

ORIGINAL

ORDINANCE NO. 1113

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING THE REDMOND MUNICIPAL
CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA-
83-2, FOR THE PURPOSE OF MAKING REVISIONS
TO THE REGULATIONS GOVERNING LAND USE
WITHIN THE CITY OF REDMOND.

WHEREAS, the Planning Commission of the City of Redmond, Washington, has conducted a public hearing for the purpose of considering proposed amendments to the Redmond Municipal Code and Community Development Guide in order to correct errors in the Development Guide and to make amendments to certain of the City's land use regulations, and

WHEREAS, at the conclusion of said public hearing the Planning Commission recommended approval of the proposed amendments, with certain modifications, and

WHEREAS, the City Council has considered the recommendations of the Planning Commission at a public meeting and has determined that the amendments to the Development Guide should be made as set forth hereinafter, now, therefore,

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

Section 1. Section 20A.55.010 of the Redmond Municipal Code and Community Development Guide is hereby amended by revising the definition of the word "sign" set forth therein to read as follows:

SIGN is a communication device, structure, or fixture which incorporates graphics, symbols or written copy that is intended to promote the sale of a product, commodity or service, or provide direction or identification for a premise or facility.

Section 2. Section 20C.10.200(15) of the Redmond Municipal Code and Community Development Guide is hereby amended by revising subsections (g) and (h), and adding a new subsection (i) to read as follows:

(g) Minor variations - Minor variations in the alignment of a Linkage System may be permitted by the Technical Committee provided it does not disrupt the continuation of the system to adjacent properties, and does not reduce accessibility to the building or street.

(h) Major variations - Major variations in a Linkage System for a specific site may be considered through the process of Sections 20F.20.030 and .160, "Special Development Permit." Major variations are changes in the linkage system that relocate the system on the site and eliminate proposed connections on adjacent properties, or separate the linkage system from the street on which it is located.

(i) Driveway Crossings - Driveways crossing the Linkage System should be minimized, and joint use of driveways encouraged to separate vehicles and pedestrians. Areas in driveways will not be calculated as part of the area required to be landscaped in the Linkage System.

Section 3. Section 20C.10.240(05) of the Redmond Municipal Code and Community Development Guide is hereby amended by revising the chart entitled "Permitted Land Uses" by designating single family detached dwellings, except for mobile homes, as permitted uses in General and Agriculture zones.

Section 4. Section 20C.10.250(15) of the Redmond Municipal Code and Community Development Guide is hereby amended by revising subsection (c) to read as follows:

(c) For purposes of this calculation, fractional values shall be rounded to the nearest whole number (.6 and above up, below .6, down).

Section 5. Section 20C.10.250(80) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.10.250(80) Business Park Requirements - The application of standards in Business Park districts shall be on the basis of project limits and not a lot basis unless the project limits and the lot are the same. The Technical Committee has the authority to vary setback requirements in the Business Park district where existing lot sizes are less than 1.5 acres and the shape of lots would otherwise preclude reasonable use of the property, or where rail facilities are to be used.

Section 6. Section 20C.10.250(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to specify the minimum waterfront setbacks on Lake Sammamish and major watercourses in the neighborhood business

and professional office zones to be 75 feet for front and rear setbacks.

Section 7. Section 20C.20.070(05) of the Redmond Municipal Code and Community Development Guide is hereby amended by revising the definition of the word "home business" set forth therein to read as follows:

A "Home Business" is a business activity which results in a product or service and is conducted in whole or in part on a residential premises and is clearly subordinate to use of the premises as a residence.

Section 8. Section 20C.20.090(50)(a) sub-part one of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

. Landscaped Area - Parking lots that contain twenty (20) or more parking stalls or are 6000 to 30,000 square feet in area shall have five (5) square feet of landscaped area per 100 square feet of vehicle use area, or fraction thereof. Parking lots larger than 30,000 square feet shall have (7) square feet of landscaped area per 100 square feet of vehicle use area or fraction thereof. Vehicle use area shall include driveways.

Section 9. Section 20C.20.090 of the Redmond Municipal Code and Community Development Guide is hereby amended by revising the graphic and paragraph entitled "Vehicle Overhang" to indicate allowed overhang at 2.0 feet maximum.

Section 10. Section 20C.20.150(05) of the Redmond Municipal Code and Community Development Guide is hereby amended by adding a new subsection (d) to read as follows:

(d) When a pre-existing building, which does not have sufficient parking, is remodeled or rehabilitated but not enlarged, the existing use of the building may continue without providing additional parking. If the land use is changed, any additional parking required must be provided.

Section 11. Section 20F.10.060(25) of the Redmond Municipal Code and Community Development Guide is hereby amended by adding a new subsection (d) thereto to read as follows:

(d) Parking--See Section 20C.20.150.

Section 12. Section 20C.20.150(15) is hereby amended by revising the chart entitled "Design Requirements

for Parking Facilities" to read as set forth on Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 13. Section 20C.20.150(20)(b) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

(b) Cooperative Parking Facilities - Cooperative parking facilities may be provided subject to the approval of the Technical committee where two or more land uses can be joined or coordinated to achieve efficiency of vehicular and pedestrian circulation, economy of space and a superior grouping of buildings or uses. When cooperative parking facilities can be provided, the Technical Committee may reduce the on-site parking requirements based on any of the following criteria:

- . Peak demand occurs at distinctly different times.
- . The number of parking spaces provided in the cooperative facility is no less than 60% of the total required on-site parking spaces for all participating uses.

The continuation of the cooperative facility shall be assured by a sufficient legal document such as a covenant or reciprocal easement agreement or by participation in a local improvement district or parking cooperative or association.

Shared parking associated with multi-tenant retail and commercial facilities will be considered to be a cooperative parking facility. Lease agreements will satisfy the requirement for a sufficient legal document. However, any new tenant whose parking requirement reduces the total parking available in the cooperative parking facility below 60% of the requirement for all uses sharing the facility, will be required to provide additional parking.

Section 14. Section 20C.20.230(25) of the Redmond Municipal Code and Community Development Guide is hereby amended by revising the definition of the word "sign area" set forth therein to read as follows:

Sign Area is the total area of a single face of a sign including the framing structure surrounding the face, measured as follows:

- . Freestanding and projecting signs - If the sign is composed of three or less individual sign cabinets, the area of the sign shall be the combined area of all cabinets measured by the smallest square or rectangle that will enclose each cabinet. If the sign has more than three sign cabinets or modules, the area shall be the smallest single continuous square or rectangle that will enclose the entire perimeter of all cabinets or modules.

- . Wall Signs - The sign area shall be the area contained within the smallest square or rectangle that will enclose the entire advertising message or decoration or the entire sign cabinet; provided that if the advertising message is composed of individual letters that use the wall as background with no added decoration, the total sign area shall be the combined area of the smallest squares and rectangles that will enclose each letter.

Section 15. Section 20C.20.230(30) of the Redmond Municipal Code and Community Development Guide is hereby amended by revising the chart entitled "Sign Requirements Per Zoning District" to read as set forth on Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full.

Section 16. Section 20C.20.230(40)(r) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

(r) Multiple Building Complexes - Each multiple building complex is permitted one freestanding sign on each street on which it adjoins and has access. However, the Technical Committee may permit one additional sign per street frontage when the respective frontage is at least 300 feet. Individual businesses and buildings in such a complex are not permitted freestanding signs. Each multiple tenant building, unless it is part of a multiple building complex, is permitted one freestanding sign on each street on which it adjoins and has access. Individual businesses in such a building are not permitted freestanding signs.

Signs shall be based on a uniform sign concept approved by the Design Review Board which shall be known as the "Approved Sign Program." All subsequent tenant signs must conform to the approved program in addition to sign review criteria defined in Section 20F.20.060, unless a modification from the program has been requested by the property owners.

Section 17. Section 20F.10.090(40) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.10.090(40) Removal - Any member of the Commission may be removed for inefficiency, neglect of duty, or malfeasance in office. Removal proceedings may be initiated by the Mayor or the City Council. A public hearing and a two-thirds vote of the Council is required for removal for the above reasons. When a member misses three (3) consecutive regular business meetings the position may be declared vacant by the Mayor unless waived by the Commission by majority vote.

Section 18. Section 20F.20.070(15)(b) of the Redmond Municipal Code and Community Development Guide is hereby amended by revising the chart entitled "Notice Requirements" to read as set forth on Exhibit C, attached hereto and incorporated herein by this reference as if set forth in full.

Section 19. Section 20F.20.110(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.110(05) Final Order - Upon final approval of an application, a Final Approval Order that describes the proposed action, contains any conditions of approval, and is signed by the approval authority shall be entered into the record. A copy shall be forwarded to the applicant who shall sign and return it within thirty (30) days of transmittal, indicating agreement with the terms and conditions of the preliminary or final approval, and the requirements of the Development Guide. Until the final approval order has been signed by the applicant, the application does not have final approval and is not complete.

Section 20. Section 20F.20.110 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.110 FINAL APPLICATION APPROVAL

Upon receipt of the required submittals for final consideration, and the report of the Technical Committee, Hearing Examiner or Planning Commission, the approval authority shall consider final approval of the application. If the application is a preliminary plat, the approval authority shall, at their next regular public meeting set the date of the meeting at which they will adopt or reject the consideration of the hearing authority. The approval authority shall approve, approve with conditions, remand for modification or disapprove the application. When the approval authority is reviewing a preliminary plat and will consider changes in the recommendation of the hearing authority, the approval authority shall conduct a public hearing before adopting a final decision. The grounds for the action taken shall be entered into the record, and a copy forwarded to the applicant.

Section 21. Section 20F.20.150(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.150(10) Scope - All subdivision and resubdivision of land within the City into lots or tracts for any purpose including divisions into lots of 5 acres or more, shall comply with this section.

Section 22. Section 20F.20.150(15) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.150(15) Exceptions - The provisions of this section shall not apply to:

- (a) Cemeteries and burial plats;
- (b) Divisions made by testamentary provisions, or the laws of descent;
- (c) Divisions of land into lots or tracts for industrial or commercial use provided a binding site plan has been approved and recorded;
- (d) Divisions for purposes of lease when no residential structure other than mobile homes or travel trailers are permitted, provided a binding site plan has been approved and recorded;
- (e) A division made for the purpose of adjusting boundary lines which does not create a new or insufficient lot, tract, parcel site or division;
- (f) A division made under the provisions of the Horizontal Properties Regimes Act (RCW 64.32) provided a binding site plan has been approved.

Section 23. Section 20F.20.150(50) of the Redmond Municipal Code and Community Development Guide is hereby amended by adding a new subsection (f) to read as follows:

- (f) Normal and required signatures shall mean only the signatures of owners of lots affected by a minor modification or lot line revision.

Section 24. Section 20F.20.150(55) of the Redmond Municipal Code and Community Development Guide entitled Subdivision for Lease Purposes is hereby retitled "Divisions Requiring Binding Site Plans" and amended to read as follows:

20F.20.150(55) Divisions Requiring Binding Site Plans - A division of land which is exempt from the subdivision regulations but requires that a binding site plan be approved shall be processed through the General Development Permit procedure, Sections 20F.20.030 and 20F.20.170. The following requirements shall apply to proposals submitted under this section:

- (a) Applications submitted shall comply with the requirements for subdivisions in Subsection 20F.20.050(10), "Application Requirements;"
- (b) Site plans are required and shall be drawn at a scale no smaller than one inch equals 100 feet.
- (c) Approved site plans shall be recorded with the King County Auditor;

(d) Approved site plans shall be binding and shall be enforced as provided in Section 20F.10.050, "Enforcement;"

(e) All development shall be in conformity with the approved site plan;

(f) Amendments to an approved site plan shall be made through the process of this paragraph;

(g) Approved site plan may contain any easements, restrictions, covenants, or conditions as would a subdivision approved by the City;

(h) Site plans approved under Section 20F.20.160 Special Development Permits, shall also be considered as binding site plans under the provisions of this section.

Section 25. Section 20F.10.120(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.10.120(10) Authority and Duties

(a) The Design Review Board shall review all applications requiring building permits except one and/or two unit residential buildings based upon the process and criteria set forth in Section 20F.20.060. In addition thereto said Board shall be authorized to develop expanded and/or additional review criteria and forward their recommendation for adoption of the same into the Community Development Guide to the Planning Commission and City Council.

(b) The Design Review Board's decision following review of an application in accordance with the preceding subsection and the criteria referenced therein, shall be binding on the Technical Committee for matters encompassing building, site, landscape and sign design.

(c) A member of the Design Review Board may participate in Technical Committee meetings for the purpose of presenting the Board's findings, conclusions and decisions. The Board's findings, conclusions and decisions shall be a part of the Technical Committee's response to applicants.

Section 26. Section 20F.10.120(20) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.10.120(20) Term of Office - The regular term of office for Design Review Board members shall be two years.

Section 27. A new Section 20F.10.120(55) entitled "Appeals of Design Review Board Decisions" is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20F.10.120(55) Appeals of Design Review Board Decisions - Applicants, the Technical Committee, and any interested party may appeal decisions of the Board pursuant to Section 20F.20.200 Appeals.

Section 28. Section 20F.20.060(15) of the Redmond Municipal Code and Community Development Guide and subsections (a) and (d) thereof are hereby amended to read as follows:

20F.20.060(15) Site Plan Review - As part of its review the Technical Committee and Design Review Board shall review site plans as follows to ensure compatibility with adjacent land uses and the community, and to enhance site layout and design:

(a) Site Plan Required - A site plan shall be submitted as a part of all permit and approval applications with the information required in Section 20F.20.050, "Application Requirements." The Technical Committee and Design Review Board may require that additional information be provided to conduct an adequate review.

(d) Building and Construction Permits - Site Plan Review - Appeals - No building and construction permits shall be granted unless a site plan has been reviewed and approved by using the process set forth in this sub-paragraph. Site plan submittal, review and approval is required for all multiple family, commercial, industrial, utility, shoreline and public development; land use map amendments; the expansion and remodeling of structures; parking and landscaping; or as otherwise specified in the Development Guide. Posting of performance bonds, conditions, compliance with dedication of land for public purposes, or other means to ensure compliance with site plan approval as defined in Subsection 20F.20.080(20), "Performance Assurance," may be required. Site plan review shall not be applied to single-family structures nor to site plans approved through a procedure established in Section 20F.20.020. Within 30 days after the filing of a site plan for developments requiring site plan review, the Technical Committee or Design Review Board shall take action on the site plan and render a decision. If the Technical Committee or Design Review Board requires additional information from the applicant, then the time limit shall apply from the date all the additional information is received. The applicant and any interested party may appeal site plan review decisions of the Technical Committee and Design Review Board pursuant to Section 20F.20.200.

Section 29. Section 20F.20.200(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.200(05) Purpose/Scope - The purpose of this Section is to provide for the review of decisions by the Technical Committee, other administrative officials, the Hearing Examiner, and Design Review Board made in the course of interpreting and administering the Development guide. This Section

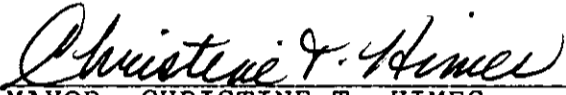
shall not govern appeals of actions taken by the City on Shoreline Development Permit applications which shall be governed by RCW Chapter 90.58, the Shoreline Management Act of 1971, as amended.

Section 30. A new Section 20F.20.200(12) entitled "Form of Appeal" is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20F.20.200(12) Form of Appeal - All appeals filed pursuant to this Section shall specify the error of law or fact, procedural error, or new evidence which could not have been reasonably available at the time of the public hearing or consideration of approval, which shall constitute the basis of the appeal.

Section 31. This ordinance shall be in full force and effect thirty (30) days after passage and publication by posting as provided by law.

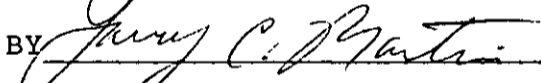
CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:


CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: March 24, 1983
PASSED BY THE CITY COUNCIL: April 5, 1983
SIGNED BY THE MAYOR: April 5, 1983
POSTED: April 7, 1983
EFFECTIVE DATE: May 7, 1983