

ORDINANCE 2015 - 05



ORIGINAL

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, AMENDING TITLE 15.64 OF THE SUNNYSIDE MUNICIPAL CODE, PERTAINING TO THE MINIMUM STANDARDS FOR SINGLE-FAMILY RESIDENCES**

**WHEREAS**, the City Council of the City of Sunnyside has encouraged the study of issues pertaining to the standards for attached garages; and

**WHEREAS**, the Sunnyside Planning Commission has held a public hearing on such issues, including a public hearing on December 9, 2014, and has received and considered all evidence and testimony offered therein; and

**WHEREAS**, the Sunnyside Planning Commission has thereafter recommended adoption of a minimum standards for single-family residences by the City Council of the City of Sunnyside, which ordinance would amend Title 15.64 of the Sunnyside Municipal Code ("SMC" herein) by removing the requirement of an attached garage.; and

**WHEREAS**, the Sunnyside Planning Commission has thereafter recommended adoption of a variance option to minimum standards for single-family residences by the City Council of the City of Sunnyside, which ordinance would amend Title 15.64 of the Sunnyside Municipal Code ("SMC" herein) by providing an option to apply for a variance to the single-family residence standards; and

**WHEREAS**, in accordance with the provisions and procedures of Title 19 SMC, the City Council has received the recommendation of the Sunnyside Planning Commission, who has scheduled and held a hearing on such

First Reading: February 23, 2015

Second Reading: March 9, 2015

recommendation, and having received all evidence and testimony therein, adopts the following findings: and

**WHEREAS**, the City Council finds and determines that Title 15.64 SMC should be amended to change the standards on attached garages and provide provisions for a variance to those standards as set forth in Exhibit "A" attached hereto and incorporated herein by this reference; and

**WHEREAS**, the City Council finds and determines that such enactment is in the best interests of residents of the City of Sunnyside and will promote the general health, safety and welfare.

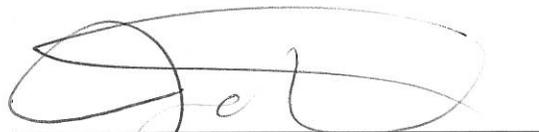
**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON**, as follows:

**Section 1.** Title 15 SMC is hereby amended to revise Chapter 15.64 SMC, as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

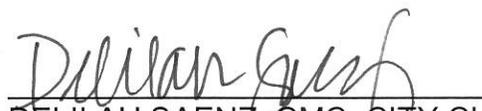
**Section 2.** Except as amended herein, Title 15 SMC shall remain unchanged.

**Section 3.** This Ordinance shall be effective five (5) days after passage, approval and publication as required by law.

**PASSED** this 9<sup>th</sup> day of March, 2015.

  
\_\_\_\_\_  
JAMES A. RESTUCCI, MAYOR

**ATTEST:**

  
\_\_\_\_\_  
DELILAH SAENZ, CMC, CITY CLERK

First Reading: February 23, 2015

Second Reading: March 9, 2015

**APPROVED AS TO FORM:**

A handwritten signature in blue ink, consisting of a large, stylized initial 'K' followed by a series of loops and a long horizontal stroke extending to the right.

KERR LAW GROUP, PLLC  
Attorneys for the City of Sunnyside

**Chapter 15.64**  
**SINGLE-FAMILY RESIDENCE STANDARDS**

Sections:

- 15.64.010 Applicability.
- 15.64.020 Standards.
- 15.64.030 Effective date.
- 15.64.040 Prevailing construction.
- 15.64.050 Variance

**15.64.010 Applicability.**

This chapter applies to all housing units designed and intended as single-family residential housing units within the City of Sunnyside, wherever situated, for which building permits or installation permits are issued after the effective date stated in SMC 15.64.030. "Single-family residential housing unit" means any structure designed and intended for occupancy and residential use by a single family, all subject to applicable zoning and development requirements of the zone in which such unit is located, all applicable building codes of the City, and constructed in good workmanlike manner. The term includes, but is not limited to, stick-built homes, manufactured homes and modular homes. [Ord. 2109 § 1, 2005.]

**15.64.020 Standards.**

The following minimum standards apply to each single-family residential housing unit permitted or installed after the effective date of this chapter:

A. Garage. Each single-family residential housing unit shall include a garage, not less than 400 square feet in area, serving and accessory to each such housing unit; provided, however, that this requirement shall not apply to any manufactured home or modular home installed in any approved manufactured home park.

B. Pitched Roof and Eaves. Each single-family residential housing unit shall have a pitched roof not less steep than 4:12 pitch, with a minimum eave overhang of 12 inches.

C. Permanent Foundation. Each single-family residential housing unit shall be set upon a permanent foundation. For manufactured homes, the manufactured home must be set upon a permanent foundation as specified by the manufacturer, and the space from the bottom of the manufactured home to the ground shall be enclosed by concrete or an approved concrete product which can be either load bearing or decorative.

D. New Manufactured Homes. Each manufactured home or modular home installed in any zone shall be a new or not previously occupied manufactured home; provided, however, that this limitation shall not apply to any installation of such manufactured home or modular home in any approved manufactured home park. Each manufactured home and modular home shall be thermally equivalent to the State Energy Code and otherwise meet all other applicable code requirements.

## EXHIBIT "A"

E. Water Utility Meter. Each single-family residential housing unit to be connected to the City's water utility system requires a one-inch water meter for such service; provided, however, any manufactured home park existing as of July 1, 2005, which enters into an agreement to convert to individual water meters pursuant to SMC 16.12.190, may, pursuant to agreement with the City, install water meters of differing diameter.

F. Entry Porches/Landing Areas. All entry porches/landing areas must be constructed as an integral part of the structure's architecture. Examples include poured concrete structures and entryways that are an integral part of the architecture of the dwelling, such as wrap-around porches.

G. Wall Construction. Except as otherwise provided in subsection (C) of this section pertaining to manufactured homes, all foundations and wall construction shall comply with the following:

1. Footing foundations shall have a minimum two No. 4 continuous horizontal rebar reinforcement.
2. Foundation/system wall shall have, as a minimum, No. 4 rebar vertical reinforcement, maximum six feet on center, and one No. 4 horizontal continuous rebar reinforcement at top of wall. The vertical bar shall extend to three inches clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches into the stem wall. (Exception: Footings and foundation poured as a single pour may omit the vertical reinforcement described above.)
3. Slabs on ground with turned-down footings shall have a minimum of one No. 4 rebar at the top and bottom of the footing. (Exception: For slabs on ground cast monolithically with a footing, one No. 5 rebar or two No. 4 rebar shall be located in the middle third of the footing depth.
4. Wood sill shall have full bearing on foundation.
5. Sole plate for all walls shall have full continuous load bearing on its supporting members. Anchor bolts shall be placed a minimum of one and one-half inches from outside edge of wall and located within the middle third of sill plate. [Ord. 2109 § 2, 2005.]

### **15.64.030 Effective date.**

This chapter shall be effective on and after July 1, 2005. [Ord. 2109 § 2, 2005.]

### **15.64.040 Prevailing construction.**

In the event of any conflict between the provisions of this chapter and any other section of the Sunnyside Municipal Code, the provisions of this chapter shall control. [Ord. 2109 § 2, 2005.]

### **15.64.050 Variances**

Variances from provisions of this chapter may be granted by the administrator upon showing satisfactorily to the administrator that the variance is necessary to accommodate a reasonable need for such variance, and that granting such variance will not be detrimental to surrounding property uses ,

EXHIBIT "A"

and will not adversely affect public health, safety and welfare. Decisions of the administrator may be appealed to the City Council upon filing written notice of appeal within 14 days of issuance of the written decision of the administrator.