## CITY OF REDMOND ORDINANCE NO. 2708

AN ORDINANCE OF THECITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND ZONING CODE (RZC) TO EXTEND THE HOURS OF OPERATION FOR EATING AND DRINKING ESTABLISHMENTS MANUFACTURING PARK (MP) ZONE, AND ALLOW DRIVE-THROUGH FACILITIES FOR HEALTH AND CARE USES ΙN THE GENERAL PERSONAL COMMERCIAL ZONE, PROVIDING (GC) SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

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

WHEREAS, the proposed amendments to add drive-through facilities for the sale of health and personal care retail goods in the General Commercial (GC) zone and extended hours for eating and drinking establishments in the Manufacturing Park (MP) zone will provide additional convenience to patrons; and

WHEREAS, state agencies received 60-day notice of the proposed amendments to Redmond's Zoning Code on June 17, 2013; and

WHEREAS, State Environmental Policy Act checklists were prepared and Determinations of Non-Significance were issued on June 7, 2013, for the proposed amendment to the General Commercial (GC) zone and June 25, 2013, for the proposed amendment to the Manufacturing Park (MP) zone; and

WHEREAS, the Planning Commission conducted a public hearing on each proposed amendment on July 17, 2013, to receive public comment; and

WHEREAS, upon completion of the public hearings, the Planning Commission issued its findings, conclusions, and recommendations in reports to the Redmond City Council dated July 18, 2013; and

WHEREAS, the City Council held a public meeting on August 20, 2013, to review the proposed amendments; and

WHEREAS, the City Council has determined to adopt the amendments set forth in this ordinance.

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

Section 1. Classification. The text amendments set forth on Exhibit A and Exhibit B to this ordinance are of a general and permanent nature and shall become a part of the Redmond Zoning Code.

Section 2. Findings and Conclusions. In support of the proposed amendments to the Redmond Zoning Code section 21.14.040 within the Manufacturing Park (MP) zone and section 21.14.020 within the General Commercial (GC) zone, the City Council hereby adopts the findings and conclusions contained in the Planning Commission Reports dated July 18, 2013, including all related attachments and exhibits to these reports.

Regulations. This section is hereby amended to revise the permitted hours of operation for eating and drinking establishments in the Manufacturing Park (MP) zone to be 6:00 a.m. to 12:00 a.m. daily as shown in Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. RZC 21.14.020 General Commercial (GC)
Regulations. This section is hereby amended to allow drivethrough facilities for health and personal care uses in the
General Commercial (GC) zone, as shown in Exhibit B attached
hereto and incorporated herein by this reference as set forth in
full.

Section 5. 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 of any other section, sentence, clause, or phrase of this ordinance.

<u>Section 6.</u> <u>Effective Date.</u> This ordinance shall take effect five days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Redmond City Council this 17 day of September, 2013.

CITY OF REDMOND

ATTEST:

(SEAL)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: September 3, 2013

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. 2708

September 17, 2013

September 23, 2013

September 24, 2013

September 29, 2013

MOTION TO DIVIDE: Passed

FIRST MOTION:

HOURS OF OPERATION IN MP ZONE; Passed 6 - 1,

Councilmember Vache Dissenting

SECOND MOTION:

DRIVE-THROUGH FACILITIES; Passed 7 - 0

## **EXHIBIT 1**

6	Professional services					Limited to a) research and development services, and b) other uses that support another permitted use in the MP zone.
7	Administrative services				1,000 <u>sq ft gfa</u> (2.0, 30)	<ol> <li>Limited to corporate headquarters and regional offices associated with manufacturing or wholesale trade uses in an MP zone in Redmond.</li> </ol>
8	Services to buildings and dwellings	•			,,	me, some dado acconi dirita. Zone in Nedinord.
9	Full-service restaurant		İ		Employee on	1. Shall be located in multi-tenant building or a single-building in a multi-building, multi-
10	Cafeteria or limited				maximum shift	tenant complex.
	service restaurant	5	0.5	1.0	(1.0, 1.0)	2. 50-person seating capacity, except when associated with manufacture of food or
11	Bar or drinking place	v	0.0	1.0	1,000 <u>sq ft gfa</u> (10.0, 10.0)	kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25% of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25% limit continues to apply.
				İ		3. Hours of operation limited to 6am-40pm, 12:00 a.m. daily.
12	Caterer				1,000 sq ft qfa	
13	Food service contractor				(2.0, 3.0)	-

Excerpt from Manufacturing Park Zone, RZC.21.14.040

## **EXHIBIT 2**

9	Health and personal care	3	0.70	1,000 sq ft gfa (4.0, 5.0)	COPY HERE.
10	Finance and insurance				1. Drive-through facilities permitted. 2. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street. 3. Type II landscaping shall screen drive-through lanes.
11	Real estate services			N	4 of the translation regression to the contract of the contrac
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12	Professional services				
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12 13 14	Services Administrative			1,000 sq ft gfa (9.0, 9.0)	Drive-through facilities permitted.     Adequate vehicle queuing space shall be provided.
13	Administrative services Full-service			1,000 sq ft gfa (9.0, 9.0)  1,000 sq ft gfa (10.0, 10.0)	1. Drive-through facilities permitted. 2. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street.

**Excerpt from General Commercial (GC) zone**