

ORDINANCE NO. 2147

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING CHAPTER 20C.50 OF THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ALLOW BUSINESS SERVICES AND PROFESSIONAL SERVICES IN THE NEIGHBORHOOD COMMERCIAL ZONE (DGA-02-002), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Redmond Comprehensive Plan Policy LU-120 describes appropriate land uses in the Neighborhood Commercial zone that are classified as professional services; and

WHEREAS, the Redmond Community Development Guide prohibits professional and business services in the Neighborhood Commercial zone, creating an inconsistency and confusion when applying these regulations; and

WHEREAS, on May 22, 2002 the Planning Commission held a public hearing on proposed amendments to Title 20C.50, Neighborhood Commercial (NC) zone, of the Redmond Community Development Guide, which would eliminate this inconsistency and confusion, and recommends that Redmond Community Development Guide Title 20C.50 be amended therefore; and

WHEREAS, a State Environmental Policy Act (SEPA) Checklist was prepared and a Determination of Non-Significance was issued April 22, 2002, for the proposed amendment; and

WHEREAS, the City Council of the City of Redmond desires to have the Redmond Comprehensive Plan and Redmond Community Development Guide consistent

and acknowledges that this ordinance is for the benefit of the public health, safety, and welfare, NOW, THEREFORE,

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

Section 1. Adoption of Findings and Conclusions. After carefully reviewing the record and considering the evidence, analysis, and arguments in the record, the City Council hereby adopts the findings and conclusions in the *Planning Commission Report DGA 02-002, Amendments to the Neighborhood Commercial Zone* (October 21, 2002).

Section 2. Amendment to RCDG 20C.50. Subsections 20C.50.15-020 and 20C.50.20.030 of the Redmond Community Development Guide are hereby amended to read as set forth in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Severability. If any section, sentence, clause, or phrase of this ordinance or any tax or law 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 tax or law adopted by amended hereby.

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

CITY OF REDMOND
/s/ ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:
/s/ SANDRA L. MARION, DEPUTY CITY CLERK
BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:
/s/ JAMES E. HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	December 31, 2002
PASSED BY THE CITY COUNCIL:	January 7, 2003
SIGNED BY THE MAYOR:	January 8, 2003
PUBLISHED:	January 11, 2003
EFFECTIVE DATE:	January 16, 2003
ORDINANCE NO.: <u>2147</u>	

Exhibit 1

20C.50.15-020 Neighborhood Commercial (NC) Zone.

The Neighborhood Commercial (NC) zone provides for small-scale shopping areas that offer retail convenience goods, professional and business services, and personal services for the daily needs of nearby neighborhoods. This zoning district is designed to reduce trips by providing convenient shopping and services. The allowed uses are intended to primarily serve the neighborhood. Uses that tend to draw traffic into the neighborhood are not allowed. NC zones are located on transit routes and near pedestrian facilities and bike paths to encourage transit use, walking and biking. Each neighborhood commercial area is compact to prevent commercial strip development. Buildings are located so customers can walk from building to building to meet their daily needs. Neighborhood commercial sites are limited in size to keep them in scale with the neighborhoods they serve and nearby uses. In addition, high quality design and landscaping is used to make the area attractive, functional and to minimize negative impacts on nearby uses. Other measures, such as buffering requirements and limits on hours of operation, may be used to reduce impacts to nearby residences. Mixed-uses and above-ground-floor residential uses are encouraged. The decision to include Neighborhood Commercial zones, their specific location, and size, are made during the neighborhood planning process.

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

<i>Commercial Zones Permitted Land Uses Chart</i>				
Land Use	Zoning Districts			
	NC	RC	Housing Re-development Overlay	GC
Housing				
Residential Mixed Use ¹	P	P	P	P
Residential Multi-Family, four or more housing units per building		P	P	P
Cultural, Entertainment, and Recreation				
Cultural Facilities (Libraries, Museums, Galleries)	P ^{2,8}	P	P	
Nature Exhibits, Zoos, Aquariums, Botanical Gardens		P	P	
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		C		
Athletic/Fitness Centers	P ^{2,8}	P	P	P
Private and Public Parks and Open Space	P	P	P	P
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)		C		P ⁴
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	P	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)	P	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).		P		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	C	C	P
Retail Vehicle Fuel Sales, with or without Mini-Mart (Gas Stations) ^{5,6}	P	P		P
Carts and Street Vendors ⁷	S	S	S	
Auto and Marine Parts and Accessories	P ^{2,8}	P		P
New and Used Vehicle Sales		C		S
Manufactured Products				
Printing, Publishing, Graphic Arts ⁸		P		
Crafts, Handcrafted Stone, Clay, Glass Products with associated retail		P		P
Services				
Commercial/Industrial Photography, Cinematography, Video Production ⁹		P	C	P
Finance, Insurance and Real Estate, Banks, Savings and Loans, Title Offices, Real Estate Sales and Brokerage	P ^{2,8}	P	P	P
Personal Services: Laundry and Dry Cleaning, Barber and Beauty Salons, Travel Agencies	P ^{2,8}	P	P	P
Business Services: Computer Rentals, Mailing Centers, Copy, Fax, Telework Centers	P ^{2,8}	P	P	P
Professional Services: Physicians, Out-Patient Clinics, Dentists, Social Services, Architects, Engineers, Accountants, Attorneys	P ⁸	P	P	P
Funeral Homes and Related Services		P		P
Veterinary Offices and Hospitals	P	P		P
Kennels, Animal Shelters ¹⁰				S
Day-Care Centers ¹¹	S ^{2,8}	S	S	S
Rental Storage and Mini-Warehouses ¹²				P
Rental Services: Furniture, Tools, and Equipment		C		P

Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles ¹³		C		S ¹⁴
Auto and Boat Service ¹³		C		S
Hotels and Motels		P	P	P
Hospitals and In-Patient Clinics		P	C	
Long-Term Care Facilities and Residential Care Facilities		P	P	
Government Services (excluding Maintenance Shops)	P ^{2,8}	P	C	P
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade ¹⁵		P	C	
Churches, Temples, Synagogues with 750 and fewer seats and related activities and uses ¹⁶		S	S	
Churches, Temples, Synagogues, and related activities and uses with more than 750 seats ¹⁶		S		S
Charitable, Social, Professional and Labor Organizations		P		
Transportation, Communication and Utilities				
Transit Facilities: Taxi and Bus Stations, Park-and-Ride Lots, Transit Centers		P	C ¹⁷	P
Commercial Parking Lots and Commercial Parking Garages and Structures ¹⁸		P	P	
Large Satellite Dishes/Amateur Radio Antenna(e) ¹⁹	S	S	S	S
Broadcast and Relay Towers ¹⁹	C	C	C	C
Wireless Communication Facilities ¹⁹	S	S	S	S
Local Utilities	P	P	P	P
Regional Utilities	C	P	C	C
P = Permitted Use; S = Special Use; C = Conditional Use				

Notes:

¹ Limited to upper stories in mixed-use structure.

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

³ See Adult Entertainment Regulations in RCDG [20D.20.10](#).

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

⁵ Subject to aquifer protection and Sensitive Areas regulations.

⁶ Gasoline stations are permitted only when three sides of the site contain nonresidential zones.

⁷ Subject to Special Use Criteria, RCDG [20D.170.35](#), Carts and Street Vendors.

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

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

¹⁰ Subject to Special Use Criteria, RCDG [20D.170.15](#), Animal Boarding.

¹¹ Subject to Special Use Criteria, RCDG [20D.170.50](#), Day-Care.

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

¹³ Subject to Special Use Criteria, RCDG [20D.170.20](#), Auto, RV and Boat Sales.

¹⁴ Allowed only in conjunction with automobile sales.

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

¹⁶ Subject to Special Uses Criteria, RCDG [20D.170.40](#), Churches, Temples and Synagogues.

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

¹⁸ Street-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.

¹⁹ Subject to Special Uses Criteria, RCDG [20D.170.45](#), Telecommunications Facilities.