCIATED WITH MINOR CORRECTIONS TO THE DOWNTOWN ZONING PROVISIONS.**

WHEREAS, the City Council adopted Covington Municipal Code (“CMC”) Chapter 18.31 on October 1, 2010 (Ordinance 10-10); and

WHEREAS, the City Council recognizes minor error and omissions associated with the adoption of Ordinance 10-10 and the desire to correct the downtown zoning provisions accordingly; and

WHEREAS, the requirements of the State Environmental Policy Act (SEPA), as adopted in CMC 16.10 have been met; and

WHEREAS, the Covington Planning Commission held a public hearing on the proposed minor corrections to the Covington zoning code regulations on November 17, 2011; and

WHEREAS, the Covington Planning Commission unanimously recommended approval of the proposed corrections to the downtown zoning provisions.

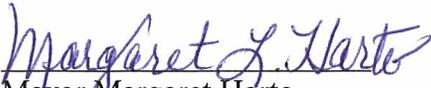
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Covington Municipal Code Chapters 18.20 Technical Terms and Land Use Definitions; 18.25 Permitted Uses; and 18.31 Downtown Development and Design Standards, are amended as provided in the attached Exhibit A and fully incorporated herein by this reference.

Section 2. This ordinance shall be in full force and effect five days after proper posting and publication. A summary of this ordinance may be published in lieu of publishing the ordinance in its entirety.

Section 3. If any provision of this ordinance, or ordinance modified by it, is determined to be invalid or unenforceable for any reason, the remaining provisions of this ordinance and ordinances and/or resolutions modified by it shall remain in full force and effect.

Passed by the City Council in an open public meeting on the 24<sup>th</sup> day of January, 2011.

  
Mayor Margaret Harto

PUBLISHED: January 27, 2012

EFFECTIVE: February 1, 2012

ATTESTED:



Sharon Scott  
City Clerk

APPROVED AS TO FORM:

  
Sara Springer  
City Attorney

CHAPTER 18.20

TECHNICAL TERMS AND LAND USE DEFINITIONS

18.20.827 Outdoor commercial.

“Outdoor commercial” means a commercial use where the majority of activity occurs outside a permanent structure. Outdoor commercial does not include “farmers’ markets” defined in CMC 18.20.451.5 or “public market” as defined in CMC 18.20.940.5.(Ord. 10-10 § 3 (Exh. C))

CHAPTER 18.31

DOWNTOWN DEVELOPMENT AND DESIGN STANDARDS

18.31.080 Permitted Land Uses

(3) Permitted Use Table

	Town Center (TC)	Mixed Commercial (MC)	General Commercial (GC)	Mixed Housing Office (MHO) <sub>1</sub>
<b>Use Categories</b>				
Commercial				
Drive Through Use	NP	P	P	NP
<u>Farmers’ and Public Markets</u> <sub>6</sub>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Gambling and Card Rooms	NP	NP	NP	NP

(4). Permitted Use Conditions.

6. ~~Farmers’ and public markets are permitted.~~ Temporary farmers’ and public markets shall be permitted in accordance with Chapter 18.85.125 CMC.

18.31.130 Landscaping Requirements

(4) Additional landscaping requirements referenced in this Title.

(a) Chapter 18.40.100, 18.40.110, 18.40.130, 18.40.140, and 18.40.150 CMC for additional applicable standards.

(b) Chapter 18.40.080, Subsections (3) (4) (5) and (6) CMC for parking area landscaping requirements.

## CHAPTER 18.40

### DEVELOPMENT STANDARDS- LANDSCAPING

#### 18.40.080 Landscaping – Surface parking areas.

(3) ~~Trees~~ Parking islands shall be provided and distributed throughout the parking area ~~at a rate of as follows:~~

(a) ~~One tree every 10 parking stalls; and~~ Parking islands shall be provided at intervals not greater than ten (10) parking spaces;

(b) Parking islands shall be provided ~~Trees placed~~ at the end of every parking row;

## CHAPTER 18.55

### SIGNS

#### 18.55.070 Signs in nonresidential zoning districts.

(1) Freestanding Signs. All permit applications for freestanding signs will be designated as either a high profile, medium profile or low profile sign, based upon criteria regarding both the size and zoning designation of the development. The sign profile designation shall control the sign types, height, sign area and number of signs allowed, unless otherwise specified in CMC 18.31.140 for developments located within the Town Center zoning district.

(2) Building-Mounted Signs. All permit applications for building mounted signs within the Town Center zoning district shall comply with CMC 18.31.140 for sign height, sign area and number of signs.