

## ORDINANCE NO. 2837

**AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING ENUMCLAW MUNICIPAL CODE (EMC) SECTION 18.06.040 RELATING TO DENSITIES AND DIMENSIONS IN PUBLIC AND COMMERCIAL/INDUSTRIAL ZONES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

**Whereas**, the Enumclaw City Council adopted the City's Comprehensive Plan in February 2025 by approval of Ordinance No. 2797, to guide and inform future growth, development, and infrastructure planning pursuant to the requirements of the Growth Management Act (GMA), Chapter 36.70A of the Revised Code of Washington (RCW), to cover the incorporated City limits as well as adjacent unincorporated lands within the Urban Growth Area; and

**Whereas**, the City Council desires to amend the development regulations under EMC Section 18.06.040 regarding minimum setbacks and maximum building heights within the City's Airport Zoning District; and

**Whereas**, the City Council find that the amendments offer clearer more adaptable development standards within the Airport Zoning District, which helps ensure that future projects remain compatible with aviation operations and surrounding uses; and

**Whereas**, the City Council find that the amendments acknowledges and supports the airport's role within the broader regional transportation network by ensuring that any future developments within the Airport Zoning District can adapt to changing aviation needs and provide development flexibility leading to long-term investment in transportation infrastructure; and

**Whereas**, an environmental review of the proposed amendments has been

conducted in accordance with GMA requirements for comprehensive plans and the requirements of the State Environmental Policy Act (SEPA), resulting in the issuance of a SEPA threshold determination of nonsignificance (DNS) on April 8, 2026, which was sent to state agencies and interested parties as required by law; and

**Whereas**, after holding public hearings and considering public testimony on April 23, 2026, the Planning Commission voted to recommend the City Council to adopt the amendments to the City’s municipal code; and

**Whereas**, the City Council held its own public hearing on May 26, 2026, regarding the proposed code changes, and has considered the recommendations and reports and public comments; and

**Whereas**, the City Council has carefully considered the amendments set forth in this ordinance and determined the amendments satisfy applicable state laws and the City’s review criteria as set forth in EMC 15.32.038.

**Now, therefore, the City Council of the City of Enumclaw, King County, Washington do ordain as follows:**

**Section 1:** Findings. The above Whereas clauses and the Findings and Conclusions set forth herein adopted by reference as if fully set forth herein as Findings in support of this ordinance.

**Section 2:** EMC Section 18.06.040, Amended. Enumclaw Municipal Code Section 18.06.040 (Densities and dimensions – Public and commercial/industrial zones) is hereby amended to read as set forth in Exhibit “A” attached hereto and by this reference incorporated herein.

**Section 3: Severability.** If any section, sentence, clause, or phrase of this ordinance and/or the attached exhibit should be held 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 phrase of this ordinance and/or the attached exhibit, which shall remain in full force and effect.

**Section 4: Effective Date.** This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as required by law.

PASSED IN REGULAR AND OPEN SESSION this 8<sup>th</sup> day of June, 2026.

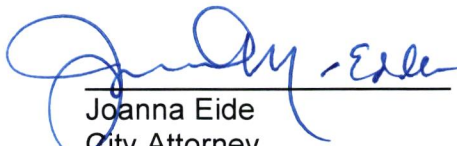
  
\_\_\_\_\_  
Mayor Anthony Wright

INTRODUCED 5-26-26  
PASSED 6-8-26  
APPROVED 6-9-26  
PUBLISHED 6-17-26

Attested:

  
\_\_\_\_\_  
Jessica Rose  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Joanna Eide  
City Attorney

## EXHIBIT A

### 18.06.040 Densities and dimensions – Public and commercial/industrial zones.

#### A. Density and Dimensions Table.

STANDARDS	GO/GO-H	NB	HCB	CB-1/CB-2	LI	A	P
Minimum Lot Area	10,000 sf	10,000 sf	10,000 sf	None	10,000 sf	None	Requirements found in Chapter 18.30 EMC
Maximum Density	15 du/acre <sup>1</sup>	1 du/10,000 sf	None	None	1 du/10,000 sf	None	
Minimum Lot Width (At Street Line)	30 ft	None	None	None	None	140 ft	
Minimum Lot Width (At Building Line)	70 ft	None	None	None	None	None	
Minimum Front Yard Setback	20 ft	20/30 ft <sup>2</sup>	15 ft	None	10 ft <sup>3</sup>	20 ft	
Minimum Side Yard Setback <sup>8</sup>	7.5 ft	0/10/25 ft <sup>4</sup>	0/10/25 ft <sup>4</sup>	None	0/10/25 ft <sup>4</sup>	10 ft	
Rear Yard	25 ft	0/10/25 ft <sup>4</sup>	0/10/25 ft <sup>4</sup>	None	0/10/25 ft <sup>4</sup>	25 ft <sup>9</sup>	
Maximum Lot Coverage	45%	40%	40%	None	None	None	
Maximum Building Height	30 ft <sup>5</sup>	30 ft <sup>5</sup>	35 ft <sup>6</sup>	40/50 <sup>6,7</sup>	35 ft <sup>6</sup>	30 ft <sup>9</sup>	
Maximum Height of Accessory Building	18 ft	18 ft <sup>5</sup>	35 ft <sup>6</sup>	40/50 <sup>6,7</sup>	35 ft <sup>6</sup>	30 ft <sup>9</sup>	

#### B. Development Conditions.

1. Maximum density within the mixed use overlay when included within a mixed use development approved pursuant to Chapter 19.38 EMC.
2. Corner lots shall observe a 30-foot setback on both streets.
3. The minimum front yard setback shall be increased one foot for every additional foot in building height above 35 feet.
4. Side and rear setbacks determined as follows:

- a. All lots or development sites shall have no rear and side yards required where said lots or development sites abut property lines of commercially or industrially zoned property, except a street side yard shall have a setback of 10 feet;
  - b. When parcels directly abut a residential-zoned property, the setback along the abutting residential property shall adhere to the residential setback standards.
5. Except for pitched-roof buildings, which shall have a maximum peak not to exceed 35 feet subject to the following conditions:
  - a. The average roof height shall not exceed 30 feet (defined as the midpoint between the roof peak and roof eave for a single pitch);  
and
  - b. The minimum side yard setbacks shall be increased two feet for every additional foot in building height above 30 feet.
6. When the district abuts upon a residential district the maximum permitted building height shall not exceed the maximum building height permitted in the abutting residential district for a distance of 120 feet from the abutting boundary.
7. Maximum building height may be increased within a mixed use development approved pursuant to Chapter 19.38 EMC.
8. Where a utility easement is recorded adjacent to a side lot line, there shall be a side yard no less than the width of the easement.
9. When the district abuts upon a residential district, the maximum permitted building height shall not exceed 18 feet within 90 feet from the property line.