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Affordable Housing

**ORDINANCE NO. 1567**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO AFFORDABLE HOUSING, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE TO ADOPT NEW AND REVISED HOUSING POLICIES AND REGULATIONS.

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WHEREAS, the Planning Commission has conducted public hearings and meetings for the purpose of considering proposed revisions to the Housing Element of the Community Development Guide related to the City's affordable housing policies and related land use regulations, and at the conclusion of its deliberations the Planning Commission forwarded its recommendations to the City Council, and

WHEREAS, the City Council conducted four study sessions to consider the Planning Commission's recommendation and conducted an additional public hearing to receive public testimony upon the proposed amendment to the Development Guide, DGA-88-3, and after consideration of public testimony and conclusion of its deliberations, the City Council determined that the amendments as set forth hereinafter will promote the public interest in facilitating provision of affordable housing and should therefore be adopted, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. A new Section 20A.60.145 is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20A.60.145 ACCESSORY DWELLING UNITS are fully self contained residential dwelling units incorporated within a single-family structure.

Section 2. A new Section 20A.60.221 is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20A.60.221 DESIGNATED MANUFACTURED HOME is a manufactured home meeting the requirements of state and federal law which:

- (a) is comprised of at least two parallel sections, fully enclosed, each of not less than twelve feet wide by thirty-six feet long;
- (b) was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;
- (c) has exterior siding similar in appearance to siding materials commonly used on conventional site built single-family residences.

Section 3. Sections 20A.60.230 and .240 of the Redmond Municipal Code and Community Development Guide are hereby amended to read as follows:

20A.60.230 DWELLING UNIT is a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. A mobile or manufactured home, apartment, condominium, townhouse, single family detached house, or accessory dwelling unit is considered to be a dwelling unit.

20A.60.240 DWELLING, SINGLE-FAMILY (DETACHED) is a detached building containing but one kitchen, designed for and occupied by one family and two household employees of that

family. No more than one single family dwelling may occupy a lot except where otherwise provided by this code. Modular and designated manufactured homes are considered to be single family dwellings under this definition.

Section 4. A new Section 20A.60.395 is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20A.60.395 MANUFACTURED HOME means a factory built structure transportable in one or more sections which is built on a permanent chassis and designed to be a dwelling with or without a permanent foundation when connected to required utilities. A manufactured home shall be built to comply with the National Manufactured Home Construction and Safety Standards Act of 1974 (regulations effective June 15, 1976).

Section 5. Sections 20A.60.420 and .430 of the Redmond Municipal Code and Community Development Guide are hereby amended to read as follows:

20A.60.420 MOBILE HOME is any vehicle or similar portable structure built prior to the enactment of the National Manufactured Home Construction and Safety Standards Act of 1974, designed for mounting on wheels and intended for use as a residence, except for parked and unoccupied recreational vehicles, which meets the standards of the Washington Dept. of Labor and Industries.

20A.60.430 MODULAR HOME is a factory built structure designed for residential use which conforms to the Uniform Building Code.

Section 6. Chapter 20B.30 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

## 20B.30.010 HOUSING PROFILE

Growth Trends. During the last 20 years, residential growth has been very rapid. By July, 1989, the City had more than 14,000 dwelling units, two-thirds of which were built since 1973. Most existing units are of good quality or have been upgraded, and the overall housing quality is very high. Housing development under the existing zoning plan is expected to reach buildout at approximately 20,000 units by Year 2000.

Housing Types. The City of Redmond has maintained a relatively balanced proportion of multi-family structures (46%) and single-family units (54%) which provide approximately 80% of the residential land use in single-family uses. Publicly assisted units represent 1.6% of all housing units and mobile homes are less than 3%. The population housed in group homes represents less than 1% of the total City population.

Household Size. Redmond's average household size decreased slightly in 1989, 3.07 people/unit for single-family units. This trend is expected to continue downward as the baby boom is followed by a much smaller population cohort.

The net result is that the population will get older and the household size smaller. Shifts in the age of the population will significantly affect housing demand as the needs of a middle-aged and older population predominate in the 1990's.

Housing Values. Between July, 1988, and December, 1989, the average value of new housing constructed in Redmond increased \$22,000 to \$160,000 per unit. This reflects a ten-year trend of increasing values which is not expected to change as urban land becomes scarcer and associated costs of development continue to rise. New single-family housing in Redmond is now affordable by less than 20% of the population.

By November, 1989, resale values of single-family housing averaged \$146,000. Apartment rentals are scarce below \$450/month, and most new rentals are averaging above \$575/month.

Manufactured homes remain a viable purchase option, ranging in cost from \$28,000 to \$38,000 with \$220 to \$250 monthly rentals. However, there are virtually no sites within the City on which these homes can be located. There is a demonstrated need for low cost housing technology in the City. Escalating housing costs will continue to be a major problem during the next decade as the housing supply decreases.

Subsidized Housing. As of 1989, a total of 214 units in Redmond were federally subsidized for low-moderate income families and seniors. In order to meet current regional needs for additional low income housing, about 400 units would need to be provided in the three Redmond census tracts; however, the outlook for funding is extremely poor.

Summary. Maintaining a good quality housing supply at an affordable price is a key issue for the community. Unmet needs for populations with special problems and low-moderate income families will have to be addressed to maintain community diversity and vitality. Housing issues should have a high priority for action through the next decade.

Resources. An extensive bibliography of studies and data are the basis for the policies and objectives of this section. See the report entitled, "Housing Policy for Year 2000, A Background Report," prepared by the Redmond Planning Department, August, 1988.

#### 20B.30.020 COMMUNITY GOAL

Assure good quality housing and a safe, healthful and aesthetically pleasing living environment for all members of the community.

30.020(05) Policy - Provide for an identifiable neighborhood concept of development on a controlled growth basis.

30.020(10) Policy - Encourage the physical and social stability of residential neighborhoods by maintaining adequate public facilities and services.

30.020(15) Policy - Assure compatibility of (the) land uses and structures in residential neighborhoods.

30.020(20) Policy - Encourage variety and innovation in the design of residential development.

30.020(25) Policy - Require landscape and open space buffering to minimize the impacts between developments with potentially conflicting land use classifications.

30.020(30) Policy - Maintain adequate health and safety standards for residential development without unduly increasing costs.

20B.30.030 COMMUNITY GOAL

Encourage diversity of household sizes, age groups, lifestyles, income levels, housing densities and types.

30.030(05) Policy - Encourage the distribution of publicly assisted housing, group homes, and quasi residential uses such as daycare centers in residential neighborhoods or commercial areas.

30.030(10) Policy - Cooperate with developers to develop incentives for the increased production of low and moderate priced housing.

30.030(15) Policy - Allow development of new housing technologies such as manufactured and modular housing in residential neighborhoods.

30.030(20) Policy - Provide for accessory dwelling units in single-family zones to use capacity in single-family dwellings as a housing resource.

30.030(25) Policy - Provide for a broad range of multi-family densities in or near employment and commercial centers, and as a transition to lower density neighborhoods.

30.030(30) Policy - Prepare and implement an action plan to produce low moderate income housing in the community.

30.030(35) Policy - Encourage the development and long-term management of low cost housing by cooperating with non-profit housing organizations.

30.030(40) Policy - Support legislative actions at the state and federal level that will help reduce housing costs and produce lower cost housing.

30.030(45) Policy - Encourage housing density bonuses for developments that produce permanent low cost housing.

30.030(50) Policy - Review the zoning map to provide more land area for transitional densities such as R-8, small lot single-family duplexes.

30.030(55) Policy - Encourage development of affordable housing as vacant lands are annexed into the city.

30.030(60) Policy - Support provision of permanent, community-based housing for people with special needs such as homeless and runaway youth, abused children, mentally ill persons, developmentally disabled and handicapped persons.

Section 7. Section 20C.10.240(05) of the Redmond Municipal Code and Community Development Guide is hereby amended by revising a portion of the chart entitled "Permitted Land Uses" to read as set forth on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. A new Section 20C.20.012 is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20C.20.012 ACCESSORY DWELLING UNITS

20.012(05) Applicability - Accessory dwelling units are allowed in single-family structures after approval of a General Development permit based on the criteria defined in this section.

20.012(10) Occupancy - The dwelling in which an accessory dwelling unit is located must be owner-occupied.

20.012(15) Parking - The dwelling in which the accessory dwelling unit is to be provided shall have adequate off-street parking as required by Sec. 20C.20.150 for the existing unit and an additional off-street parking space for the accessory dwelling unit. Parking spaces include private garages, carports or off-street areas reserved for vehicles.

20.012(20) Exterior Modification - One primary entrance only on the front of the dwelling is permitted. Other modifications to the exterior of a structure to accommodate an accessory dwelling unit shall not substantially alter the appearance of the structure as a single-family unit, or be inharmonious with the character of the existing structure.

20.012(25) Penalty for Violations - In addition to all other penalties provided elsewhere in the Redmond Municipal Code and Community Development Guide, each owner of a structure who maintains or permits an accessory unit therein in violation of any provision of this Section 20C.20.012, shall be subject to a civil penalty in the amount of One Hundred Dollars (\$100) per day, for each day the violation is allowed to persist after receiving notice thereof from the Code Administrator.

Section 9. Section 20C.20.180(b) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

(b) Rental rooms shall be for dwelling and sleeping only and no rooms shall have separate cooking facilities.

Section 10. Section 20C.20.110 entitled "Mobile Homes and Mobile Home Parks" of the Redmond Municipal Code and Community Development Guide is hereby repealed.



Section 11. New Sections 20C.20.235(70)(j), (k) and (l) are hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20C.20.235(70) Special Review Criteria

(j) Manufactured Home Parks -  
Manufactured home parks shall be subject to the following criteria:

1. The minimum area for a park is five acres.
2. The maximum number of sites permitted per net acre shall be determined by the underlying zoning.
3. At least 35% of the site shall be maintained in open space.
4. Dwelling units shall be separated by a minimum of 15 feet.
5. To enhance appearance and provide open space, a thirty foot landscaped area shall be provided on all side and rear yards surrounding the development.
6. A common storage area for recreational vehicles and boats screened by landscaping and fencing shall be provided at a ratio of 50 square feet per dwelling unit.
7. Units shall be oriented in a manner that avoids repetitive siting, encourages privacy and is compatible with the site layout and topography.
8. The exterior appearance of the manufactured units shall be compatible with the character of existing dwelling units in the neighborhood.
9. Mobile homes may be located in a park provided they do not comprise more than 25% of the units.

10. Reduced standards for sidewalks, streets and other facilities may be considered provided adequate facilities and public safety are maintained.

(k) Designated Manufactured Homes in Residential Areas - Designated manufactured housing shall be permitted to locate on infill lots in developed single family residential neighborhoods when the bulk, scale, size, landscaping and site placement for the new unit are compatible with and similar to existing housing in the immediate neighborhood.

Section 12. If any section, sentence, clause or phrase of this ordinance should 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 phrase of this ordinance.

Section 13. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of the ordinance or a summary thereof consisting of the title.

APPROVED:

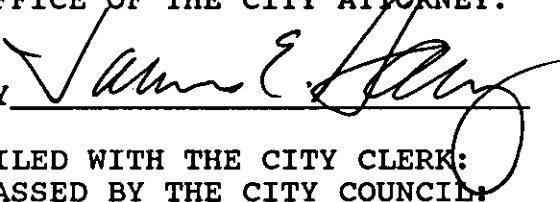
  
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

  
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY



FILED WITH THE CITY CLERK:	5-10-90
PASSED BY THE CITY COUNCIL:	5-15-90
PUBLISHED:	5-20-90
EFFECTIVE DATE:	5-25-90
ORDINANCE NO. <u>1567</u>	

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS																					
	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI	U
<b>HOUSING</b>																						
Dwelling Unit Per Net Acre	1/20	1/20	1/5	1	2	3	4	5	6	8	12	20	30	20	1	1	30	30	30			
Single Family Detached, except for mobile homes*	P	P	P	P	P	P	P	P	P	P	S	S	S	S	1	1						
2-4 DU/Structure							S	S	S	P	P	P	P	S	1	1	S	S	S			
5-18 DU/Structure										S	S	P	P	S	1	1	S	S	S			
20+ DU/Structure										S	S	P	P	S	1	1	S	S	S			
Designated Manufactured Homes				G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G			
Retirement Residence							S	S	S													
Retirement Residence maximum 25 suites per net acre										S	S	P	P	S	S	S	S					
Retirement Residence maximum 45 suites per net acre											S	S				S	S					
Jails, Prisons or other Correctional Facilities																						S
Hotels and Motels																	P	P		S		
Employee Living Quarters	G	G												G	G	G	G	G	G	G	G	G
Rental Rooms	P	P	P	P	P	P	P	P	P	P	P	P	P									
Mixed Use - Residential Commercial														P	P	P	P	P				
Manufactured Home Parks				S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				
Accessory Dwelling Units (see 20C.20.012)	G	G	G	G	G	G	G	G	G													
<b>CULTURAL ENTERTAINMENT RECREATION</b>																						
	G <th>A</th> <th>RE</th> <th>R-1</th> <th>R-2</th> <th>R-3</th> <th>R-4</th> <th>R-5</th> <th>R-6</th> <th>R-8</th> <th>R12</th> <th>R20</th> <th>R30</th> <th>PO</th> <th>NB</th> <th>CO</th> <th>CB</th> <th>GC</th> <th>BP</th> <th>LI</th> <th>HI</th> <th>U</th>	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI	U
Libraries, Museums, Art Galleries														P	P	P	P					
Nature Exhibits, Zoos, Aquariums, Gardens																						S
Public Assembly: (indoor) arenas, auditoriums, exhibition halls, skating rinks																	S	S	S			
Drive-in theater																						S
Public Assembly: (indoor) theaters																	P	P	P			
Public Assembly: conference centers.																	S	S	S	P	3	

LEGEND: P - Permitted Use; S - Special Development Permit (See Section 20F.20.030 & 20C.10.245); G - General Development Permit (See Section 20F.20.030); 1 - Density is the same as for least dense adjoining residential area; 2 - Subject to Section 20C.20.015 Adult Entertainment Facilities; 3 - Not including facilities whose primary purpose is providing overnight lodging such as hotels and motels.

\* Note: Definition now includes designated manufactured and modular homes; except General Development Permit is required for Designated Manufactured Homes