

**ORIGINAL**

ORDINANCE NO. 1873

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADDING A NEW CHAPTER 20C.20A TO THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE, TO ESTABLISH PERMITTED USES, SITE REQUIREMENTS, TRANSFER OF DEVELOPMENT RIGHTS, AND OTHER RELATED REGULATIONS FOR THE AGRICULTURAL ZONE, APPLY THE AGRICULTURE ZONE TO CERTAIN REAL PROPERTY AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the City of Redmond has adopted a new Comprehensive Plan to address community concerns, manage growth, and meet the requirements of the Washington State Growth Management Act; and

WHEREAS, the Growth Management Act requires that the City's development regulations be consistent with and implement the Comprehensive Plan; and

WHEREAS, the Growth Management Act requires that a Transfer of Development Rights (TDR) program be instituted to protect resource lands, including agriculture lands; and

WHEREAS, the City's Comprehensive Plan designates agricultural lands in the northern Sammamish Valley; and

WHEREAS, the City desires to protect the northern Sammamish Valley from unsuitable urban development; and

WHEREAS, the Planning Commission has held a public hearing and has recommended that the City Council amend the Redmond Municipal Code and Community Development Guide as provided in the Community Development Guide; and

WHEREAS, the City Council has only made minor changes to the Planning Commission's recommendation and so can rely on the public involvement activities conducted by City staff and the Planning Commission; and

WHEREAS, the City Council adopts the Planning Commission's recommended findings of fact and conclusions listed in the Planning Commission Report and hereby incorporates them by reference into the whereas section of this ordinance; and

WHEREAS, the City Council of the City of Redmond desires to implement the Planning Commission's recommendation, is adopting this chapter for the purpose of complying with the Growth Management Act, and acknowledges that the chapter bears a substantial relationship to, and is necessary for the public health, safety and welfare of the residents and property owners of the City of Redmond, NOW, THEREFORE

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

Section 1. Agriculture Zone Regulations. New Chapter 20C.20A is hereby added to the Redmond Community Development Guide to read as follows:

Chapter 20C.20A  
Agriculture Regulations  
and Transfer of Development Rights

Sections:  
20C.20A.100 Scope  
20C.20A.200 Purpose

20C.20A.210	Permitted Uses
20C.20A.220	Accessory Uses
20C.20A.230	Special Use Requirements
20C.20A.240	Agricultural Practices Notice
20C.20A.250	Livestock Restrictions
20C.20A.260	Site Requirements Chart
20C.20A.270	Location of Structures
20C.20A.280	Bonus for Transferring Densities Outside Agriculture Zone
20C.20A.300	Transfer of Development Rights Program
20C.20A.302	Purpose
20C.20A.304	Initiation and Completion of TDR program
20C.20A.306	Eligible Purchasers
20C.20A.308	Sending Areas
20C.20A.310	Receiving Areas
20C.20A.312	Measuring Development Rights
20C.20A.314	Procedure
20C.20A.316	Certificate of Development Rights
20C.20A.318	Conservation Easement
20C.20A.320	Deed of Transfer of Development Rights
20C.20A.322	Extinguishment Document
20C.20A.324	Partial Sale or Use of Development Rights
20C.20A.326	Transfer of Development Rights to Receiving Properties
20C.20A.328	Use of Development Rights: Floor Area and Regulatory Flexibility
20C.20A.400	Purchase of Development Rights (Reserved)
20C.20A.500	Right to Farm (Reserved)

## 20C.20 AGRICULTURE REGULATIONS

### 20C.20A.100 Scope

This section of the Development Guide contains the regulations for the Agriculture zone.

### 20C.20A.200 Purpose

The primary purpose of the Agriculture Zone is to provide for the protection and preservation of agricultural lands and activities compatible with agriculture uses. The agriculture zone is to support areas suited for agricultural uses, open space and recreation uses that do not foreclose future agricultural options and maintain open space to allow for aquifer recharge and reduce potential damage from natural hazards.

### 20C.20A.210 Permitted Uses

The Agriculture land use chart indicates where the categories of land uses may be permitted in the Agriculture Zone.

The symbols used in the chart represent the following:

- P - Permitted use
- G - Allowed conditional use, General Development Permit required
- S - Allowed conditional use, Special Development Permit required

Procedural requirements related to the General and Special Development Permit processes are described in Section 20F. A number of references to other sections of the Community Development Guide appear in the Agricultural Land Use Chart. These references direct the reader to sections that contain rules and regulations specific to the referenced land use. In all cases, the definition of a land use may be found in the Definitions section of the Community Development Guide.

Recreational uses which require a Special Development Permit or General Development Permit shall comply with Section 20C.20A.230. Land uses not listed in the permitted land use chart are ~~not~~ <sup>scrivener's error</sup> prohibited unless otherwise provided by this Chapter. Land uses are also subject to the requirements described in any footnotes contained in this chart.

Some uses of the listed uses may be prohibited pursuant to an executed Conservation Easement, if the property has participated in the Transfer of Development Rights program (see Section 20C.20A.300).

20C.20A.210 (part) AGRICULTURE ZONE PERMITTED LAND  
USES

Use Description Agriculture Zone

Use Description	Agriculture Zone
<b>Agriculture:</b>	
Growing and harvesting of agricultural crops and forest products	P
Horticulture, nurseries, pea patches	P
Raising livestock and small animals	P
Stables and Animal Boarding	P
Roadside Produce Stands	P
<b>Recreation:</b>	
Public and private parks	S
Recreational trails which do not include on-site parking.	S
Public and Private Recreation, including play fields, ballfields and golf courses.	S
	S
<b>Residences:</b>	
Single family detached agricultural residences not exceeding one dwelling unit per 10 acres	P
Non-agricultural single family attached residence shall not exceed one dwelling unit per 20 acres	P
Accessory living quarters <sup>(1)</sup>	G
Bed and Breakfast <sup>(2)</sup>	G
Bed and Breakfast Inns	G
<b>Services:</b>	
Family Daycare providers <sup>(2)</sup>	P
Home Occupations	P
Equestrian Riding Schools	P
<b>Utility Facilities:</b>	
Local Utilities	G
Regional Utilities	S
<b>Other:</b>	
Satellite dishes and Antennas <sup>(3)</sup>	G
Signs <sup>(4)</sup>	P
Water extraction, wells	P
Wildlife shelters and refuges	P

Footnotes:

- (1) Housing for agricultural employees and their families only. Limited to one unit on less than 20 acres or two units for more than 20 acres.
- (2) See Section 20C.30.435 Bed and Breakfasts.
- (3) See Section 20C.80.770, Satellite dishes and antennas 2.
- (4) See Section 20C.20A.235 and Section 20C.80, General Regulations.

Legend: P - Permitted Use; S - Special Development Permit (See section 20F.;

G - General Development Permit (See section 20F);

**20C.20A.220            Accessory Uses**

Accessory uses in agricultural zones may include uses such as equipment storage, parking, out buildings, and fences. Accessory uses shall either (i) constitute only an incidental or insubstantial part of the total activity that takes place on a lot or (ii) be commonly associated with the principal use on the lot and integrally related to it. Accessory uses shall meet the requirements of this section and all related regulations found in Section 20C80, General Regulations.

**20C.20A.230            Special Use Standards**

Conditionally allowed uses in the Agriculture Zone shall be allowed only when the use meets all of the following standards:

231 No greater than 5% of the site shall be covered with buildings, parking and other impervious surfaces.

232 All buildings shall be located within 100 feet of the mutual property line adjoining the railroad right-of-way along Willows Road west of the Sammamish River, or within 100' of the top of the slope on the valley floor east of the Sammamish River. Parking and storage areas shall be screened from the Sammamish River trail. For those properties that do not front Willows Road or are within 100' of the valley floor east of Sammamish River as noted above, this requirement may be modified through review of the Special Development Permit.

233 No structure or impervious surface shall be located within 400 feet of the ordinary high-water mark of the closest bank of the Sammamish River. If an ownership or lot, whatever is the larger, does not extend more than 500 feet from the river this setback may be modified through a review of the Special Development Permit (SDP). This is intended to allow an appropriate level of development, provided the structures and impervious surfaces are located as far as possible from the Sammamish River.

234 The buildings and parking shall be sited in locations least likely to block or interrupt scenic vistas seen from public areas and to minimize impacts on agricultural uses on adjacent properties.

235 No sign ~~is~~ shall be higher than four feet from the ground.

236 No uses shall be externally illuminated, except for parking lot lighting and safety lighting near buildings.

237 Uses and activities shall be consistent with Agricultural Lands policies in the Comprehensive Plan.

**20C.20A.240            Agricultural Practices Notice**

To protect agriculture uses from nuisance lawsuits, and reduce potential land use conflicts, a statement of the nature of the use shall be recorded with the property. All approved plats, development permits and building permits with the Agriculture zone or within 300 feet of the boundary of an Agriculture zone shall contain the following notice:

"The property covered by this approval is located in or near an area designated by Redmond for agriculture, and other activities compatible with agriculture uses. A variety of commercial and agricultural activities may occur that are not compatible with residential development for certain periods of limited duration. "

**20C.20A.250            Livestock Restrictions**

For the raising of livestock the following restrictions shall apply:

252 *Structures.* Structures for feeding, housing and care of hoofed animals shall be set back a minimum of fifty (50) feet from any property line and one hundred (100) feet from the ordinary high water mark of the Sammamish River. Such operations include the establishment of feeding pens or other confinement lots for livestock of any kind equivalent to ten (10) or more head of mature cattle which concentrate their wastes in an area less than one acre. Equivalency is based upon the estimated equivalent of animal waste.

254 *Stream Setbacks.* At least 100 feet of natural or planted ground cover between confinement lots and streams shall be provided.

256 *Practice.* Where applicable, operational guidelines for livestock waste management will follow best management practices set by King County and the State of Washington regulations.

**20C.20A.260            Site Requirements Chart**

The purpose of this section is to establish the basic site design requirements within the Agriculture zone.

20C.20A.260

AGRICULTURE ZONE SITE REQUIREMENTS

Site Requirements

Agriculture Zone

Maximum Number of Dwelling Units Per Acre (1)	0.05
Minimum Lot Area Per Dwelling Unit (in Acres) (1)	19
Minimum Building Site Circle (Feet in Diameter)	100
Minimum Lot Frontage (Feet)	300
Minimum Building and All Front Street Setbacks	30
Minimum Building Rear Setbacks (Feet)	40
Minimum Building Side Setbacks (Feet Each Side)	40
Minimum Waterfront Building Setbacks - Sammamish River	50
Minimum Building Separation Except for Accessory Structures	20
Total Impervious Surface (% of Lot Area)	5
Maximum Height (Feet) (2)	40
Maximum Height in Shoreline Areas (Feet)	30

Footnotes:

(1) Except for Agricultural residences as permitted by Section 20C.20A.210 (part).

(2) Exception may be granted through General Development Permit process for agricultural structures.

20C.20A.270 Location of Structures

Wherever possible, residences, accessory living quarters and other related agricultural structures shall be clustered together to reduce lengthy public facility or road extensions.

20C.20A.280 Bonus for Transferring Residential Densities Outside Agriculture Zone

A density bonus of one dwelling unit per ten acres shall be given where the allowed number of housing units are transferred to property outside the Agriculture zone and a legally enforceable provision is recorded against the property zoned Agriculture providing that no residences shall be constructed on that land. Where less than ten acres is owned in the Agriculture zone, a bonus of one housing unit shall be given.



## **20C.20A.300 TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM**

### **20C.20A.302 Purpose**

The City of Redmond has a Transfer of Development Rights procedure available for the protection of agricultural land and to comply with RCW 36.70A.060 (1).

The transfer of development rights from one property to another is intended to maintain and protect agricultural land while giving compensating development rights. TDRs are also intended to help achieve the objectives of this subtitle and the goals and policies of the Comprehensive Plan.

### **20C.20A.304 Initiation and Completion of TDR Program**

The sale and purchase of development rights from the sending area shall be allowed upon adoption of this subsection of the code.

The transfer and application of development rights to the receiving properties shall not be implemented for those zones in the Overlake Neighborhood until such time as the adoption by City Council of the Overlake Neighborhood Plan following the adoption of this section. Other receiving zones designated by the Comprehensive Plan will not be eligible to receive development rights until such time that FAR levels have been established and adopted by City Council.

The TDR program shall be complete when all development rights have been purchased from the sending area properties and applied to the receiving area properties.

### **20C.20A.306 Eligible Purchasers**

Any person may purchase development rights regardless of whether the purchaser is an owner of lands designated as a receiving property. Development rights may be sold or transferred by any owner provided the sale complies with subsection 20C.20A.314 of this section.

### **20C.20A.308 Sending Areas**

(a) *Eligible Properties.* The properties eligible to transfer their development rights through the Transfer of development rights program shall be those properties zoned Agriculture for which the development rights have not been purchased or transferred.

(b) *Process.* Sending properties have basic rights to development under the Agriculture zone, but are assigned development rights for the purpose of allowing Transfer of Development Rights (TDR). The amount of development rights

available to an owner of sending property shall be established by this section of the code.

**20C.20A.310      Receiving Areas**

(a) *Eligible Properties.* The properties eligible to use development rights transferred from the Sending Areas shall be properties within the following zones : City Center (CC), Retail Commercial (RC), General Commercial (GC), Overlake Business and Advanced Technology (OV), Business Park (BP), and Manufacturing Park (MP), Industry (I).

(b) *Amount.* The amount of development allowed on the receiving property shall not exceed that allowed by the zone in which the property is located.

(c) *Restriction.* No more than thirty five percent of the development rights eligible for being transferred from the sending areas zoned Agriculture shall be transferred to the combined zones in any one receiving area neighborhood.

**20C.20A.312      Measuring Development Rights**

(a) *Based on Gross Acreage.* The total available development rights from a lot or property is based upon gross acreage and will not be reduced in measurement if wetlands or other environmentally sensitive areas are present that would otherwise limit development.

(b) *Formula and Amount.* The amount of development rights available to owners of eligible property to transfer to a designated receiving area shall be determined by the following methods:

(1) For each gross acre of land within the sending area that is used, which is or will be restricted to agricultural or recreation uses by an easement created under this program, and that is undeveloped, vacant or in an agricultural or recreation use; the owner shall receive one development right. For each fraction of a gross acre of land within the sending area, which is or will be restricted to agricultural uses by a conservation easement created under this program, and that is undeveloped, vacant or in an agricultural or recreation use; the owner shall receive a fraction of a development right in the same proportion that the fraction of an acre of land makes up of a gross acre of land. The following formula shall be used to calculate development rights:

Gross acres (including a fraction of an acre) of X 1 = The number of land meeting the requirements of § 20C.20A.312(b) (1). = development rights the landowner shall receive.

**20C.20A.314 Procedure**

The process of acquiring, conveying and recording development rights includes:

- (a) The issuance of Certificates of Development Rights with an assigned serial number (by the Planning Department);
- (b) The approval (by the Planning Department) and recording of a Conservation Easement;
- (c) The recording of a Deed transferring ownership of the Development Rights; and
- (d) The recording of an extinguishment document

**20C.20A.316 Certificate of Development Rights**

(a) *Certificate.* The Planning Department, upon the request of the sending area property owner, shall issue a Certificate of Development Rights to the landowners for the eligible land in accordance with the formulas in Section 20C.20A.312.

(b) *Written Request.* To receive a Certificate of Development Rights, the landowner shall contact the Planning Department with a written request for the Certificate. The property owner shall provide the city with a title report confirming ownership of the property prior to the issuance of the certificate.

(c) *Quantity.* The issuance of the Certificate of Development Rights shall establish the quantity of development rights for the property. The development rights quantity will be based upon the use of the land at the time the certificate is requested.

(d) *Sale.* Prior to development rights being offered for sale, lands with transferable development rights shall have a Certificate of Development Rights issued. Upon receipt of the Certificate of Development Rights, the property owner may transfer the development rights to any person or legal entity.

**20C.20A.318 Conservation Easement**

(a) When an agreement has been reached between the seller and buyer of the development rights, the seller shall inform the Planning Department of the pending sale.

(b) Prior to the legal transfer of the development rights, the seller shall submit a conservation easement covering the same

number of acres for which development rights are being sold. The conservation easement will be in the form approved by the City, executed by the owners of the sending area land. The owners shall record the approved conservation easement in King County's real property records. The conservation easement shall limit use of the property to agricultural uses, agricultural residences, and those recreational uses allowed by the Agriculture zone. For any development rights calculated using the formula in section 20C20.312(b)(1), the conservation easement shall limit the use of that land to agricultural uses including agricultural residences.

(c) By granting the Conservation Easement to the City of Redmond, the sending area landowner shall comply with the restrictions on the land from which development rights are sold. The restrictions are identified in the language for the Conservation Easement.

**20C.20A.320 Deed of Transfer of Development Rights**

(a) The Deed transferring development rights, as approved by the Planning Department, shall be executed by the selling and purchasing parties and recorded with the King County Records and Elections Division.. The purpose of the Deed is to confirm that the development right has been purchased by a developer or investor. A copy of the recorded document shall be filed with the King County Assessors Office and the Redmond Planning Department.

(b) The Deed shall include the recording number(s) of the Conservation Easement for the rights being transferred, and a legal description of the land from which development rights are granted.

(c) The deed may verify the application of the development rights to a receiving parcel in lieu of the requirement for an extinguishment document.

**20C.20A.322 Extinguishment Document**

(a) The extinguishment document shall identify the development rights sending property (location and serial number) and the development rights receiving property, (by permit) and how the development rights are applied.

(b) The extinguishment document may be combined with the Deed of Transfer if the receiving site and project are identified.

**20C.20A.324 Partial Sale or Use of Development Rights**

(a) The sending area property owner can sell all, none, or part of the development rights.

(b) If the sale of development rights from the sending area property owner would entail less than an entire tax parcel, the following additional regulations shall apply:

(1) The portion of the lot involved in the proposed sale of development rights shall be legally described and must be shown on a map. The serial number assigned to the Certificate of Development Rights shall reflect only the portion of the property where development rights have been sold..

(2) When a portion of the total available development rights are sold from a lot or property, the future sale of additional development rights from that property shall occur so that the land is contiguous, to the greatest extent possible, to the lands from which development rights were previously sold.

(3) Development rights for a lot or property may be transferred onto the same or contiguous ownership. The development rights shall be calculated on the basis found in 20C.20A.312, using the equivalent square footage of building area.

(4) If the land subject to the Conservation Easement is subdivided, within the limitations of the zoning, any new parcel created shall continue to be subject to the Conservation Easement and shall comply with the provisions of the TDR process.

**20C.20A.326      Transfer of Development Rights to Receiving Properties**

The transfer of development rights to an approved receiving area will allow additional intensity up to the maximum floor area permitted by the receiving zone. Commercial floor area may be used as residential floor area, if permitted by the underlying zoning. The transfer of development rights may also be applied to regulatory flexibility as noted below.

The maximum base density will be established by the site's zoning. There will be a maximum base density of the zone, usually expressed in floor area ratio (FAR) and the TDR optional density, expressed in FAR.

**20C.20A.328      Use of the Development Rights: Floor Area and Regulatory Flexibility**

(a) Within the designated receiving zones, each development right may be used as a right for any one of the following, subject to the limitations of this section:

1. to authorize an additional 8,712 square feet of building area,

2. to substitute a requirement to provide 8,712 square feet of public or private park land,

3. to increase the maximum impervious surface limitations or maximum structure coverage by 8,712 square feet provided that the total increase shall not exceed 10% of the site; or

4. to increase the height limitation up to 10 feet across each 8,712 feet increment of gross floor area (gfa). In no case can total building height be greater than 10 feet above the height allowed in the underlying zones.

5. To add up to 5 additional parking stalls per 8,712 square feet of TDR purchased in the sending area.

A fraction of a development right shall be entitled to the equivalent fraction of any of the above.

(b) Impact fees may be assessed on receiving area properties using TDRs based on the amount of documented impacts associated with the transfer.

(c) The Administrator shall approve the application for transfer of development rights under Section 20C.20A.328 if the Administrator finds the request meets all of the following criteria:

1. Does not exceed the limitation on density or intensity allowed by the zone. An increase in density above the intensity or density allowed without transfers of development rights shall only be gained through the use of transfers of development rights (TDR).

2. The proposal complies with all applicable development regulations, unless that regulation is modified by the transfer of development rights.

3. It is in accordance with the provisions of this section.

4. Is in accordance with the provisions of Chapter 20F.30, Subdivision of Land.

5. If the transfer is proposed as provided in section 20C.20A.328(b), the requirements of 20C.20A.328(b) are met.

6. The final development intensity achieved for any property located in a TDR receiving zone must be determined by

review and approval of the Administrator as a part of the development process.

(d) A Deed of Transfer shall be required prior to completing the transfer of land using development rights. A final plat for a subdivision or the deed for the sale of land using transferred development rights shall contain a statement describing the development proposed, the zoning classification of the property, the amount and serial number of development rights used, and a notation of the recording number of the conservation easement recorded with King County.

**20C.20A.400 PURCHASE OF DEVELOPMENT RIGHTS  
(RESERVED)**

# Agriculture and Transfer of Development Rights Glossary

(To be added to revised definitions section)

**Agricultural Residence:** The use of a dwelling unit occupied by full- or part-time farmer on a lot or lots used exclusively for agriculture.

**Base Density:** The maximum square feet of building (measures by FAR) permitted by the zoning classification of a property in the receiving area without the use of TDR density increase.

**Bed and Breakfasts:** A single family residence containing one kitchen and shared dining area providing no more than two lodging rooms for guests and travelers, tourists, and transient guests for a period of up to thirty days and serving primarily breakfast only to those people registered to use the facility for lodging.

**Bed and Breakfast Inns:** A facility offering between three and twelve lodging rooms on a temporary basis to travelers, tourists and transient guests for a period of up to thirty days and serving primarily breakfast only to those guests registered to use the facility for lodging.

**Conservation Easement:** A granting of a property right stipulating that lands in the Agriculture zone will remain in a preserved state to facilitate only agricultural or recreational uses. The easement shall be recorded with the real property records of King County. The sending property owner is the grantor and the City of Redmond is the grantee.

**Deed of Transfer of Development Rights:** A document which conveys ownership of development rights that were originally attached to property covered by a TDR easement.

**Development Rights:** One of a series of rights inherent in fee simple ownership of land. It represents the potential for the improvement of a parcel of property measured in residential dwelling units or square footage of commercial, light industrial or office space based on the zoning classification of the parcel.

**Easement:** An interest in real property which grants the ability to use or restrict the use of another person's land.

**Floor Area Ratio:** The gross floor area of all buildings or structures (less any area devoted to parking or vehicle circulation) on a lot divided by the gross land area.



**Local Utilities:** Facilities and infrastructure provided by a public agency, utility district or franchise which convey essential services throughout a neighborhood area or within the community. These facilities include, but are not limited to, local water and wastewater lines and pump stations, electrical distribution lines and substations, natural gas distribution pipelines, local telecommunications facilities, and stormwater retention and conveyance systems.

**Optional Density:** The additional square feet of building (measured by FAR) based on the use of Transfer of Development Rights.

**Receiving Areas:** Properties eligible to receive transfer of development right (TDR).

**Regional Utilities:** Facilities and infrastructure provided by a public agency, utility or franchise which convey essential services throughout the area beyond, but including Redmond. These facilities include, but are not limited to, regional water storage tanks, reservoirs and booster stations, wastewater interceptors, pump stations and treatment facilities, electrical transmission substations and lines 115 KV or greater, regional natural gas pipelines and gate stations, regional telecommunications facilities.

**Sending Areas:** Properties designated to transfer their development rights.

**Transfer of Development Rights (TDR):** The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from property in one zoning district to property in another zoning district where such transfer is permitted.

**Transfer of Development Rights (TDR) Extinguishment Document:** A document which shows that a TDR has been used on a specific property in a receiving area that TDR is no longer available to be transferred. This could take the form of a Deed of Transfer or the Recording of a Final Plat.

Section 2.      Area to which the Agriculture zone is applied. The Agriculture Zone provided for in Section 1 shall be applied to all areas zoned Agriculture by the zoning map established by Section 20C.10.230 except for the property within the vacated Valley View Industrial Park Plat in Redmond, King County, Washington. The property which was within the vacated Valley View Industrial Park Plat in Redmond, King County, Washington shall be zoned Light Industrial (LI).

Section 3.      Repealer.

(a) The following sections and subsections of the Redmond Municipal Code and Community Development Guide are hereby repealed:

(i) Section 20C.10.080.

(ii) The second column of the table entitled "Permitted Land Uses" which is part of the Subsection 20C.10.240(05).

(iii) The second column of the table entitled "site Requirements" which is a part of subsection 20C.10.250(10).

(b) To the extent that the provisions in Section 1 of this ordinance are similar in substance to the previously adopted provisions that replace the City's development regulations, they shall be considered as continuations thereof and not as new enactments unless otherwise specifically provided.

In particular, a situation that did not constitute a lawful conforming or nonconforming situation under the previously adopted development regulations shall not achieve lawful conforming or nonconforming status under this ordinance merely by the repeal of the prior development regulations.

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 chapter.

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 the publication of an approved summary thereof consisting of the title.

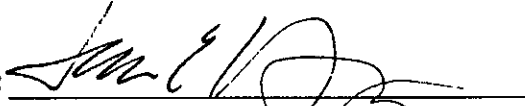
CITY OF REDMOND

  
\_\_\_\_\_  
MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	January 30, 1996
PASSED BY THE CITY COUNCIL:	January 30, 1996
SIGNED BY THE MAYOR:	February 02, 1996
PUBLISHED:	February 7, 1996
EFFECTIVE DATE:	February 12, 1996