

**TOWN OF WOODWAY  
ORDINANCE NO. 10-522**

AN ORDINANCE AMENDING TITLE 14 OF THE WOODWAY MUNICIPAL CODE RELATED TO ZONING PROVISIONS, PROVIDING BETTER PRACTICES, CLARIFY EXISTING REQUIREMENTS, CORRECTING ERRORS, CREATING CONSISTANCY BETWEEN THE RESIDENTIAL ZONES, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the Town has, pursuant to its municipal authority, established allowed uses for each of its zoning districts; and

WHEREAS, the existing method of calculating building height is sometimes irrelative and impractical and better methods are available; and

WHEREAS, overtime inconsistencies and errors were created in the Zoning provisions; and

WHEREAS, it is appropriate to have those inconsistencies and errors corrected; NOW THEREFORE

**THE TOWN COUNCIL OF THE TOWN OF WOODWAY,  
WASHINGTON DO ORDAIN AS FOLLOWS:**

Section 1. Section 14.08.020 of the Woodway Municipal Code is amended to read as follows:

**14.08.020 Building height.**

- A. Primary Residential Building. The vertical distance from the average elevation of undisturbed soil to the highest elevation point of the roof or parapet wall measured as follows:
1. Stake out corners of building rectangle of original grade;
  2. Select fixed datum point such as top of manhole cover, joint in curb, spike in road, etc.;
  3. Establish height of building rectangle midpoints of corners above or below datum point;
  4. Average building rectangle midpoint elevations;
  5. Specify building height limit above datum point;
  6. Elevations of undisturbed soil at midpoints of corners of building rectangle:

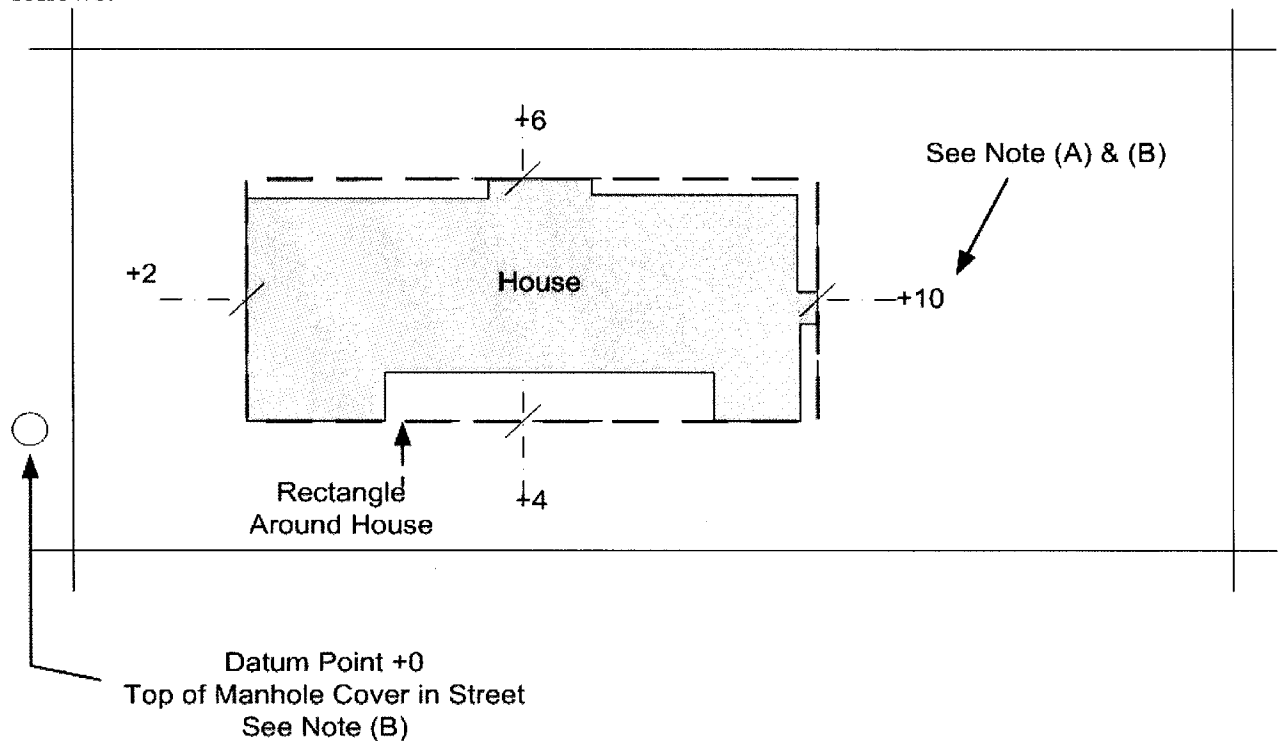
$$\begin{array}{rcl} +2 & \text{Average elevation} = 22/4 = & 5.5' \\ +4 & \text{Permitted height} = & 25.0' \\ +6 & \text{Maximum height above datum} = & 30.5' \\ +10 & & \\ = 22 & & \end{array}$$

(See Diagram A at the end of this section).

- B. Building Height of Secondary Buildings. These are limited in height to the maximum height allowed for the primary residential building as measured from the lower of the average grade of the primary building or the average grade of the secondary building. See subsection A of this section for the method of measurement. However, all secondary buildings may be built to a height of fifteen feet above its own surrounding natural average grade without regard to the primary structure.

(See Diagram B at the end of this section).

Section 2. Diagram 'A' referenced in Section 14.08.020 of the Woodway Municipal Code is repealed and replaced with a new Diagram A to read as follows:



**Diagram – A**  
**How To Measure Building Height**

Section 3. Subsection 14.08.050 of the Woodway Municipal Code is amended to read as follows:

**14.08.050 Building, secondary.**

"Secondary building" or "secondary structure" means any structure other than the primary residential building.

Section 5. Subsection 14.08.175 of the Woodway Municipal Code is amended to read as follows:

**14.08.175 Lot coverage.**

"Lot coverage" means the footprint of the structure or structures divided by the actual area of the subject lot. For those lots which include tidelands, lot coverage shall be based on the area of the subject lot upland of the ordinary high water mark. The area of any uncovered and unenclosed deck or parts of a deck and swimming pools which are less than eighteen inches above the existing grade, and at-grade patios shall not be included within the lot coverage calculation.

Section 6. Subsection 14.24.030D.2. of the Woodway Municipal Code is amended to read as follows:

2. Pools shall be enclosed by fencing conforming to Appendix G of the International Residential Code

Section 7. Subsection 14.24.030M.1. of the Woodway Municipal Code is amended to read as follows:

1. Perimeter, property lines, and interior fences shall not exceed six feet in height.

Section 8. Section 14.24.030.M.8.a. of the Woodway Municipal Code is amended by the addition of the following subsection:

- a. Conforming to Appendix G of the International Residential Code.

Section 9. Section 14.24.030.M.9. of the Woodway Municipal Code, related to R-14.5 zoning, is amended by the addition of the following subsection:

9. A building permit is required for the construction of any new perimeter and property line fence or wall so described in this subsection.

Section 10. Section 14.24.030.S. of the Woodway Municipal Code, related to the UR zoning, is amended by the addition of the following subsection:

- S. One flagpole is permitted, provided that it is no higher than thirty-five feet.

Section 11. Subsection 14.28.030D.2. of the Woodway Municipal Code is amended to read as follows:

2. Pools shall be enclosed by fencing conforming to Appendix G of the International Residential Code

Section 12. Subsection 14.28.030.M.1. of the Woodway Municipal Code is amended to read as follows:

1. Perimeter, property lines, and interior fences shall not exceed six feet in height.

Section 13. Subsection 14.28.030M.8.a. of the Woodway Municipal Code is amended to read as follows:

- a. Swimming Pool Fences. Swimming pools shall be enclosed by fencing conforming to Appendix G of the International Residential Code. Fences shall comply with setback regulations R-14.5 which consist of thirty feet in the front, twenty feet rear and ten feet side.

Section 14. Subsection 14.28.030. M.9 of the Woodway Municipal Code is amended to read as follows:

9. A building permit is required for the construction of any new perimeter and property line fence or wall so described in this subsection.

Section 15. Subsection 14.28.030.S. of the Woodway Municipal Code is amended to read as follows:

- S. One flagpole is permitted, provided that it is no higher than thirty-five feet;

Section 16. Subsection 14.32.030.B.2 of the Woodway Municipal Code is amended to read as follows:

2. Pools shall be enclosed by fencing conforming to Appendix G of the International Residential Code

Section 17. Subsection 14.32.030. I.1 of the Woodway Municipal Code is amended to read as follows:

1. Perimeter, property lines, and interior fences shall not exceed six feet in height.

Section 18. A new Subsection 14.32.030. I.7 is added to Chapter 14.32 of the Woodway Municipal Code to read as follows:

7. A building permit is required for the construction of any new perimeter and property line fence or wall so described in this subsection.

Section 20. Subsection 14.32.030.O. of the Woodway Municipal Code is amended to read as follows:

O. One flagpole is permitted, provided that it is no higher than thirty-five feet.

Section 21. Subsection 14.36.030.B.2 of the Woodway Municipal Code is amended to read as follows:

2. Pools shall be enclosed by fencing conforming to Appendix G of the International Residential Code

Section 22. Subsection 14.36.030.H.1. of the Woodway Municipal Code is amended to read as follows:

1. Perimeter, property lines, and interior fences shall not exceed six feet in height.

Section 23. Subsection 14.36.030.H.8.a of the Woodway Municipal Code is amended to read as follows:

a. Swimming Pool Fences. Swimming pools shall be enclosed by fencing conforming to Appendix G of the International Residential Code

Section 24. A new Subsection 14.36.030.H.13. is added to Chapter 14.36 of the Woodway Municipal Code to read as follows:

13. A building permit is required for the construction of any new perimeter and property line fence or wall so described in this subsection.

Section 25. Subsection 14.36.030.N. of the Woodway Municipal Code is amended to read as follows:

N. One flagpole is permitted, provided that it is no higher than thirty-five feet.

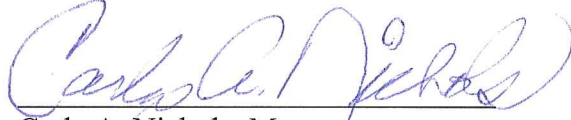
Section 26. Chapter 14.40 of the Woodway Municipal Code is repealed.

Section 27. Severability. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phase of this Ordinance.

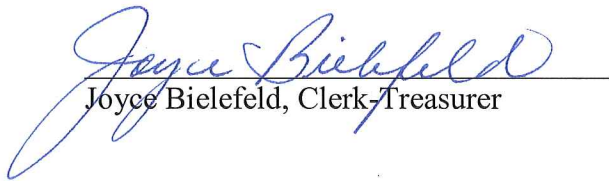
Section 28. Effective Date. This Ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

PASSED by the Woodway Town Council at a regular meeting of the  
Town Council this 21st day of June, 2010.

**TOWN OF WOODWAY**

  
Carla A. Nichols, Mayor

ATTEST:

  
Joyce Bielefeld, Clerk-Treasurer