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DGA 97-010 Minor  
Housekeeping Amendments

ORDINANCE NO. 1954

**ORIGINAL**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADDING VARIOUS SECTIONS TO AND AMENDING VARIOUS SECTIONS OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO MAKE MINOR HOUSEKEEPING AMENDMENTS NECESSARY TO CLARIFY DEFINITIONS OR STANDARDS WHICH ARE CONFUSING, FORMALIZE CHANGES THAT HAVE BEEN MADE OR SUGGESTED THROUGH ADMINISTRATIVE INTERPRETATIONS, CODIFY CERTAIN APPENDICES THAT HAVE BEEN DEVELOPED AND ADMINISTERED ADMINISTRATIVELY, AND MAKE THE DEVELOPMENT GUIDE EASIER FOR THE PUBLIC TO USE AND UNDERSTAND, DGA 97-010.

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WHEREAS, in order to clarify certain areas in the Community Development Guide which are confusing or have been modified through administrative interpretation, and in order to make certain adoptions and deletions which are necessary to renumber the Guide and make the same easier for the public to use and understand, certain amendments commonly known as the 1997 Minor Housekeeping Amendments, DGA 97-010, have been proposed, and

WHEREAS, the Planning Commission of the City of Redmond held a public hearing on the proposed Minor Housekeeping Amendments on September 10, 1997, and as a result of such hearing, recommended to the City Council that such amendments be adopted, and

WHEREAS, the City Council has reviewed the proposed amendments at a public meeting held on October 7, 1997 and has decided to adopt the same in the form attached to this ordinance, NOW, THEREFORE,

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

Section 1. Findings, Conclusions, and Analysis Adopted. In support of the additions, deletions, and amendments to the Redmond Municipal Code and Community Development Guide adopted by this Ordinance, the City Council hereby adopts and incorporates herein the Findings, Conclusions, and Analysis contained in the Technical Committee Report to the Planning Commission and the Planning Commission Report to the City Council on DGA 97-010, and all exhibits to the said reports.

Section 2. Repeal of Duplicate or Obsolete Definitions. The following definitions appearing in the Community Development Guide sections or ordinances identified below are hereby repealed

Accessory Dwelling Unit (20C.30.5110)

Accessory Structure (20C.30.5210)

Accessory Use (20A.60.040)

Administrator (Ordinances 1928 and 1908)

Administrator (Ordinances 1909 and 1913)

Agricultural Zone. (Ord. 1919)

Bed and Breakfasts (20C.30.5310)

Bed and Breakfasts Inns (20C.30.5310)

City

Clustering (20C.30.5410)

Commercial vehicle (20C.30.5910)

Development (Ordinances 1928 and 1908)

Earth Material (Ordinance 1877)

Erosion (Ordinance 1877)

Excavation (Ordinance 1877)

Family Day-Care Provider (Ordinance 1930)

Fill/Filling (Ordinance 1877)

Floor Area Ratio (Ordinance 1901)

Hazardous Waste/Substance Treatment and Storage Facility  
(Ordinance 1901)

Hazardous Waste/Substance Treatment or Storage Facility, Off-site  
(Ord. 1901)

Hazardous Waste/Substance Treatment or Storage Facility, On-site  
(Ord. 1901)

Home Business (20C.30.5610)

Impervious Surface (Ordinance 1877)

Low and Moderate Income Housing (Ord. 1928 and 1908)

Manufactured Home (20C.30.5710)

Mobile Home (20C.30.5710)

Mobile Home Park (20C.30.5710)

Multifamily Dwelling Unit (20E.10.0540)

Multiple Tenant Building (20C.20.230(25))

Multiplex (20C.30.5810)

Optional Density (Ordinance 1901)

Reception Window Obstruction (Ordinance 1901)

Recreational and Utility Vehicles (20C.30.5910)

Rental Room (20C.30.6010)

Retirement Residence (20C.30.6110)

Retirement Residence Unit (20C.30.6110)

Sign (20A.60.590; 20C.20.230(25)(aa))

Slope (Ordinance 1693)

Zero lot line development (20C.30.6310)

**Section 3. Amending and Recodifying Definitions.** The following definitions, currently found in the Community Development Guide sections or ordinances identified below, shall be amended and recodified as new sections within Chapter 20H of the Redmond Municipal Code and Community Development Guide to read as follows:

**Approved.** (From 20E.80.030) For the purposes of administering 20E.80, the Uniform Fire Code, approved shall in all cases mean that a particular plan, system, operation or construction including all notations made during review or testing as to the best knowledge of the Chief or his designated representative met or exceeded all applicable codes, standards, regulations and or performance tests as of the date of approval. Any subsequent changes or circumstance which compromise the conditions of approval render such approval inapplicable.

**Clearing - Clearing, Grading and Stormwater Management.** (From Ordinance 1877) For the purposes of administering 20E.70, Clearing, Grading and Stormwater Management, clearing is any actions that disturb, injure, or directly destroy the root structure of existing vegetation or any actions that disturb the existing ground surface.

**Clearing - Sensitive Areas.** (From Ordinance 1693) For the

purposes of administering 20C.40, Sensitive Areas, clearing is the removal of timber, brush,, grass, ground cover or other vegetative matter from a site which exposes the earth's surface of the site or any actions which disturb the existing ground surface.

**Development or Development Activity.** (From 20C.110 and 20C.100) For the purposes of administering 20C.110 Impact Fees and 20C.100 Transportation Management Code, development or development activity shall mean any construction or expansion of a building, structure, or use, any change in the use of a building or structure, or any changes in the use of land, where the construction, expansion, or change, when occupied or used for its intended purpose, will create additional demand and need for public services.

**Grading - Clearing, Grading and Stormwater Management.** (From Ordinance 1877) For the purposes of administering 20E.70, Clearing Grading and Stormwater Management, grading is any action which changes the elevation of the ground surface; grading includes, but is not necessarily limited to dredging, landfills, excavations, filling, earth work, embankments, etc.

**Grading - Sensitive Areas.** (From Ordinance 1693) For the purposes of administering 20C.40, Sensitive areas, grading is any excavating, filling, clearing, leveling, or contouring of the ground surface by human or mechanical means.

**Hotel and Motel.** (From 20E.70) For the purposes of administering 20E.10, Building Code hotel or motel means any building containing four or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes by guests.

**Impact Fees, Fire and Park, Recreation, Open Space and Trails.** (From 20C.110) For the purposes of administering 20C.110 Impact Fees, the land uses in the Impact Fee Schedule are defined as follows:

**Manufacturing Uses:** Land or structures that will have manufacturing facilities for firms or uses which have Standard Industrial Classifications (SIC) of Major Group 20 through Major Group 39, SIC Major Group 15 through Major Group 17, SIC Major Groups 50 and 51 and warehouses.

**Office Uses:**

(1) A structure, room or series of rooms where the affairs of a business, professional person, or branch of government are carried out. Uses which would be primarily classified as one of the other defined uses shall not be classified as office uses.

(2) Land or structures used by firms or uses that have SICs of Major Group 60 through Major Group 97, excluding Major Groups 75, 76, 78 and 88.

**Retail Uses:** Land or structures used by firms or uses that have SICs of Major Group 52 through Major Group 59 and SIC Major Groups 75, 76 and 78.

**Mitigation - Transportation Management.** (From Ordinances 1928 and 1908) For the purposes of administering 20C.100, Transportation Management Code, mitigation shall have either of the following definitions:

(1) Transportation demand management (TDM) strategies or transportation facility improvements constructed or financed by a developer which improve a degraded average arterial intersection LOS to the adopted standard of the transportation management district (TMD). If the average arterial intersection LOS in a district already exceeds the adopted LOS standard prior to a development proposal, mitigation shall mean transportation demand management strategies or facility improvements constructed or financed by a developer to improve the degraded district LOS to at least the LOS of the district prior to the development proposal;

(2) Mitigation as defined in the SEPA Rules, and found in WAC 197-11-768:

(i) Avoiding the impact altogether by not taking a certain action or parts of an action;

(ii) Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;

(iii) Rectifying the impact by repairing, rehabilitating, or

restoring the affected environment;

(iv) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;

(v) Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or

(vi) Monitoring the impact and taking appropriate corrective measures.

**Mitigation - Sensitive Areas.** (From Ordinance 1693) For the purposes of administering 20C.40, Sensitive Areas, mitigation includes:

(1) Avoiding the impact altogether by not taking a certain action or parts of actions.

**Project Improvements - Transportation Management.** (From Ordinances 1928 and 1908). For the purposes of administering 20C.100, Transportation Management Code, project improvements shall mean site improvements and facilities that are planned and designed to provide service for a particular development project, are necessary for the use and safety of the occupants or users of the project, and are not transportation system improvements. No improvement or facility included in the transportation facility plan (TFP) approved by the City Council shall be considered a project improvement. Project improvements shall include but are not limited to the following:

(1) Access driveways, paths, trails, and roads leading to the development;

(2) Driveways, paths, trails, and roads within the development;

(3) Acceleration and deceleration lanes, and right and left turn lanes leading to those roads and driveways; and/or

(4) Traffic control measures for those driveways, paths, trails, and roads, such as traffic signals, signs, lane markings, etc.

(5) Standard frontage improvements not specifically defined in the TFP or TIP.

**Project Improvements - Impact Fees.** (From Ordinances 1913 and 1909) For the purposes of administering 20C.110 Impact Fees, project improvements shall mean site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. No improvement or facility included in a capital facilities plan approved by the governing body of a city or town shall be considered a project improvement.

**Restoration - Clearing, Grading and Stormwater Management.** (From Ordinance 1877) For the purposes of administering 20E.70, Clearing, Grading and Stormwater Management, restoration shall mean the re-establishment of the land characteristics and ecological values to pre-development conditions that were lost by alteration, development or catastrophic events.

**Restoration - Sensitive Areas.** (From Ordinance 1693) For the purposes of administering 20C.40, Sensitive Areas, restoration shall mean efforts performed to reestablish wetland, stream or habitat functional values and characteristics that have been destroyed or degraded by past alterations (e.g. filling or grading).

**Site - Clearing, Grading, and Stormwater Management.** (From Ordinance 1877) For the purposes of administering 20E.70, Clearing Grading and Stormwater Management, site is any lot or parcel of land or combination thereof, where clearing and/or grading is performed or permitted under a single development proposal.

**Site - Sensitive Areas.** (From Ordinance 1693) For the purposes of administering 20C.40, Sensitive Areas, site is any parcel or combination of contiguous parcels where the proposed project impacts a sensitive area.

**Section 4. Definitions Added.** The definition of Administrator or Code Administrator set forth below is hereby added to Chapter 20H of the Redmond Municipal Code and Community Development Guide. The first paragraph the current Section 20C.100.020 of the Redmond Municipal Code and Community Development Guide regarding definitions for the



Transportation Management Code and recodified to Chapter 20H by this section is hereby amended to read as set forth below and said section is moved and recodified as a new section under Chapter 20H of the Redmond Municipal Code and Community Development Guide:

**Administrator. Also, Code Administrator.** Unless otherwise specified, the Administrator shall be the Director of Planning and Community Development or his/her designated representative.

**Impact Fees, Transportation.** For the purposes of administering 20C.100, Transportation Management Code, the land uses in the Transportation Impact Fee Schedule are defined as follows: (includes definitions of terms from Ordinance 1907).

Section 5. Family Defined. The definition of family set forth in Chapter 20H of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

**Family.** An individual, or two or more persons related by blood or marriage; eight or fewer non-related persons living together in a single dwelling unit, unless a grant of reasonable accommodation as identified in Title 20F allows an additional number of persons.

Section 6. Limits on Gross Floor Area in City Center. Footnote 1(d) to the City Center Site Requirements Chart set forth in Section 20C.40A.100 is hereby amended to read as follows:

**1d.** Retail uses in the East Hill Design Area are permitted on properties which front NE 79th Street per footnote 1 above, and provided that the retail use is limited to 1,500 square feet of gross floor area per building, and faces NE 79th Street.

Section 7. Threshold for Short Plats. Subsections 20F.20.150(10)(a) and 20F.20.150(40) of the Redmond Municipal Code and Community Development Guide are hereby amended to read as follows:

**20F.20.140(10) Preliminary Plat Review -**

(a) Application Submittal - Whenever it is proposed to subdivide land into ten (10) or more lots, tracts, parcels, sites or division, the applicant shall file with the Planning Department a preliminary plat application packet in conformance with Appendix P of the Development Guide.

**20F.20.150(40) Short Subdivision Review -**

(a) Application Submittal - Whenever it is proposed to subdivide land into nine (9) or fewer lots, tracts, parcels, sites or division, the applicant shall file with the Planning Department a short subdivision application packet in compliance with Section 20C.20.242 SUBDIVISION AND SHORT SUBDIVISION REGULATIONS and Appendix P SUBDIVISION & SHORT SUBDIVISION of the Development Guide.

Section 8. Appendices Adopted and Codified. The following Administrative Appendices to the current Community Development Guide are hereby adopted and codified as follows:

<u>Appendix</u>	<u>Codified As</u>
L - Transportation Management Program	20D.105.020
N - Landscape Standards	Chapter 20D.50
S - Garbage and Recycling Enclosures	20D.120.040

Section 9. Posting of Public Notice. Chapter 2.90 of the Redmond Municipal Code entitled, "Notice of Major Land Use Actions," is hereby repealed. The current Administrative Appendix O to the Redmond Community Development Guide - Public Hearing and Notice Requirements is hereby adopted and codified as Section 20F.20.070(15) of the Redmond

Municipal Code and Community Development Guide. The first paragraph of subsection (c) of said section is amended to read as follows:

(c) Major Land Use Actions - The following are defined as major land use actions: Subdivisions, Special Development Permits, Annexations, and Site Specific Land Use Map or Zoning Map Amendments. In addition to the notice requirements of subsection (b), major land use actions shall comply with the following notice requirements:

Section 10. Repeal of Obsolete Appendix. Administrative Appendix K to the Community Development Guide entitled, "LI Zone, Superior Site Plan," is hereby repealed.

Section 11. Repeal of Certain Sections Regarding Special Uses. The following Subsections of the Redmond Municipal Code and Community Development Guide are hereby repealed:

20C.20.235(35) Special Uses

20C.20.235(40) Special Uses - Scope of Review

20C.20.235(55) Review Criteria

20C.20.235(70)(a) Special Review Criteria - Purpose

20C.30.235(70)(f) Buildings Over Four Stories

20C.30.235(70)(l) Designated Manufactured Homes in Residential Areas.

Section 12. Special Uses Provisions Amended. The following Subsections of Section 20F.20.160 - Special Development Permit, are hereby amended to read as follows:

**20F.20.160(05) Purpose** -This section defines the procedure for considering Special Development Permits and provide a set of criteria to review certain projects and uses that, due to their nature, justify special consideration by the City and the public. Special Developments are divided into two categories: (1) Planned

Developments, and (2) Special Uses. Special uses are divided further into project and non-project uses. "Project" implies construction of a facility, where as "non-project" is a case where a use will be conducted in an existing structure. In the former, the impacts of the construction of the facility and the use are reviewed. In the latter, the impacts of the use are solely considered.

**20.160(10) Scope** - The procedure in this section shall be used for planned developments and special uses. Special uses can be projects or non-projects as identified in the Permitted Land Use Charts. Special review criteria are provided for in Section 20C.80.700 for some specific uses. In addition to PRDs, PCDs and special uses identified in the Permitted Land Use Charts the Technical Committee may require a Special Development Permit when a permitted use by nature of its scale or type may create significant impacts such as increased traffic, loss of significant vegetation, nuisances, severe disruption of storm drainage and water quality, large increments of population, or other impacts identified by the Technical Committee in the environmental review process.

#### **Special Uses - Scope of Approval**

(a) **Projects** - The final site plan resulting from approval of a project under the provisions of this section shall be in effect for a period of one year as provided in Section 20F.20.110(10), unless construction is physically commenced or the project is completed. A project may be developed in phases; if more than three years have lapsed since final approval of the project, uncompleted divisions shall be subject to the current City standards. Any modifications following completion of the project, or to uncompleted divisions, shall be processed as provided in Section 20F.20.120, Modification of Final Order.

(b) **Non-projects** - The final approval for non-project uses shall be in effect for the period the use remains at that location, provided the use is not discontinued for longer than one year. Modification to the conditions of approval shall be processed under the provisions of Section 20F.20.120, Modification of Final Order.

**20F.20.160(15) Procedure** - Applications for Special Development Permits shall follow the procedures defined in Section 20F.20.030, Development Permit Procedures.

**20F.20.160(20) General Review Criteria** - The following criteria shall be used to review both Planned Developments and Special Uses when applicable:

(a) The proposed application will be compatible with present and potential surrounding land use, and will have a beneficial effect which could not be achieved without granting special conditions for development.

(b) The application conforms with the purposes and standards prescribed in this section.

(c) The application conforms to the Goals, Policies and Plans set forth in the Community Development Guide.

(d) Developments seeking exceptions to the site standards shall not impact surrounding properties more than would development based on the required design standards.

(e) The application conforms with special standards established for specific uses defined in subsection 20C.20.235(70), Special Review Criteria.

(f) The application conforms with criteria of Section 20C.30 "Design Criteria".

(g) All Special Development Permits shall assure that utility services and other public improvements or services are adequate for the development and will be completed or available by the time the project is completed.

**20F.20.160(25) Special Uses - Criteria for Non - Projects**

(a) Traffic generated by the use shall be reviewed to determine if existing circulation systems are adequate to support the use, or whether additional traffic will have adverse impacts on neighboring uses. The type of traffic shall also be considered.

(b) Any potential nuisances generated by the use, including noise, glare, light, odor, waste, dirt or litter, shall be identified and mitigated to the satisfaction of the Technical Committee.

(c) Additional parking required by a new use should be minimized, and cooperative use of existing facilities shall be encouraged.

(d) The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses shall be examined to determine if there are unusual hazards or other characteristics of the use that would have adverse impacts.

Section 13. Allowed Density. Subsection 20C.30A.3210 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

**20C.30A.3210 - Requirements.** The allowed density as shown for each residential zone in the Site Requirements Chart (Section 20C.30.440), represents the maximum number of dwelling units that may occupy an acre of land. This maximum number of units for a site may be exceeded only through participation in the Planned Residential Development process (Section 20C.30.700) or through one of the bonus programs.

Section 14. Building Height Exceptions. Subsections 20C.30A.4210 (Residential), 20C.50.3310 (Commercial) and 20C.60.3360 (Business Park, Manufacturing Park, and Industry) of the Redmond Municipal Code and Community Development Guide are each amended to read as follows:

**20C.30A.4210 Requirements.** The maximum height of structures requirements sets the limit above which structures shall not extend, as defined in the Site Requirements Chart (20C.30A.440) for each residential zone. Chimneys, antennas, smoke and ventilation stacks, and flagpoles, may exceed the highest point of the existing or proposed structure by no more than 15 feet.

**20C.50.3310 Requirements.** Maximum height requirements set the limit measured from the finished grade above which structures shall not extend. Chimneys, antennas, smoke and ventilation stacks, and flagpoles, may exceed the highest point of the existing or proposed structure by no more than 15 feet. Please refer to Chapter 20H, Definitions, for measuring building height. For additional shoreline regulations, please refer to Section 20C.80.800.

**20C.60.3360 Requirements.** Maximum height requirements set the limit measured from the finished grade above which structures shall not extend. Please refer to Chapter 20H, Definitions, for measuring building height. Chimneys, antennas, smoke and ventilation stacks, and flagpoles, may exceed the highest point of the existing or proposed structure by no more than 15 feet.

**Section 15. Transportation Impact Fees.** Ordinance 1940 of the City of Redmond, except insofar as sections of the same may have been amended or repealed by this ordinance, is hereby codified as part of the Redmond Community Development Guide, the place of codification to be determined by the Planning Department as part of the codification and reprinting of the Guide.

**Section 16. Amendments to Impact Fee Schedule.** The Transportation Impact Fees Schedule adopted by Ordinance 1940, the Fire Facility Impact Fee Schedule adopted by Section 20C.110.070(b), and the Park, Recreation, Open Space or Trail Facility Impact Fee Schedule adopted by 20C.110.070(c) of the Redmond Municipal Code and Community Development Guide are hereby amended to add a note to read as follows:

Amendments to this fee schedule which are changes in policy, such as changes in the methodology, growth assumptions, or funding percentages shall be processed as a Development Guide Amendment. Non-policy changes to the fee schedule, such as changes to reflect fluctuations in the Consumer Price Index or Construction Cost Index, or changes to the cost of a project shall be adopted by the City Council by ordinance.

**Section 17. Parking Requirements.** The Parking Requirements and Off Street Parking Requirements Charts set forth in Subsection 20C.20.150(10) of the Redmond Municipal Code and Community Development Guide are hereby amended to read as follows:

**SPACES FOR SPECIFIC LAND USES**

LAND USE	MINIMUM PARKING REQUIRED SPACES
Assembly, including auditoriums, theaters and banquet rooms	10/1000 sq.ft. of gfa for assembly or 1/5 fixed seats
Bowling	5/lane
Hotel, motel, excluding restaurant and assembly	1/rental room
Multi-family housing designed for senior citizens	.5 to 2/du as found adequate by the Code Administrator
Multi-family housing in business districts	See requirement for Urban Residence and Multiple Residence Districts
Multi-family housing in City Center	See requirements for Residential uses in City Center
Nursing home or long-term care facility	1/4 patient beds
Restaurant: Sit down  Take out	9/1000 sq.ft.gfa* 10/1000 sq.ft.gfa* *In City Center, Sammamish Trail, and Old Town Design Areas use Design Area parking requirements per Table 20C.20.150(10)
Retirement Residence	A minimum of 1 space per unit. If a skilled nursing facility is included, no spaces are required for each bed, but 1.25 spaces are required for each worker on the largest shift.
Schools, hospitals, institutions, public facilities and similar uses	The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.
Notes: du - Dwelling Unit gfa - Gross Floor Area(Ord. 1756)	



ZONING DISTRICT		Number of Parking Spaces On-site	
		Minimum Required	Maximum Required
Semi-Rural Zone	RA-5	2/du	NR
Large Lot Residential	R1		
Low Density Residential	R-2-R-3		
Low Moderate Density Residential Suburban Residence	R-4-R-5-R-6		
Urban Recreation	UR	*	NR
Moderate Density Residential	R-8, R-12, R-19	1.2/Studio du	NR
High Density Residential	R-20-R-30	1.5/1 Bedroom du#	
Residential Development in employment and commercial zones (except City Center (CC))		1.8/2 Bedroom du#	
		2.0/3+ Bedroom du#	
Neighborhood Business	NB	4/1000 sq. ft. gfa	5/1000 sq. ft. gfa
Commercial Office	CO	3.5/1000 sq. ft. gfa	4.5/1000 sq. ft. gfa
Community Business	CB	4.0/1000 sq. ft. gfa	5.0/1000 sq. ft. gfa
General Commercial	GC	4.0/1000 sq. ft. gfa	5.0/1000 sq. ft. gfa
City Center	CC		
Residential Uses (All)		1.0/du***	NR
Bear Creek, Valley View, and Trestle		3.5/1000 sq. ft. gfa	5.5
Old Town 1, 2		2.0/1000 sq. ft. gfa	2.0/1000 sq. ft. gfa**
Leary 1, 2		2.0/1000 sq. ft. gfa	3.5/1000 sq. ft. gfa
Foot Hill 1, 2		2.0/1000 sq. ft. gfa	3.5/1000 sq. ft. gfa
East Hill 1, 2		2.0/1000 sq. ft. gfa	3.5/1000 sq. ft. gfa
Sammamish Trail 1, 2		2.0/1000 sq. ft. gfa	3.5/1000 sq. ft. gfa
Town Square 1, 2		2.0/1000 sq. ft. gfa	3.5/1000 sq. ft. gfa
River Bend 1, 2		2.0/1000 sq. ft. gfa	3.5/1000 sq. ft. gfa

ZONING DISTRICT		Number of Parking Spaces On-site	
		Minimum Required	Maximum Required
Mixed Use Shopping Ctr.		3.5/1000 sq. ft. gfa	5.0/1000 sq. ft. gfa
Business Park	BP	2.0/1000 sq. ft. gfa	3.0/1000 sq. ft. gfa*
Manufacturing Park	MP	2.0/1000 sq. ft. gfa	3.0/1000 sq. ft. gfa*
Industry	I	2.0/1000 sq. ft. gfa	3.0/1000 sq. ft. gfa*
Planned Residential or Commercial Developments	PRD or PCD	2.0/1000 sq. ft. gfa	3.0/1000 sq. ft. gfa*
<p>Notes: du - Dwelling Unit  gfa - Gross Floor Area  NR - No Requirement</p> <p>* - The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.</p> <p>* - The Technical Committee may consider parking at a ratio as low as 1.5/1000 if a covenant is recorded with the property which limits the uses to warehouse uses and/or limits the number of employees permitted in a building or project. Parking at ratios greater than 3.0/1000 (not to exceed 3.5/1000) is generally not permitted unless the employer/building owner can document that single-occupancy vehicle trips can be reduced better through the employer/building owner's parking/traffic mitigation program than they would be reduced through limiting parking stalls to 3.0/1000.</p> <p>** - Bonus available for in-lieu parking fund per Section 20C.20.150(20)(b).</p> <p>*** - Plus 1 guest space per 4 units for projects with 6 units or more.</p> <p># - Bedroom shall include all rooms that can be used as permanent sleeping quarters.</p> <p>1 - The maximum number of parking stalls allowed may be increased to 5.0 stalls per 1000 sq. ft. gfa for the retail components of mixed-use developments.</p> <p>2 - Developments may be allowed up to 5 stalls per 1,000 sq. ft. gfa provided: The excess parking is within a parking structure, or off-site within 300 feet of the use, or on the same site but in a location conducive to redevelopment or conversion to a commercial parking lot; and a portion of the parking is made available to the general public. The parking lot may be operated as a commercial lot. This provision shall sunset February 1, 1999, unless extended by ordinance.</p>			

Section 18. Design Requirements for Parking Facilities. The notes to the Design

Requirements Chart for Parking Facilities adopted by Section 20C.20.150(15) of the Redmond Municipal Code and Community Development Guide are hereby amended to read as follows:

Notes:

- When parking lots may have substantial traffic by trucks or other large vehicles, the Code Administrator may establish larger minimum dimensions.
- At least 50% of the spaces must be a minimum of 18 feet long, 2 feet of which may overhang wheel stops or curb.
- Up to 50% of the spaces may be 15 feet long, 1 foot of which may overhang wheel stops or curb, and designated for compact cars. Widths may be reduced 1 foot.
- Aisle turns must be at least 14 feet in width.
- Requirements for handicap parking spaces are contained in 20E.10, Building Code.

Section 19. Transfer of Development Rights. Sections 20C.20A.304, 20C.20A.308(b) and 20C.20A.326 of the Redmond Municipal Code and Community Development Guide are hereby repealed and Sections 20C.20A.300, 20C.20A.302, 308(a), 20C.20A.310, 20C.20A.312, 20C.20A.314, 20C.20A.316, 20C.20A.318, 20C.20A.320, 20C.20A.322, 20C.20A.324, and 20C.20A.328 are hereby renumbered and amended to read as follows:

**20C.20A.300 TRANSFER OF DEVELOPMENT RIGHTS PROGRAM**

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

The City of Redmond has a Transfer of Development Rights procedure available for the protection of areas with significant hazards and sensitive areas.

The transfer of development rights from one property to another is intended to maintain and protect these areas 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 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 this division.

**20C.20A.306 Sending Areas**

(a) **Sending Area Properties.** The following properties shall be in transfer of development rights sending areas:

(1) **Agriculture.** Properties zoned Agriculture (A).

(2) **Urban Recreation Zone.** Properties zoned Urban Recreation (UR).

(b) **Eligible Sending Area Properties.** Sending area properties shall be eligible to transfer development rights if all of the following criteria are met:

(1) The land is or will be restricted to agricultural or recreation uses by a conservation easement meeting the requirements of this division;

(2) The land is undeveloped, vacant or in an agricultural or recreation use; and,

(3) The land's development rights have not been sold or transferred.

**20C.20A.308 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) Restriction. No more than thirty five percent of the development rights eligible for being transferred from the sending areas shall be transferred to the combined receiving areas in any one neighborhood.

**20C.20A.310 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) The land owner shall receive one development right for each gross acre of land that meets the requirements for eligible sending area properties in Subsection 20C.20A.306(b), Eligible Sending Area Properties. For each fraction of a gross acre of land that meets the requirements for eligible sending area properties in Subsection 20C.20A.306(b) (Eligible Sending Area Properties), 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.

(c) The following formula shall be used to calculate the number of development rights:

Gross acres (including a fraction of an acre) of land meeting the requirements of § 20C.20A.306(b), Eligible Sending Area Properties.	x 1 =	The number of development rights the landowner shall receive.
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**20C.20A.312 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 Administrator);
- (b) The approval (by the Administrator) 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.314 Certificate of Development Rights**

- (a) Certificate. The Administrator, 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 formula in Section 20C.20A.310, Measuring Development Rights.
- (b) Written Request. To receive a Certificate of Development Rights, the landowner shall contact the Administrator 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 or concurrent with 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.316 Conservation Easement**

- (a) When an agreement has been reached between the seller and buyer of the development rights, the seller shall inform the Administrator of the pending sale.
- (b) Prior to the transfer of the development rights, the seller

shall record a conservation easement on the property from which the development rights are being sold. The conservation easement shall include a legal description of the property from which the development rights will be transferred, meet the requirements of this division, be approved by the Administrator and the City Attorney, and executed by the owners of the eligible sending area property approved conservation easement shall be recorded 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 or Urban Recreation zone.

(c) After granting the conservation easement to the City of Redmond, the development and use of the property on which the conservation easement is recorded shall comply with the conservation easement.

**20C.20A.318 Deed of Transfer of Development Rights**

(a) The Deed transferring development rights, as approved by the Administrator, 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 Administrator.

(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 transfer of the development rights to a receiving parcel in lieu of the requirement for an extinguishment document.

**20C.20A.320 Extinguishment Document**

(a) The extinguishment document shall identify the development rights sending property (legal description and serial number) and the development rights receiving property, 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.322 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 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) 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 this division.

**20C.20A.324 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 division:

(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, or

(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) The Administrator shall approve the application for transfer of development rights if the Administrator finds the request meets all of the following criteria:

(1) Does not exceed the limitations on density or intensity allowed by the zone through a transfer of development rights. An increase 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 division.

(4) 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.

(c) A site plan application or final plat for a subdivision 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.

Section 20. Repeal of Definitions From Transfer of Development Rights

Glossary. The definitions of Base Density, Easement, and Optional Density in Ordinance 1873 are hereby repealed.

Section 21. Repeal of Sending Area Regulation. Section 20C.65.40-040 of the

Redmond Municipal Code and Community Development Guide is hereby repealed.

Section 22. 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 23. 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.

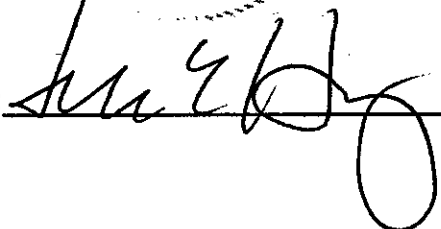
CITY OF REDMOND

  
MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

  
CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: 

**FILED WITH THE CITY CLERK:** October 3, 1997  
**PASSED BY THE CITY COUNCIL:** October 7, 1997  
**SIGNED BY THE MAYOR:** October 8, 1997  
**PUBLISHED:** October 11, 1997  
**EFFECTIVE DATE:** October 16, 1997  
**ORDINANCE NO.** 1954