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ORDINANCE NO. 1826

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADDING A NEW FOOTNOTE 9a TO THE CITY CENTER PERMITTED LAND USES CHART ADOPTED BY SECTION 20C.10.230(05) OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO ALLOW GROUND FLOOR RESIDENTIAL USE FLEXIBILITY IN THE CC-4 AND CC-5 DISTRICTS THROUGH ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT, AND AMENDING SUBSECTION 20C.10.230(16)(c) IN ORDER TO ESTABLISH DESIGN CRITERIA FOR SUCH GROUND FLOOR RESIDENTIAL USES.

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WHEREAS, on December 7, 1993, the City Council adopted Ordinance No. 1756, commonly known as the Downtown Plan establishing land use policies and development regulations for the City Center Neighborhood, and

WHEREAS, with the adoption of the Downtown Plan, a prohibition was placed on ground floor residential uses in those zoning districts designed to attract office development, in effect prohibiting freestanding, residential developments in office districts, and

WHEREAS, the City Planning Staff has recommended that flexibility to allow ground floor residential uses in the CC-4 and CC-5 districts should be added as many design alternatives exist that could address the quality of life issues regarding ground floor residential uses in an urban environment, while also enhancing the pedestrian environment, and

WHEREAS, the Planning Commission has been advised of the staff recommendation and has expressed no opposition to that recommendation or to the City Council

considering the same in a public hearing process, and

WHEREAS, the City Council held a public hearing on the proposed amendments to the Community Development Guide on January 17, 1995 and, after hearing the presentation from the City Planning Director, determined to approve the amendments, NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment of City Center Permitted Land Uses Chart. A new footnote 9a is hereby added to the City Center Permitted Land Uses Chart adopted by Section 20C.10.230(05) of the Redmond Municipal Code and Community Development Guide in order to allow ground floor residential uses through establishment of a planned unit development, and to read as set forth on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Residential Planned Unit Developments in City Center. The first paragraph of subsection 20C.10.230(16)(c) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

- (c) Planned Unit Developments (PUD) in City Center - The purpose of this section is to promote creativity in site layout and design, and to allow flexibility in the application of standards for residential, commercial, office, retail and mixed-use/residential development within the City Center Neighborhood, and to achieve the creation of sites and uses that may benefit the public by the application of special design policies and standards not otherwise possible under conventional development regulations and standards. General Development Permit procedures defined in Section 20F.20.170 General Development Permits; PUD - Scope of Review, 20C.20.235(20); and PUD - Scope of Approval, 20C.20.235(25) shall apply in the establishment of a PUD in City Center.

Section 3. Design Standards. A fourth bullet is hereby added to subsection 20C.10.230(16)(c)(ii) in order to establish flexibility in PUD design standards for ground floor residential uses and to read as follows:

- ▶ Prohibition of Ground Floor Residential Uses - Rules prohibiting ground floor residential uses in City Center may be waived provided the proposed site layout and building design meet the desired intent of the district, enhance the pedestrian environment downtown and create a high quality living environment free from conflicts at street level, including:
  - Assuring privacy and noise control for residents;
  - Assuring safety for residents; and
  - Providing a pedestrian - attractive streetscape through use of plazas, benches, and attractions such as water features and food vendors.

Section 4. Severability. 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 5. Effective Date. 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 an approved summary thereof consisting of the title.

CITY OF REDMOND



MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

*Doris A. Schaible*  
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By:   
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FILED WITH THE CITY CLERK:	1/23/95
PASSED BY THE CITY COUNCIL:	2/07/95
SIGNED BY THE MAYOR:	2/07/95
PUBLISHED:	2/15/95
EFFECTIVE DATE:	2/20/95
ORDINANCE NO. <u>1826</u>	

# EXHIBIT A

20C.10.230(05) CITY CENTER PERMITTED LAND USES CHART

CITY CENTER ZONING DISTRICTS	CC-1	CC-2	CC-3	CC-4	CC-5	CC-6
PERMITTED LAND USES	Mixed Use/Retail	Mixed Use/Retail	Convenience Commercial	Mixed Use/Office	Mixed Use /Office	Mixed Use/ Residential
RETAIL 3,7						
- General (except those below)	P	P	P	P	P	P
- Automobiles/Boats with outdoor storage of vehicles					P	
- Gasoline			P		P	
- Vending Carts/Kiosks						
SERVICES 3,7						
- General (except those below)	P	P	P	P	P	P
- Family Day Care (1-6 children)	P	P	P	P	P	P
- Mini Day-Care (7-12 children)						
- Day Care Center (13+ children)	G	G	G	G	G	S
- Minor Auto Repair		P	P		P	
- Repair: Electrical appliances motors, and furniture.			P		P	
- Machine shops.						
Repair and Rental: Electronic equipment, stereo, video, and watches.	P	P	P		P	
Residential:						
- Multi-Family	P	P	P	P	P	P
- Senior Housing	P	P	P	P	P	P
Public Facilities and Utilities	P	P	P	P	P	G
Banks With Multiple Drive-Through Facilities						
All Other Drive-Through Facilities			P	P	P	

NOTE: P= Permitted; G= General Development Permit Required; S= Special Development Permit Required

- 1 - No single-story retail permitted, except Bulk Retail. In multi-story buildings, retail is permitted on the ground floor, but is not required. Restaurants, taverns and delicatessens are allowed on any floor. Nonconforming single-story uses may expand per Section 20F.10.060.
- 1a - Same as 1 above, except, Single-story sit-down restaurant and entertainment uses not less than 5,000 square feet GFA, and single-story master planned festival retail development adjoining and orienting to the river are permitted. No surface parking shall be within 150 feet of the river's top of bank.
- 1b - Retail uses allowed in Foot Hill Design area per footnote 1 above. See also Design Areas Map, 20C.10.230(16).
- 2 - Drive-through facilities shall have a minimum of 3,000 square feet GFA of contiguous floor space, shall be limited to one lane, only, and shall provide a minimum queuing distance of 120 feet which is not within the public right-of-way or on-site circulation aisles.
- 3 - Adult entertainment is governed by Section 20C.20.015 of the Community Development Guide.
- 4 - Governed by Section 20C.20.235(7)(c) Senior Citizen Housing Development - Density Bonus.
- 5 - Prior to approval of any development permits, a conceptual master plan which shows, at minimum, the building footprints, streets, and open space of the proposed development shall be approved by the City Council.
- 6 - Master Site Plan approval required through General Development Permit process. See Section 20F.20.030.
- 8 - On-site hazardous waste treatment and storage facilities permitted with a GDP provided that State siting criteria are met as set forth in RCW 70.105. A hearing may be required. If the associated permitted use requires a SDP, consideration of the treatment and storage facility shall be subject to same SDP process and conditions.
- 9 - Maximum density per lot dependent upon size and width of lot, per the City Center Site Requirements Chart.
- 9a - Not permitted on ground floor.
- 10 - Not permitted on the ground floor, except through establishment of a Planned Unit Development per Section 20.C.10.230(16)(c).
- 11 - For uses on public rights-of-way, Right-of-Way Use Permits are also required.
- 12 - Public facilities that serve only the immediate neighborhood or which by necessity must pass through the area are allowed with a General Development Permit. City wide facilities are not allowed.
- 13 - Gas Stations, minor auto repair, minor repair and machine shops, and drive-through facilities are prohibited west of 158th Ave. NE, extended. Surface parking is prohibited within 150 feet of the river's top-of-bank.
- 14 - See Section 20C.20.025, Automobile and Boat Sales.
- 14 - See Section 20C.20.027, Banks With Drive-Through Facilities. Banks without drive-through facilities are regulated as General Services.