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DGA94-002

ORIGINAL

ORDINANCE NO. 1850

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADDING A NEW SECTION 20A.60.688 TO THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE TO DEFINE "VEHICLE," AND AMENDING THE HOME BUSINESS PROVISIONS OF SECTION 20C.20.070 IN ORDER TO PROHIBIT THE OPERATION OF CERTAIN VEHICLE AND EQUIPMENT RELATED REPAIR, MAINTENANCE AND FOR HIRE SERVICES AS HOME BUSINESSES.

WHEREAS, Section 20C.20.070 of the Redmond Municipal Code and Community Development Guide provides for the location and operation of home businesses in residential areas as long as those businesses meet certain criteria, and

WHEREAS, certain vehicle and equipment related businesses may meet the criteria listed in Section 20C.20.070 and yet have unacceptable impacts on the neighborhoods in which they might be located, and

WHEREAS, the Planning Commission has reviewed the issue of vehicle and equipment related home business and, after holding a public hearing, has recommended to the City Council that certain amendments to the City's home business regulations be adopted, and

WHEREAS, the Council has determined to adopt the regulations set forth in this ordinance, NOW, THEREFORE,

**THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO
ORDAIN AS FOLLOWS:**

Section 1. Vehicle Defined. A new Section 20A.60.688 is hereby added to the

Redmond Municipal Code and Community Development Guide to read as follows:

20A.60.688 VEHICLE is an operable or inoperable self-propelled device used for the transportation of people or goods over land, air, or water surfaces.

Section 2. Home Businesses. Section 20C.20.070 of the Redmond Municipal

Code and Community Development Guide is hereby amended to read as follows:

20C.20.070 HOME BUSINESSES

20.070(05) Definitions - A "home business" is a business activity which results in a product or service and is conducted in whole or in part on a residential premises and is clearly subordinate to the use of the premises as a residence.

20.070(10) Standards - Home businesses, where permitted by this Section and Section 20C.10.240, "Permitted land Uses," shall comply with the following requirements:

(a) No more than one person outside the family group that resides on the premises shall engage in the business and be located on the premises.

(b) The outside storage of equipment, materials, or more than one vehicle related to the business or businesses is not permitted.

(c) The business shall be conducted in a manner which will not alter the residential character of the premises by construction, the use of color, materials, lighting and signs, or by the emission of sound, vibration, dust, glare, heat, smoke, odors or liquids.

(d) Business traffic shall be limited to eight one-way trips per day and shall not require additional parking spaces.

(e) Vehicles larger than 10,000 lbs. gross weight shall not be operated out of the premises or be parked on the property or on adjacent streets.

(f) Utility demand (water, sewer, electricity, garbage, storm drainage, or natural gas) shall not exceed normal residential levels.

(g) A business license is required.

(h) Motor Vehicle Related Home Businesses.

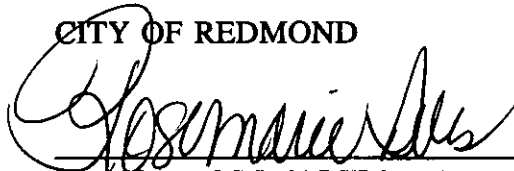
(i) Office only activities for motor-vehicle related uses may be allowed as home businesses provided all other requirements of this section are met.

(ii) Home businesses maintaining office only activities and stock in trade within the residence and for which the following activities are performed at other locations: washing and waxing, paint striping and detail application, window repair or replacement and repairing and tuning of boats at a marina or dock, may be allowed provided all other requirements of this section are met.

(iii) Except as provided in subsections (i) and (ii) above and for businesses legally licensed as such within the City of Redmond as of June 14, 1995, no motor vehicle-related businesses shall be allowed as home businesses, including, but not limited to, auto, truck, or heavy equipment repair, body work, welding, detailing, or painting; or taxicab, van shuttle, limousine or other transportation services.

Section 3. 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.

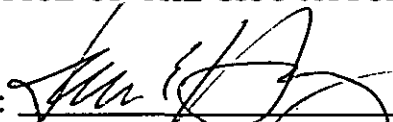
Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	August 10, 1995
PASSED BY THE CITY COUNCIL:	August 15, 1995
SIGNED BY THE MAYOR:	
PUBLISHED:	August 23, 1995
EFFECTIVE DATE:	August 28, 1995
ORDINANCE NO. <u>1850</u>	