

ORDINANCE NO. 2052

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING TITLES 20C, LAND USE REGULATIONS, 20D, CITYWIDE REGULATIONS, 20E, BUILDING AND CONSTRUCTION CODES, 20F, ADMINISTRATION AND PROCEDURES, AND 20G, ADMINISTRATION OF DEVELOPMENT REGULATIONS, OF THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE, ADOPTING THE 1999 ANNUAL UPDATE TO THE COMPREHENSIVE PLAN THAT INCLUDES NEW AND AMENDED REGULATIONS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 1847 of the City of Redmond, passed by the City Council on July 18, 1995, adopted a Comprehensive Plan to comply with the mandates of the Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, Ordinance No. 1901 of the City of Redmond, passed by the City Council on July 29, 1996, adopted updated development regulations to implement the comprehensive plan and comply with the mandates of the Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, after providing mailed, published and televised notices, the City of Redmond Planning Commission held public hearings on the proposed development regulations on May 12th, May 19th, and August 11th, 1999; and

WHEREAS, the Planning Commission considered the public testimony and comments received by it, and other data and analysis contained in the Technical Committee and

Planning Commission reports and forwarded the recommended amendment package to the City Council with a recommendation that amendments in the Planning Commission report be approved; and

WHEREAS, the City Council has considered the Planning Commission's recommendations and all of the information and evidence presented to the Planning Commission during the planning and public involvement processes; and

WHEREAS, after providing mailed, published and televised notices, the Redmond City Council held a public hearing on the recommended development regulations amendments and the proposed City Council changes on December 7, 1999; and

WHEREAS, after carefully considering the testimony and other evidence, the City Council has determined that the development regulations in this ordinance should be adopted and that they are consistent with the Washington State Growth Management Act, the Countywide Planning Policies, the City of Redmond Comprehensive Plan, as amended, and the City's criteria for development regulation amendments, NOW THEREFORE,

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

Section 1. Adoption of Findings and Conclusions for the Comprehensive Plan Amendments. After carefully reviewing the record and considering the evidence, analysis, and arguments in the record and at the public hearing, the City Council hereby adopts the findings and conclusions in the *Planning Commission Recommendation, 1999 Annual Update to the Redmond Comprehensive Plan* (November 3, 1999) for the development regulations in this ordinance.

Section 2. New Division on Adequate Public Facilities and Services. Division

20D.220.20, *Adequate Public Facilities and Services Required*, is hereby adopted as part of the

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

**Division 20D.220.20
Adequate Public Facilities and Services Required**

20D.220.20-010 Purpose.

The purpose of this chapter is to ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the Public Facilities and Services planning goal of the Washington State Growth Management Act, as amended, and the policies of the Redmond Comprehensive Plan by:

- (1) Specifying the on-site and off-site facilities and services that must be in place or otherwise assured of timely provision before development.
- (2) Allocating the cost of those facilities and services fairly.
- (3) Providing a mechanism to relate development standards and other requirements of the RCDG to:
 - (a) Adopted service level standards for public facilities and services.
 - (b) Procedural requirements for phasing development projects to ensure that services are provided as development occurs.
 - (c) The review of development permit applications.

Many comprehensive plan policies require the provision of adequate public facilities and services. They include policies in the Conservation and Natural Environment, Transportation, Utilities, Capital Facilities, Parks and Recreation, Neighborhoods, and City Center chapters.

20D.220.20-020 General Requirements.

- (1) All new development proposals including any use, activity, structure or division of land allowed by the Redmond Community Development Guide (RCDG) or the Redmond Municipal Code that requires City of Redmond approval shall be adequately served by the following facilities and services prior to the time of occupancy, recording, or other land use approval, as further specified in this chapter:
 - (a) Sewage disposal.
 - (b) Water supply.
 - (c) Surface water management.
 - (d) Streets, sidewalks, trails, and access.
 - (e) Fire protection service.
 - (f) Schools.

- (2) All improvements, dedications, or property transfers required under this Division shall meet both of the following provisions:
 - (a) The impacts of the development shall contribute to the need for the required improvement, dedication, or transfer.
 - (b) The required improvement, dedication, or transfer shall be roughly proportional to the impact of the development. A requirement is roughly proportional if it is related in nature and extent to the impact of the proposed development.
- (3) Requests to Modify or Rescind Requirements.
 - (a) An applicant may request that the Technical Committee modify or rescind a required improvement, dedication, or transfer if the requirement does not meet either of the provisions of Subsection (2) above.
 - (b) The applicant shall explain what condition justifies the modification or rescission. The request shall be made in writing and be made no later than the end of the appeal period for the approval that imposes the required improvement, dedication, or transfer.
 - (c) The Technical Committee shall adopt written findings and conclusions documenting its decision to approve or deny the request. The findings and conclusions shall document whether (i) the development contributes to the need for the required improvement or dedication and (ii) the required improvement or dedication is roughly proportional to the impact from the development. The Technical Committee shall consider whether credits, latecomer's fees, or other measures can be used to modify the required improvement, dedication, or transfer so that it is roughly proportional to the impact from the development.
 - (d) As a condition of approving an exception, the Technical Committee may require:
 - (i) those dedications or improvements necessary to mitigate the impacts of the development, and
 - (ii) the applicant to furnish an interim improvement plan to mitigate the impacts of the development. Any interim improvement plan may include a covenant consenting to formation of a local improvement district, and a plan for the installation of improvements that will bring the facility up to the adopted level of service standards. Any requirement to prepare an interim plan shall be proportionate to the scale of the proposed development.

20D.220.20-030 Certificates of Water and Sewer Availability.

- (1) Prior to approval, all site plans, building permits for structures that require water or sewer service, subdivisions, short subdivisions, planned residential developments, master planned residential developments, and planned commercial developments shall include a certificate of water availability and a certificate of sewer availability from the Public Works Department, or its successor, to demonstrate compliance with this chapter and other provisions of

the City of Redmond Community Development Guide, Comprehensive Plan, and the Growth Management Act.

- (2) For residential uses where a certificate of water availability and a certificate of sewer availability was approved through the subdivision, short subdivision, or site plan process, a new certificate of water availability or a new certificate of sewer availability shall not be required for any subsequent development permit, including a building permit. If changes or modifications result in water or sewer impacts not considered when the proposal was first approved, the city shall require a new certificate of water availability or a new certificate of sewer availability.
- (3) For other uses where a certificate of water availability and a certificate of sewer availability was approved during the site plan or building permit approval process, a new certificate of water availability or a new certificate of sewer availability shall not be required for any subsequent development permit, including a building permit. If changes or modifications result in water or sewer impacts not considered when the proposal was first approved, the city shall require a new certificate of water availability or a new certificate of sewer availability.

20D.220.20-040 Adequate Sewage Disposal.

- (1) All uses and development shall be served by an adequate public sewage disposal system, including both collection and treatment facilities, or a private sewage disposal system, including both collection and treatment facilities, that meet the requirements of this section.
- (2) A public sewage disposal system is adequate for use or development if the following requirements are met:
 - (a) For the issuance of a building permit for a new structure that requires sewage disposal, preliminary subdivision approval, short plat approval, binding site plan approval, site plan approval or other land use approval:
 - (i) The site shall be connected to the city's sewage collection system in compliance with the General Sewer Plan, or its successor.
 - (ii) The disposal system has been approved by the Technical Committee as being consistent with applicable state and city policies, regulations, design and operating guidelines.
 - (b) The Technical Committee can condition its approval and require on-site and off-site improvements or contributions to off-site improvements to ensure the requirements of this section are met. These improvements include, but are not limited to:
 - (i) The construction of mains in all public and private streets or utility easements within and adjacent to the proposed development.
 - (ii) The construction of mains through the development to serve the lots and buildings within the development and to adjacent parcels to allow adjacent properties to connect to and extend the sewer system.

- (iii) The construction of off-site improvements needed to connect to the existing system and to provide collection capacity needed to meet the level of service standards and the anticipated demand from the service area.
 - (iv) The construction of wastewater pump stations needed to serve the development because of topographical considerations. This will only be required in accordance with or allowed with designated wastewater pump stations listed or shown in the current General Sewer Plan, or its successor.
 - (v) The construction of replacements or improvements to existing facilities in order to maintain established level of service for wastewater discharge from the service area.
 - (vi) The construction of replacements or improvements to existing off-site facilities to the extent that the new development would cause the level of service for existing customers to drop below existing standards.
 - (vii) The transfer or dedication of easements or land needed for the construction and maintenance of sewer system improvements.
- (3) A private sewage collection and disposal system meets the requirements of this section where all of the following requirements are met:
- (a) The system will serve one single-family residence developed at an average density of one dwelling unit per acre or less.
 - (b) The zoning district in which the single-family residence will be located has a maximum density of one dwelling unit per acre or less.
 - (c) The Seattle-King County Department of Public Health, or its successor, has approved the private sewage collection and disposal system as meeting all of the department's applicable requirements.
- (4) For final inspection approval for a building, the issuance of a certificate of occupancy for a building, or approval of a change of use permit; the approved sewage disposal system required in subsections (1) and (2) or (3) of this section shall be installed to serve each building or lot.
- (5) Before recording a final plat, a final short plat, or a binding site plan; either the approved public sewage disposal system required in subsections (1) or (2) of this section shall be installed to serve each lot or a performance guarantee complying with the requirements for subdivisions, short subdivisions, or binding site plans shall be used to guarantee the future installation of the approved public sewage collection system. The performance guarantee may be assigned to the city to assure the construction of the required facilities if the system is not otherwise constructed to city standards as required by city performance guarantee requirements.
- (6) For the issuance of a building permit, site plan approval, or changes in use, any *pre-treatment or treatment facilities required by any government agency shall be provided at occupancy. The property owner and occupant shall maintain and operate the pretreatment facility for the life of the use.*

20D.220.20-050 Adequate Water Supply.

All uses or development shall be served by an adequate public water supply system. A public water system is adequate for a development proposal provided that:

- (1) For the issuance of a building permit, preliminary plat approval or other land use approval, the applicant must demonstrate the following:
 - (a) The proposed development can be connected to the City's water supply system or another system approved by the City.
 - (b) The water supply system can supply sufficient flows to serve the proposed uses and their needed fire flows.
 - (c) The water supply system has sufficient storage capacity to serve the proposed uses and their needed fire flows.
- (2) The Technical Committee shall review the proposed water supply system and if *the system meets the requirements of this section, approve the water system.* The Technical Committee can condition its approval and require on-site and off-site improvements or contributions to off-site improvements to ensure the requirements of this section are met. These improvements include, but are not limited to:
 - (a) The construction of mains in all public and private streets or utility easements within and adjacent to the proposed development.
 - (b) The construction of mains through the development to adjacent properties to provide for a well-gridded water system and allow adjacent properties to connect to and extend the water system.
 - (c) The construction of off-site improvements needed to:
 - (i) Connect to the existing system.
 - (ii) To provide the storage and flows needed to meet the level of service standards and the requirements of the Water System Plan.
 - (iii) To provide the storage and flows needed to meet the water demands generated by the proposed development.
 - (iv) To provide the storage and flows needed to supply the fire flows needed to serve the development.
 - (d) The construction of pressure reducing valves and similar appurtenances to provide pressure zone separation in the distribution system.
 - (e) The construction of pump stations needed to serve the development if it is in a special pressure zone. This will only be required or allowed in accordance with designated permanent pump stations listed or shown in the current Water System Plan.
 - (f) The construction of replacements or improvements to existing facilities in order to maintain an established level of service for water system demand and fire flow to the development.

- (g) The construction of replacements or improvements to existing off-site facilities to the extent that the new development would cause the level of service for existing customers to drop below existing standards.
 - (h) The transfer or dedication of easements or land needed for the construction and maintenance of water system improvements.
- (3) For final inspection approval for a building, the issuance of a certificate of occupancy for a building, or approval of a change of use permit; the approved connections to the city water system and any system improvements needed to adequately serve the proposed building or use required under subsections (1) and (2) of this section shall be installed to serve each building or lot.
- (4) Before recording a final plat, a final short plat, or a binding site plan, either the approved connections to the city water system and any system improvements needed to adequately serve the proposed building or use required under subsections (1) and (2) of this section shall be installed to serve each lot or a performance guarantee complying with the requirements for subdivisions, short subdivisions, or binding site plans shall be used to guarantee the future installation of the approved water system improvements. The performance guarantee may be assigned to the city to assure the construction of the required facilities if the system is not otherwise constructed to city standards as required by city performance guarantee requirements.

20D.220.20-060 Surface Water Management.

All new development shall be served by an adequate surface water management system complying with the policies of the comprehensive plan and meeting the requirements of RCDG Chapter 20E.90, *Clearing, Grading, and Stormwater Management*.

20D.220.20-070 Adequate Streets, Sidewalks, and Trails.

- (1) All new uses or development shall be served by adequate streets, sidewalks, and trails. Streets, sidewalks, and trails are adequate if all of the following conditions are met:

- (a) The development's traffic impacts on surrounding public streets are acceptable under the level-of-service standards and the compliance procedures in RCDG Chapter 20D.210, *Transportation Standards*.
- (b) The construction requirements of RCDG Division 20D.210.20, *Street and Access Standards* are met.
- (c) The proposed development and the traffic, pedestrians, and bicyclists generated by or attracted to the development will not

This section focuses on requirements for the project, safety, and non-motorized transportation improvements. System transportation improvements are provided through the Transportation Impact Fees adopted in RCDG Sections 20D.210.10-100 through 20D.210.10-220.

RCDG Chapter 20D.240, *Transit Supportive Development*, includes requirements for site and street improvements that encourage walking, biking, and transit use.

create safety hazards on nearby streets and sidewalks or those hazards will be corrected by the applicant.

- (d) All trails, bikeways, bicycle lanes, and bicycle routes shown in the Comprehensive Plan on or adjacent to the development are constructed and dedicated or transferred to the City.
- (e) All sidewalks and pedestrian improvements required by RCDG Title 20 are provided.
- (f) The proposed circulation system of a proposed subdivision, short subdivision or binding site plan shall intersect with existing and anticipated streets abutting the site at safe and convenient locations, as determined by the Technical Committee and the City Engineer.
- (g) Every lot upon which one or more buildings is proposed to be erected or a traffic generating use is proposed to be established, shall establish safe access as follows:

- (i) Safe passage from the street right-of-way to building entrances for transit patrons and other pedestrians, in accordance with the requirements of RCDG Chapter 20D.240, *Transit Supportive Development*.
- (ii) Direct access from the street right-of-way, fire lane or a parking space to any part of the property as needed to provide public services in accordance with adopted standards (e.g. fire protection, emergency medical service, mail delivery and trash collection).
- (iii) Direct access from the street right-of-way, driveway, alley or other means of ingress and egress approved by the City of Redmond to all required off-street parking spaces on the premises.

Trails, bikeways, and pedestrian improvements are identified on various Comprehensive Plan maps and tables. They include: Map TR-6, *Bicycle Plan*, Table TR-7, *Arterial Functional Classification Summary*, Map PR-4, *Proposed Trails Plan*, Table PR-10, *Inventory of Pathways and Trails*, Map PR-5, *Art Loop Trail*, various Neighborhood Plan Maps, Figure CC-3, *Trails and Points of Interest*, and Map CC-4, *Redmond City Center Bicycle Plan*. RCDG Section 20C.40.105-020, *City Center Pedestrian System*, also identifies required trails and pathways.

(2) Location of sidewalks, walkways, trails, bikeways, bike lanes, and bicycle routes.

- (a) Sidewalks, walkways, trails, bikeways, bike lanes, and bicycle routes shall be located in public rights-of-way or easements that guarantee public access.
- (b) Trails, walkways, and bikeways shall be follow the routes shown in the Comprehensive Plan, but may vary if connections between points is maintained. In determining the location of walkways, trails, bikeways, bike lanes, and bicycle routes, the following factors shall be considered:
 - (i) The locations shown on RCDG Subtitle 20B, *Comprehensive Plan*.
 - (ii) The need to improve access to public facilities.
 - (iii) The need to connect a development with various ways, such as streets, trails, bikeways, and walkways.

- (iv) The need to provide access between developments and uses.
 - (v) The feasibility of constructing the facility in the proposed route.
- (3) The renewal of permits or the issuance of a new permit for existing uses constitutes a new development proposal only if it will generate additional traffic above that currently generated by the use.
- (4) The Technical Committee shall review the proposed transportation improvements and if the improvements meet the requirements of this section, approve them. The Technical Committee can condition its approval and require on-site and off-site improvements or contributions to off-site improvements to ensure the requirements of this section are met.

20D.220.20-070 Adequate Fire Protection.

- (1) All new developments shall be served by adequate fire protection. This requirement shall be met if:
- (a) The site of the proposed development is served by a water supply system that provides the required minimum fire flow.
 - (b) The site of the proposed development is served by a street system or fire lane system that provides life safety/rescue access.
 - (c) The site of the proposed development and any proposed buildings meet the fire protection requirements for buildings in RCDG Chapter 20E.100, *Fire*.
- (2) The Technical Committee shall review the proposed fire improvements and if the improvements meet the requirements of this section, approve them. The Technical Committee can condition its approval and require on-site and off-site improvements or contributions to off-site improvements to ensure the requirements of this section are met.

20D.220.20-090 School Concurrency.

- (1) The school concurrency standard in this section shall apply to applications for preliminary subdivision, planned residential development approval, mobile home park applications, requests for multi-family zoning, and building permits for multi-family housing projects which have not been previously evaluated for compliance with the concurrency standard.
- (2) The City's finding of concurrency shall be made at the time of preliminary subdivision approval, planned residential development approval, multi-family site plan approval, mobile home park site plan approval, or prior to building permit issuance for multi-family housing projects that have not been previously established for compliance with the concurrency standard in this section. Once such a finding has been made, the development shall be considered as vested for purposes of the school concurrency determination.
- (3) The decision-maker for the approvals listed in subsection (2) above shall make the school concurrency determination.
- (4) Excluded from the application of the school concurrency standard are:
- (a) Building permits for individual single family dwellings.

- (b) Any form of housing exclusively for senior citizens, including nursing homes and retirement centers.
 - (c) Shelters for temporary placement, relocation facilities, and transitional housing facilities.
 - (d) Replacement, reconstruction, or remodeling of existing dwelling units.
 - (e) Short subdivisions.
 - (f) Developments that have vested under the laws of the state of Washington before the effective date of these regulations.
- (5) The decision-maker shall determine that the needed school facilities shall be considered to have been provided concurrently with the development that will impact the schools if:
- (a) The permanent and interim improvements necessary to serve the development are planned to be in place at the time the impacts of development are expected to occur; or
 - (b) The necessary financial commitments are in place to assure the completion of the needed improvements to meet the district's level of service standard within three years of the time that the impacts of development are expected to occur. Necessary improvements are those facilities identified by the district in its capital facilities plan as reviewed and incorporated into the *City of Redmond Comprehensive Plan*.
- (6) Any combination of one or more of the following shall constitute the "necessary financial commitments" for the purposes of subsection(1)(a).
- (a) The district has received voter approval of and has bonding authority;
 - (b) The district has received approval for federal, state, or other funds;
 - (c) The district has received a secured commitment from a developer that the developer will contribute to or construct the needed permanent school facility, and the school district has found the facility to be acceptable and consistent with its capital facilities plan; or
 - (d) The district has other assured funding, including but not limited to, SEPA mitigation or school impact fees that have been paid.
- (7) Compliance with this concurrency requirement of this section shall be sufficient to satisfy the provisions of RCW 58.17.060 and RCW 58.17.110 and their successors.
- (8) A certification of concurrency for a school district shall not preclude the City from collecting mitigation payments or impact fees for the district.

20D.220.20-100 Construction Standards, Specifications, and Drawings.

- (1) The Public Works Department, or its successor, shall prepare and approve design standards and construction specifications for water systems, sewer systems, stormwater systems, streets, sidewalks, bikeways, and other ways.

- (2) The Parks and Recreation Department, or its successor, shall prepare and approve design standards and construction specifications for trails.
- (3) The Public Works Department, or its successor, shall prepare and approve construction and as built drawing formats and content requirements.
- (4) For any facilities to be dedicated or transferred to the City of Redmond or required under RCDG Title 20, the person constructing the facility shall submit construction drawings to the Public Works Department for approval before construction of the improvements.
- (5) For any facilities to be dedicated or transferred to the City of Redmond or required under RCDG Title 20, the person constructing the facility shall submit as built construction drawings to the Public Works Department for approval after the facilities are built and before the improvements are accepted.

Section 3. Permitted Use Chart Amended to Allow Freestanding Residential

Uses in the GC Zone. Section 20C.50.20-030, *Permitted Land Uses in Commercial Zones*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

**20C.50.20-030 Permitted Land Uses in Commercial Zones
Commercial Zones Permitted Land Uses Chart**

	Zoning Districts			
	NC	RC	Housing Re-develop-ment Overlay	GC
Housing				
Residential Mixed Use ¹	P	P	P	P
Residential Multi-Family, four or more housing units per building		P	P	G
Cultural, Entertainment, and Recreation				
Cultural Facilities (Libraries, Museums, Galleries)	G ^{2A}	P	P	
Nature Exhibits, Zoos, Aquariums, Botanical Gardens		G	G	
Adult Entertainment Facilities				
Indoor Public Assembly and Entertainment: Including theaters, conference centers, arenas, auditoriums, skating rinks, video arcades. Does not include Adult Entertainment Facilities.		P		P
Outdoor Public Assembly: Including amusement, fairgrounds, swap meets		S		
Athletic/Fitness Centers	P ^{2A}	P	P	P
Private and Public Parks and Open Space	P	P	P	P

Commercial Zones Permitted Land Uses Chart (Continued)

	Zoning Districts			
	NC	RC	Housing Re-develop-ment Overlay	GC
Wholesale and Retail Trade				
Building Materials and Garden Supplies, Hardware Centers (with gross floor area less than 75,000 square feet)		P		P
Regional Retail/Wholesale (with gross floor area over 75,000 square feet)		S		P ²
General Merchandise, Apparel and Accessories, Miscellaneous Retail, including used merchandise stores not otherwise listed with less than 75,000 sq. ft. of gross retail floor area.		P	G	P
General Merchandise, Apparel and Accessories, Miscellaneous Retail, including used merchandise stores not otherwise listed with 75,000 sq. ft. or more of gross floor area.		P		P
Food Stores, Grocery Stores and Drug Stores (and other accessory retail uses)	G	P	P	P
Bakeries, Coffee Shops, Florists, Video Stores, and similar retail uses	P ^{2,8}	P	P	P
Factory Outlets - retail				P
Factory Outlets - retail (with gross floor area of less than 75,000 sq. ft. total for the development).		G		P
Eating and Drinking Establishments (sit-down and/or carry-out) (No drive through)	P ^{2,8}	P	P	P
Eating and Drinking Establishments with Drive-through Service		P		P
Taverns, Brewpubs		P	P	P
Outdoor Produce Stands (Does not include those authorized as temporary uses)	P	S	S	P
Retail Vehicle Fuel Sales, with or without Mini-Mart (Gas Stations) ^{5,6}	G	P		P
Carts and Street Vendors ⁷	G	P	P	
Auto and Marine Parts & Accessories	P ^{2,8}	P		P
New and Used Vehicle Sales		S		G
Manufactured Products				
Printing, Publishing, Graphic Arts ¹		G		
Crafts, Handcrafted Stone, Clay, Glass Products with associated retail		P		P

Commercial Zones Permitted Land Uses Chart (Continued)

	Zoning Districts			
	NC	RC	Housing Re-develop-ment Overlay	GC
Services				
Commercial/Industrial Photography, Cinematography, Video Production ⁷		P	S	P
Finance, Insurance & Real Estate, Banks, Savings and Loans, Title Offices, Real Estate Sales and Brokerage	p ^{2,a}	P	P	P
Personal Services: Laundry and Dry Cleaning, Barber and Beauty Salons, Travel Agencies	p ^{2,a}	P	P	P
Business Services: Computer Rentals, Mailing Centers, Copy, Fax, Telework Centers		P	P	P
Professional Services: Physicians, Out-Patient Clinics, Dentists, Social Services, Architects, Engineers, Accountants, Attorneys		P	P	P
Funeral Homes and Related Services		P		P
Veterinary Offices and Hospitals	G	G		P
Kennels, Animal Shelters ¹⁰				P
Day-Care Centers ¹¹	p ^{2,a}	P	P	P
Rental Storage and Mini-Warehouses ¹²				P
Rental Services: Furniture, Tools, and Equipment		S		P
Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles ¹³		S		G ¹⁴
Auto and Boat Service ¹³		S		G
Hotels and Motels		P	P	P
Hospitals and In-Patient Clinics		P	S	
Long-Term Care Facilities and Residential Care Facilities		P	P	
Government Services (excluding Maintenance Shops)	p ^{2,a}	P	S	P
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade ¹⁵		P	S	
Churches, Temples, Synagogues with 750 and fewer seats and related activities and uses ¹⁶		P	P	
Churches, Temples, Synagogues, and related activities and uses with more than 750 seats ¹⁶		P		P
Charitable, Social, Professional and Labor Organizations		P		
Transportation, Communication and Utilities				
Transit Facilities: Taxi and Bus Stations, Park-and-Ride Lots, Transit Centers		P	S ¹⁷	P
Commercial Parking Lots and Commercial Parking Garages and Structures ¹⁸		P	G	

Commercial Zones Permitted Land Uses Chart (Continued)

	Zoning Districts			
	NC	RC	Housing Re-development Overlay	GC
Large Satellite Dishes/Amateur Radio Antenna(e) ¹	P	P	P	P
Broadcast and Relay Towers ^{1*}	S	S	S	S
Wireless Communication Facilities ^{1*}	P	P	P	P
Local Utilities	G	P	P	P
Regional Utilities	S	G	S	S

¹Limited to upper stories in mixed-use structure.

²Hours of operation may be limited if residential uses are located in upper stories of the same building.

³See Adult Entertainment Regulations in RCDG 20D.20.10.

⁴Not allowed when abutting residential zones. Allowed if within or abutting non-residential zones with retail sales.

⁵Subject to aquifer protection and Sensitive Areas regulations.

⁶Gasoline stations are permitted only when three sides of the site contain non-residential zones.

⁷Subject to Special Use Criteria, RCDG 20D.170.35, *Carts and Street Vendors*.

⁸Limited to gross floor area of 5,000 square feet per establishment in mixed use or multi-tenant buildings only.

⁹On-site hazardous waste treatment and storage permitted provided that Washington State siting criteria (RCW 70.105) are met as determined by the Technical Committee.

¹⁰Subject to Special Use Criteria, RCDG 20D.170.15, *Animal Boarding*.

¹¹Subject to Special Use Criteria, RCDG 20D.170.50, *Day-Care*.

¹²No business activities are permitted to operate from storage spaces.

¹³Subject to Special Use Criteria, RCDG 20D.170.20, *Auto, RV and Boat Sales*.

¹⁴Allowed only in conjunction with automobile sales.

¹⁵Limited to neighborhood-oriented functions such as primary/elementary schools, tutoring, and training centers. This footnote shall not apply to the Retail Commercial (RC) zone.

¹⁶Subject to Special Uses Criteria, RCDG 20D.170.4, *Churches, Temples and Synagogues*.

¹⁷Changes to existing transit facilities that do not increase their capacity or intensity of transit use shall be permitted uses.

¹⁴Street-level retail uses required in parking structures along street frontages. Commercial parking lots, commercial parking garages and commercial parking structures are prohibited from storing impounded, abandoned, or damaged vehicles.

¹⁵Subject to Special Uses Criteria, RCDG 20D.170.45, *Telecommunications Facilities*.

Section 4. Site Requirement Chart Description Amended to Reflect Residential Uses in Commercial Zones. Section 20C.50.25-020, *Chart of Site Requirements*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.50.25-020 Chart of Site Requirements

- (1) Purpose. RCDG 20C.50.25.120, *Site Requirements in Commercial Zones*, establishes the dimensional requirements for commercial and conditional residential development. The standards and rules shall be determined to be the minimum requirements, unless stated as maximum by this division. The standards and rules are established to provide flexibility in project design, prevent fire danger, provide adequate access and circulation, reduce incompatibilities and prevent overloading of infrastructure due to the impacts of development.
- (2) Explanation of Chart. RCDG 20C.50.25.120, *Site Requirements in Commercial Zones* is arranged in table format. Development standards are listed down the left column and the commercial zones are identified across the top row. The matrix cells contain the minimum or maximum dimensional requirements of each zone. The footnotes identify particular requirements applicable to either a specific use or zone.

Section 5. Mixed-Use Section Amended to Recognize Freestanding Residential Uses Conditionally Allowed in the GC Zone and Move Bonus to Site Requirements Table. Section 20C.50.30-020, *Mixed Use and Residential Development*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.50.30-020 Mixed Use and Residential Development

- (1) **Allowed Uses.** Mixed-use development in commercial zones is allowed as indicated by the chart of Permitted Land Uses. Within the RC zone, freestanding multi-family residential buildings are also allowed and encouraged. Within the GC zone, freestanding multi-family residential buildings are allowed where site specific review shows land use

incompatibilities are unlikely to occur. Permitted uses in each zone may be developed within mixed-use projects subject to the provisions of the Chart. Residential mixed-use development is encouraged in the Neighborhood Commercial Zone so long as the residential portion of the project is located above the ground floors of buildings. Residential mixed-use development in the General Commercial Zone is allowed.

(2) Housing Emphasis Area in the RC Zone.

(a) Purpose. While both freestanding and mixed use developments are allowed in the RC Zone, the Overlake Neighborhood Policies identify a Housing Emphasis Area along 152nd Avenue NE. This area is intended to be the focus of housing in the RC zone. This section includes regulations to provide for housing in this area.

The Overlake Neighborhood Vision and Policies N-OV-10 to N-OV-17 guide housing development in the Retail Commercial zone. The Design Standards also guide building and site design for housing in this area.

(b) Regulations.

- (i) RCDG 20C.50.25-090, *Floor Area Ratio (FAR) Bonus for Residential Uses*, grants a bonus for housing in this area.
- (ii) The Housing Redevelopment Overlay is applied to the part of the Housing Emphasis Area most likely to redevelop. Its use, setback, and other requirements are designed to make this area attractive to and compatible with residential uses.

Section 6. Site Requirement Chart Amended to Provide Separate Height

Requirements for Residential Zones and Convert Densities to FARs. Section 20C.50.25-120, *Site Requirements in Commercial Zones*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.50.25-120 Site Requirements in Commercial Zones

	Zoning Districts		
	NC	RC	GC
Commercial Zone Requirements			
Minimum Lot Frontage (in feet)	80'	30'	30'
Minimum Building Front, and all Street Setbacks (in feet)	20'	15' except for 152 nd Ave NE ¹	10'
Minimum Building Rear Setbacks (in feet)	10' ²	0' ²	0' ²
Minimum Building Side Setbacks (in feet)	10' ²	0' ²	0' ²
Maximum Lot Coverage of Structures and Other Impervious Surfaces	75%	85%	75%
Minimum Landscaped Area/Landscaping Requirements	See RCDG 20C.50.25-080.	15 % of site area. See RCDG 20C.50.25-080.	See RCDG 20C.50.25-080.
Maximum Height (in feet) ³ for Non-Residential Uses	2 stories or 35' whichever is less	4 stories or 52' ⁴ whichever is less	2 stories or 35' whichever is less
Maximum Height (in feet) ³ for Residential Uses in Single Use or Mixed-Use Buildings, where allowed	2 stories or 35' whichever is less	5 stories or 60' ⁴ whichever is less	3 stories or 40' ⁴ whichever is less
Maximum Height in Shoreline Areas (in feet)	30'	30'	30'
Maximum Floor Area Ratio (FAR) without TDRs ⁵ for Non-Residential Uses	NS	0.36	0.35
Maximum Floor Area Ratio with TDRs ⁶ for Non-Residential Uses	NS	0.41 ⁷	0.70
Maximum Floor Area Ratio (FAR) without TDRs ⁵ for Residential Uses in Single Use or Mixed-Use Buildings where allowed	0.29	(See FAR bonus for residential uses below)	0.80
Maximum Floor Area Ratio with TDRs ⁶ for Residential Uses in Single Use or Mixed-Use Buildings where allowed	0.29	(See FAR bonus for residential uses below)	0.90
Floor Area Ratio (FAR) bonus for residential uses. ⁸	NA	2.5 ⁷	NA
Ground Floor Window Standards Apply ⁹	Yes	Yes	Yes
Pedestrian Requirements	Yes ¹⁰	Yes ¹⁰	

¹ See RCDG 20C.50.25-040(3), *Building Setbacks*.

- 2 Setback shall be 10 feet if abutting a property in a residential zone. This setback shall be landscaped as required by Chapter 20D.80. RCDG, *Landscaping and Natural Screening* or its successor. Also see Chapter 20D.40 RCDG, *Design Standards*, for buffer requirements when adjacent to residential areas.
- 3 See RCDG 20C.230.30-020, *Maximum Height of Structures*, for maximum building heights in Transition Overlays.
- 4 In the RC zone, if a building includes housing in the second and higher floors and the Design Review Board concludes the roof is well designed and approves its design, the maximum height limit shall be five stories or 65 feet, whichever is less. In the GC zone, if a building includes housing in the second and higher floors and the Design Review Board concludes the roof is well designed and approves its design, the maximum height limit shall be three stories or 45 feet, whichever is less.
- 5 All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of building(s) provided all other applicable site requirements are met. The purchase of TDRs shall not be required for the 10,000 square feet minimum building(s).
- 6 Please refer to RCDG 20D.200.10 Transfer of Development Rights (TDR) Program, and RCDG 20C.50.30-050, *Receipt of Development Rights in Commercial Zones*.
- 7 Allowable development may be increased as provided for in RCDG 20D.210.60, *Overlake Neighborhood Trip Cap*. RCDG 20D.210.60, *Overlake Neighborhood Trip Cap*, may not be used in the Housing Redevelopment Overlay of the Retail Commercial (RC) zone.
- 8 The bonus may only be used for residential uses as defined in RCDG 20C.50.25-090, *Floor Area Ratio (FAR) Bonus for Residential Uses*.
- 9 See RCDG 20C.50.25-100, *Ground Floor Windows*.
- 10 See RCDG 20C.50.25-110, *Pedestrian Standards*.

Section 7. Receipt of TDRs Section Amended to Clarify TDR Use in Mixed

Use Buildings. Section 20C.50.30-050, *Receipt of Development Rights in Commercial Zones*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.50.30-050 Receipt of Development Rights in Commercial Zones

- (1) Procedures detailing how Commercial properties may receive a Transfer of Development Rights (TDR) from the sending areas are provided for in Division 20D.200.10, *Transfer of Development Rights (TDR) Program*.
- (2) Development rights may be used in GC and RC zones. Projects incorporating additional transferred development rights shall present sufficient documentation in the form of a deed of transfer as required in RCDG 20D.200.10-090, *Deed of Transfer of Development Rights*, and extinguishment document as required in RCDG 20D.200.10-100, *Extinguishment Document*, to demonstrate that the transfer has been finalized.
- (3) The Transfer of Development Rights (TDR) shall meet all site requirements of the receiving zone except as provided for in RCDG 20D.200.10-120, *Use of Development Rights*.

- (4) Within the RC zone, TDRs may be granted for pedestrian plazas that comply with the requirements of this subsection.
- (a) To obtaining the TDRs, the pedestrian plaza shall meet the following requirements:
- (i) The pedestrian plaza shall be adjacent to and open to a public street and sidewalk on at least one side.
 - (ii) The pedestrian plaza design shall allow people walking or driving by to see into the plaza from a height of 2½ feet to eight feet above finished grade. Lighting shall be included and allow people walking or driving by to see into the plaza at night.
 - (iii) The pedestrian plaza shall meet one of the following requirements:
 - (A) The seating area of a restaurant shall overlook the pedestrian plaza on at least one side. At least 25 percent of the restaurant wall abutting the pedestrian plaza shall be windows.
 - (B) A food, refreshment, coffee or espresso cart shall be located in the pedestrian plaza during at least half of each working day.
 - (C) The pedestrian plaza shall include a fountain of at least 100 square feet and children's play equipment.
 - (D) Any other feature that will provide equivalent or better surveillance of the pedestrian plaza.
 - (iv) The pedestrian plaza shall be open to the public during daylight hours.
 - (v) The portions of the pedestrian plaza not landscaped shall be surfaced in textured concrete, bricks, pavers, or similar or better material.
 - (vi) Up to 25 percent of the pedestrian plaza may include lawns or ground covers. All landscaped areas that do not include lawns shall include trees. Tree wells shall not be included in this limit.
 - (vii) The pedestrian plaza shall have at least 30 percent of its area covered by trees. If the pedestrian plaza includes a covered area used for sitting and other purposes, then the area covered by trees may be reduced to 15 percent of the pedestrian plaza.
 - (viii) The pedestrian plaza shall be located and designed so that wind within the pedestrian plaza does not interfere with its use for sitting and similar activities.
 - (ix) Eighty percent of the plaza, outside of any covered area, should not be shaded during the hours of 10 a.m. to 2 p.m. in the winter, except by the trees within the plaza. If possible, the plaza shall have a southern exposure.

- (x) The pedestrian plaza shall include seating for at least twenty people. At least some movable chairs shall be included.
 - (xi) The Design Review Board shall determine if the pedestrian plaza complies with the Design Review Standards.
 - (xii) The pedestrian plaza shall not be used by motor vehicles for any purpose, other than maintenance.
 - (xiii) The pedestrian plaza shall not be bordered by a drive-in lane on any side.
- (b) For each square foot of pedestrian plaza that the Administrator concludes meets the requirements of this section, not including any adjoining sidewalks, the Administrator shall grant the property owner one square foot of TDR.
 - (c) No more than two TDRs (which total 17,424 square feet of transferable space) shall be granted for any property or property in a common ownership under this subsection.
 - (d) The approved TDRs can be used for any purpose authorized by 20D.200.10-120, *Use of Development Rights*, or its successor. The pedestrian plaza shall be maintained and comply with this subsection for the life of the structure or use incorporating the TDRs.
 - (e) The TDRs granted under this subsection shall only be used on the property providing the pedestrian plaza or an adjacent parcel under the same ownership.
- (5) For zones that have separate maximum FARs for non-residential and residential uses, multi-use buildings may combine the allowed FARs. The following limits apply to mixed use buildings that include residential uses:
- (a) The total of all building area used for non-residential uses shall not exceed the maximum FARs for non-residential uses in RCDG 20C.50.25-120, *Site Requirements in Commercial Zones*.
 - (b) The total of all building area used for residential uses shall not exceed the maximum FARs for residential uses in RCDG 20C.50.25-120, *Site Requirements in Commercial Zones*.

Section 8. Site Requirement Chart Amended to Provide Separate Height Requirements for Residential Zones and Convert Densities to FARs. Section 20C.60.25-080; *Site Requirements in Business, Manufacturing and Industrial Zones*; of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.60.25-080 Site Requirements in Business, Manufacturing and Industrial Zones

	Zoning Districts			
	BP	OV	MP	I
Business and Manufacturing Park Requirements				
Minimum Tract Area For Development	1.5 acres	1.5 acres	1 acre	1 acre
Minimum Lot Frontage (in feet)	30'	30'	30'	30'
Minimum Building Front-, and All Street Setbacks (in feet)	30' ¹	10' ²	30'	30'
Minimum Building Rear Setbacks (in feet)	20' ¹	20' ¹	10' ³	10' ³
Minimum Building Side Setbacks (in feet)	40' ¹	20' ¹	10' ³	10' ³
Minimum Building Separation (Except for Accessory Structures) ⁴	NS	NS	NS	NS
Maximum Lot Coverage of Structures and Other Impervious Surfaces ⁵	75%	80%	80%	80% ⁶
Minimum Landscaped Area/Landscaping Requirements ⁷	See RCDG 20D.80.10-070(2).	20 % of site area.	NS	NS
Maximum Height (in feet) ⁸ for Non-Residential Buildings	45'	4 stories or 56' ⁹ whichever is less	45' ¹⁰	60' ¹¹
Maximum Height (in feet) ⁸ for Mixed-Use Buildings that include Residential Uses in at least Two Floors where allowed	55' ¹²	60' ¹²	NS	NS
Maximum Floor Area Ratio (FAR) without TDRs ^{5 13 14} for Non-Residential Uses	0.45	0.4	0.50	0.50
Maximum Floor Area Ratio with TDRs ^{5 14 15} for Non-Residential Uses	1.0	0.47	1.0	1.0
Maximum Floor Area Ratio (FAR) without TDRs ^{5 13 14 15} for Residential Uses in Mixed-Use Buildings where allowed	0.68 ¹²	0.68 ¹²		
Maximum Floor Area Ratio (FAR) with TDRs ^{5 14 15} for Residential Uses in Mixed-Use Buildings where allowed	1.0 ¹²	1.0 ¹²		
Pedestrian Requirements	NS	Yes ¹⁶	NS	NS

Notes:

NS = No Standard

¹ Subject to buffering and landscaping requirements of Chapter 20D.80 RCDG, *Landscaping and Tree Protection*.

² See RCDG 20C.60.25-050, *Building Setbacks*.

³ No setback is required for joint or common wall construction located on property line.

⁴ As required by RCDG Title 20E, *Building and Construction Codes*, or its successor.

⁵ For properties under a common ownership that are contiguous or separated only by rights-of-way, FARs may be calculated based on the average FAR across those properties, and density and impervious surface coverage may be transferred among contiguous properties provided the averages or transfers are consistent with all other applicable regulations.

⁶ Industrial uses on sites less than ten acres are allowed to exclude lined ponds that are part of a water treatment facility as part of this percentage.

⁷ See RCDG Chapter 20D.80, *Landscaping and Tree Protection*, for tree protection and landscaping requirements. Outside of parking lots, the L1 General Landscaping Standard in Section 20C.50.25-080, *Landscaped Areas*, shall be used in the OV zone in place of the Type IV – Open Area Planting in Subsection 20D.80.10-080(d), *Types of Planting*.

⁸ See RCDG Section 20C.60.25-065 *Maximum Height of Structures in a Transition Overlay*, for maximum building heights in Transition Overlays.

⁹ If the proposed building is more than 750 feet from a residential zone or Neighborhood Protection Street, the maximum height may be increased to 5 stories or 65 feet, whichever is less.

¹⁰ Buildings not used exclusively for research and development, manufacturing, warehousing, or allowed light industrial uses shall not exceed two (b) stories and 25 feet. No building over two (b) stories may be converted to office uses.

¹¹ Rock crushing equipment, asphalt and concrete batch plants, silos, and other related equipment may extend to a maximum height of 90 feet.

¹² Allowed in upper stories of buildings where there are no adverse impacts to surrounding businesses or residences.

¹³ All legal conforming lots are allowed the greater of either the maximum allowed FAR, or 10,000 square feet buildable area given they can meet all other applicable site requirements.

¹⁴ Building space to be used exclusively for day-care centers may be constructed with a gross floor area that exceeds the Maximum Floor Area Ratio (FAR) without TDRs without the requirement to purchase TDRs if the following requirements are met. First, the building space shall be permanently used exclusively for a day-care center and deed restrictions shall limit the building space to this purpose. Second, in no case shall the gross floor area of the building space used for any or all purposes exceed the Maximum Floor Area Ratio with TDRs unless otherwise authorized by the RCDG.

¹⁵ Please refer to Division 20D.200.10 *Transfer of Development Rights (TDR) Program*, and RCDG 20C.60.30-050 *Receipt of Development Rights in Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones*.

¹⁶ See RCDG 20C.50.25-110, *Pedestrian Standards*. For closed campuses, the pedestrian standards shall be met, but they can be closed to the public by gates or other means.

Section 9. Receipt of TDRs Section Amended to Clarify TDR Use in Mixed Use Buildings. Section 20C.60.30-050, Receipt of Development Rights in Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones; of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.60.30-050 Receipt of Development Rights in Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones

- (1) The Transfer of Development Rights from the sending areas is provided for in Division 20D.200.10, *Transfer of Development Rights (TDR) Program*. The purpose of this section is to describe the receiving zones in which those development rights can be used and how they can be implemented. Division 20D.200.10, *Transfer of Development Rights (TDR) Program*, describes how development rights are measured, and applied in the receiving zones.
- (2) Development rights may be used in all BP, OV and MP zones. Projects incorporating additional transferred development rights shall present sufficient documentation in the form of a deed of transfer as required in RCDG 20D.200.10-090, *Deed of Transfer of Development Rights*, and extinguishment document as required in RCDG 20D.200.10-100, *Extinguishment Document*, to demonstrate that the transfer has been finalized.
- (3) The Transfer of Development Rights (TDR) shall meet all site requirements of the receiving zone except as provided for in RCDG 20D.200.10-120, *Use of Development Rights*
- (4) For zones that have separate maximum FARs for non-residential and residential uses, multi-use buildings may combine the allowed FARs. The following limits apply to mixed-use buildings that include residential uses:
 - (a) The total of all building area used for non-residential uses shall not exceed the maximum FARs for non-residential uses in RCDG 20C.50.25-120, *Site Requirements in Commercial Zones*.
 - (b) The total of all building area used for residential uses shall not exceed the maximum FARs for residential uses in RCDG 20C.50.25-120, *Site Requirements in Commercial Zones*.

Section 10. Modification and Deletion of Fee Waivers. Section 20F.20.50, *Filing of Application*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20F.20.50 Filing of Application.

Application for permits and procedures shall be made to the Department of Planning and Community Development, unless otherwise specified in RCDG 20F.20.30, *Development Permit Procedures and Responsible Authority*.

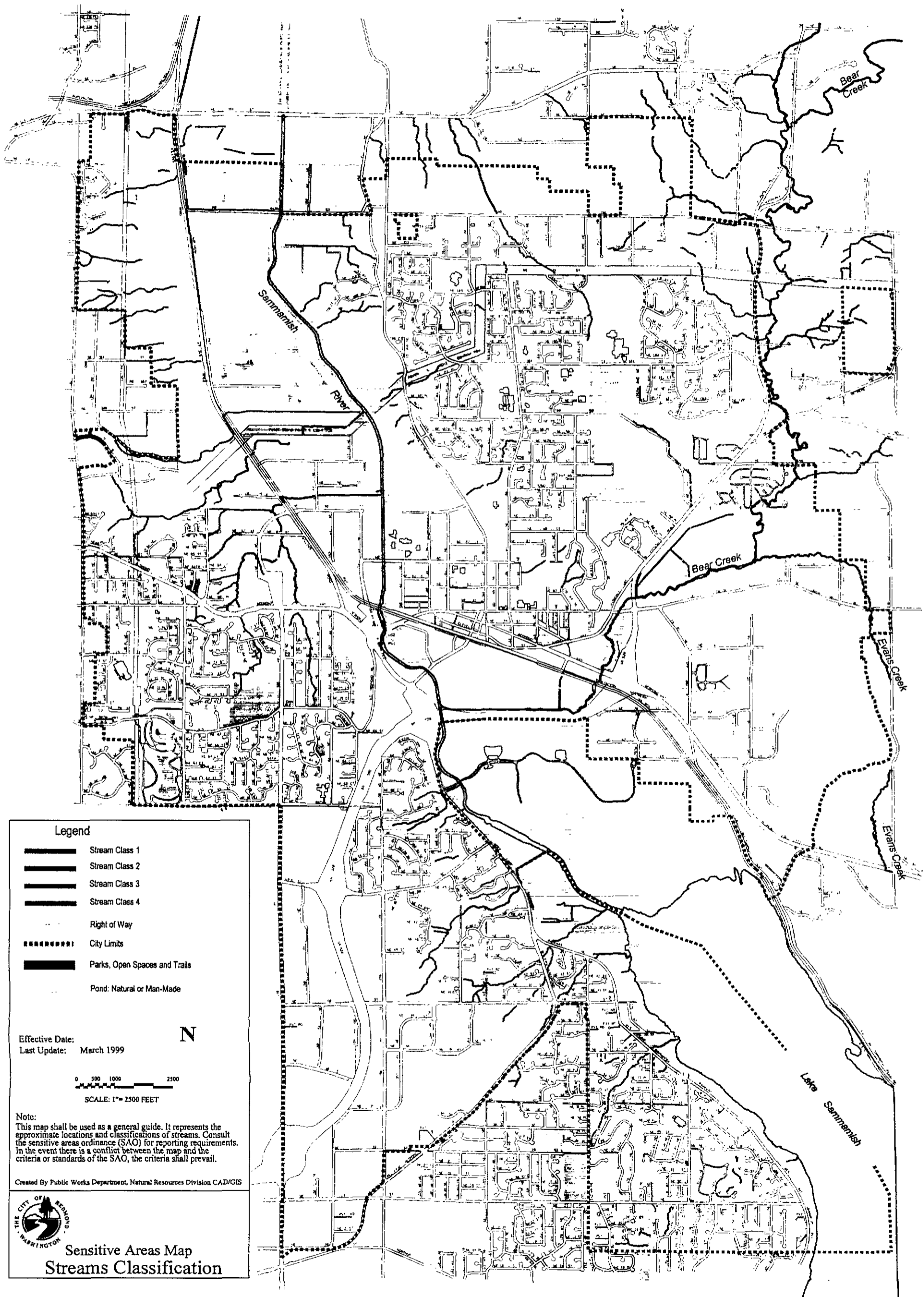
- (1) Forms. Application forms which provide the appropriate information, attachments, presentation, format and fees for the procedure or permit application, and for the environmental checklist required in Chapter 20F.30 RCDG, *Environmental Impact Procedures*, shall be supplied by the Department of Planning and Community Development.
- (2) Application Requirements. Submittal information required for each type of application can be obtained in the Redmond Planning Department. Application requirements for building permit applications for the construction of a structure are contained in Chapter 3 of the Uniform Building Code, or its successor.
- (3) Application and Inspection Fees.
 - (a) Fee Schedule. The schedule of fees adopted pursuant to RCDG 20F.20.35 shall govern assessment of fees to cover costs incurred by the City in considering action on the land use and development applications.
 - (b) Fee Administration. An application fee consisting of the appropriate itemized costs from the fee schedule shall be collected from the applicant and receipted by the City prior to taking any action on an application. A final inspection fee, consisting of the appropriate components from the fee schedule, shall be collected from the applicant and receipted by the City prior to undertaking any steps to check plans of construction drawings, inspect improvements or authorize final project approval or occupancy. If at any time an applicant withdraws an application from the approval process prior to final approval, those itemized costs not incurred to any extent by the City shall be refunded as determined by the Code Administrator. In the event that actions of an applicant result in the repetition of the reviews, inspections and other steps in the approval process, those items repeated shall be charged to and paid by the applicant according to the fee schedule prior to any further processing of the application by the City. Applicants seeking approval of multiple applications that are processed simultaneously, whereby single review costs are reduced, shall be charged the larger of the itemized costs from the fee schedule as determined by the Code Administrator. The fee for any inspection shall be the larger of the totals computed on a lot, per acre or per application basis. The fee for any single application shall be the smaller of the totals computed on a per lot, per acre, or per application basis.
 - (c) Fee Waivers.
 - (i) When a City department applies for a permit required by RCDG Titles 20C, *Land Use Regulations*, 20D, *Citywide Regulations*, 20E, *Building*

and Construction Codes, 20F, Administration and Procedures, and 20G, Administration of Development Regulations, the department shall not be required to pay application fees. Where an application will require substantial review time or expenditures, the Administrator may require that the department applying for the permit reimburse the departments reviewing the application for some or all of the time and costs expended in the review.









- (ii) The City Council may waive application fees for any permit required by RCDG Titles 20C, *Land Use Regulations*, 20D, *Citywide Regulations*, 20E, *Building and Construction Codes*, 20F, *Administration and Procedures*, and 20G, *Administration of Development Regulations* for housing projects that meet the requirements of this subsection.
 - (A) The housing will be ultimately owned by households earning 60 percent of the King County median family income adjusted for household size, non-profit organizations, or public agencies.
 - (B) The housing will remain affordable to households earning 60 percent or less of the King County median family income adjusted for household size for at least five years. The City Council may condition the waiver for a longer period of time if needed to recover the community's investment.
 - (C) The housing should help meet an unfulfilled portion of Redmond's affordable housing targets.
 - (D) The location should meet Redmond's policies and zoning for the proposed housing type and density.
 - (E) The proposal should result in a benefit to the community.
 - (F) The waiver should not result in an unacceptable adverse impact on the service providers funded by the fees proposed for a waiver.
- (iii) The City Council may waive application fees for any permit required by RCDG Titles 20C, *Land Use Regulations*, 20D, *Citywide Regulations*, 20E, *Building and Construction Codes*, 20F, *Administration and Procedures*, and 20G, *Administration of Development Regulations* for environmental restoration or enhancement projects that meet the requirements of this subsection.
 - (A) The project will be carried out by non-profit organizations, or other persons or groups demonstrating similar intent.
 - (B) The applicant shall demonstrate that the primary purpose of the project is environmental restoration or enhancement.
 - (C) The project should help meet an unfulfilled habitat restoration need identified by the City.
 - (D) The project and its location shall meet all applicable policies and regulations.
 - (E) The proposal should result in a benefit to the community.

- (F) The waiver should not result in an unacceptable adverse impact on the service providers funded by the fees proposed for a waiver.
 - (iv) Any request for a fee waiver shall be made in writing when the application is filed.
 - (v) The City Council may condition a waiver to ensure the project will meet the requirements of this subsection or to lessen impacts on the service providers funded by the fees that are waived.
- (4) **Filing Date.** The filing date shall be the date on which the City receives the complete application, including all required information, attachments and fees. No application shall be deemed filed nor given a file name or number until all required information, attachments and fees are included.
- (5) **Notice of Filings.** When an application is filed for a general development permit, a notice of filing shall be given as required in RCDG 20F.20.70(3), or its successor.

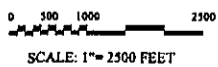
Section 11. Update of Streams Classification Sensitive Areas Map. The Redmond Community Development Guide Streams Classification Sensitive Areas Map in Chapter 20D.140, *Sensitive Areas*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:



Legend

-  Stream Class 1
-  Stream Class 2
-  Stream Class 3
-  Stream Class 4
-  Right of Way
-  City Limits
-  Parks, Open Spaces and Trails
-  Pond: Natural or Man-Made

Effective Date:
Last Update: March 1999



Note:
This map shall be used as a general guide. It represents the approximate locations and classifications of streams. Consult the sensitive areas ordinance (SAO) for reporting requirements. In the event there is a conflict between the map and the criteria or standards of the SAO, the criteria shall prevail.

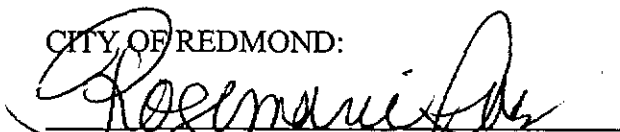
Created By Public Works Department, Natural Resources Division CAD/GIS



**Sensitive Areas Map
Streams Classification**

Section 12. Severability. If any section, sentence, clause, or phrase of this ordinance or any regulation adopted or amended hereby 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 or any regulation adopted or amended hereby.

Section 13. Effective Date. This ordinance, being an exercise of a power specifically delegated to the legislative body of the City, is not subject to referendum and shall take effect and be in full force five days after 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:


CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: 2052

December 10, 1999
December 14, 1999
December 22, 1999
December 18, 1999
December 23, 1999