

# ORIGINAL

ORDINANCE NO. 1083

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA-82-11, BY REVISING THE SETBACK AND LANDSCAPING STANDARDS IN BUSINESS PARK, LIGHT INDUSTRIAL AND HEAVY INDUSTRIAL ZONES.

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WHEREAS, the Policy Advisory Commission of the City of Redmond, Washington, conducted a public hearing on July 14, 1982, for the purpose of considering a proposal to amend the Community Development Guide, DGA-82-11, by revising setback and landscaping standards in business park, light industrial and heavy industrial zones, and

WHEREAS, at the conclusion of said hearing the Policy Advisory Commission voted to recommend the adoption of said Development Guide Amendment, and

WHEREAS, the City Council has considered the recommendations of the Policy Advisory Commission at a regular public meeting and has determined that the proposed Development Guide Amendment should be implemented, now, therefore,

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

Section 1. Section 20C.20.090(55) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.090(55) Industrial and Business Park Districts - The standards of this subsection apply to Industrial and Business Park Districts and are supplementary to the other applicable requirements of this section.

(a) Landscaped Area - A strip of land adjoining all property lines shall be appropriately landscaped except where a building, driveway or walkway is on the property line. The minimum average width of the strip shall be twenty (20) feet where the lot adjoins a street; fifteen (15) feet where the lot adjoins a railroad right-of-way unless the right-of-way is adjacent to a building or watercourse; and ten (10) feet where the lot adjoins any property other than a street, railroad right-of-way or watercourse.

(b) Landscaped Area Alternative - In the Light Industry and Heavy Industry zones the landscaped area required where the lot adjoins any property other than a street, railroad

right-of-way or watercourse may be provided elsewhere within a lot at a ratio of 75% of the total area of such landscaping otherwise required, except where a lot adjoins property of different land use district, if provided in a manner determined by the Technical Committee to represent a superior result than that which could be achieved by strictly following the requirements of this section.

- (c) Landscape Materials -
- . Deciduous trees or broadleaf evergreen trees shall be planted with a minimum caliper of 1-3/4 inches and coniferous trees shall have a minimum height of six (6) feet at the time of planting.
  - . Shrubs and Groundcover - An informal arrangement of plants shall be installed to provide a variety of treatments that will enhance building designs and attractively screen parked vehicles and unsightly areas. Groundcover shall be installed to achieve 75% coverage within three (3) years.
  - . Mounds and Berming - The landscaping may consist of flat and gently mounded areas with a maximum of 3:1 slope.
  - . Plant Species - Plants may be chosen from the Recommended Plant List referenced in Subsection 20C.20.090(45), "Landscaping Standards and Design Specifications."

(d) Screening of Parking and Loading Areas - Off-street parking and loading areas shall be partially screened from streets by landscaping at least three quarters the height of trucks that utilize the facility.

(e) Screening of Blank Building Walls - The appearance of blank walls that are 144 square feet or greater in area and not located on a property line shall be softened by landscaping. Such plantings shall include trees planted an average of thirty (30) feet on center in front of the wall or in clusters.

(f) Screening of Outdoor Storage - The screening of outside storage shall consist of a decorative sight obscuring fence and/or a solid planting screen predominantly of evergreens.

Section 2. Section 20C.10.250 of the Redmond Municipal Code and Community Development Guide is hereby amended by adding a new subsection (b) thereto to read as follows:

(b) Setbacks in the Business Park District may be reduced as noted by Subsection 20C.10.250(10) Site Requirements chart, conditioned upon a prohibition on outdoor storage, parking, and driveways not required for direct access to parking or service areas within the reduced setback areas. The Technical Committee may approve siteplans utilizing the reduced setbacks if determined to represent a superior result than that which could be achieved by strictly following the standards of the Business Park District.

Section 3. The chart entitled "Site Requirements" incorporated into the Redmond Community Development Guide as part of Section 20C.10.250(10) is hereby amended to read as set forth on Exhibit A attached hereto, and incorporated herein by this reference as if set forth in full.

Section 4. The Policy Advisory Commission shall conduct a review and analysis of the effects of the revisions to the Business Park Setback Standards implemented by this ordinance approximately one year from the effective date hereof. At that time the Policy Advisory Commission shall determine whether modification or elimination of the alternative setback standards is warranted and shall make its recommendation to the City Council.

Section 5. This ordinance, ~~being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum;~~ <sup>thirty (30)</sup> and shall take effect ~~five (5)~~ <sup>thirty (30)</sup> days after its passage and publication by posting as provided by law. *C.H.*

CITY OF REDMOND

*Christine T. Himes*  
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MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:

*Paul F. Kusakabe*  
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CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY *John D. Wilson*  
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FILED WITH THE CITY CLERK:	September 16, 1982
PASSED BY THE CITY COUNCIL:	September 21, 1982
SIGNED BY THE MAYOR:	September 21, 1982
POSTED:	September 23, 1982
EFFECTIVE DATE:	October 23, 1982

