

ORIGINAL

ORDINANCE NO. 1118

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA 82-14, FOR THE PURPOSE OF REVISING THE REGULATIONS GOVERNING OUTDOOR STORAGE WITHIN THE CITY OF REDMOND.

WHEREAS, the Planning Commission of the City of Redmond, Washington, has conducted public hearings and meetings for the purpose of considering proposed amendments to the Redmond Municipal Code and Community Development Guide for the purpose of revising the City's regulations governing outdoor storage, DGA 82-14, and

WHEREAS, at the conclusion of said public hearings and meetings the Planning Commission recommended certain revisions of said regulations, 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.60.000 of the Redmond Municipal Code and Community Development Guide is hereby amended by revising and adding definitions relating to outdoor storage as follows:

OUTDOOR STORAGE is defined as the storage of any material, including items for sale, lease, processing and repair (including vehicles) not in an enclosed building.

OUTDOOR STORAGE - BULK is defined as goods for sale, storage, or display which have a large size, mass, or volume, and are not easily moved or carried such as railroad ties, large bags of feed or fertilizer, wood, etc.

OUTDOOR STORAGE - NON-BULK is defined as goods for sale, storage or display which are distinguished from bulk items by being small in size or volume and not requiring a mechanical lifting device to move them. Includes such items as: bikes, light weight furniture, lawn accessories and other items

that can easily be moved indoors during close of business.

OUTDOOR STORAGE - SEASONAL is defined as outdoor storage of items for retail sale which are by its nature sold during a peak season including such items as: fruits, vegetables, Christmas trees, pumpkins, lawn accessories, bedding plants, etc.

Section 2. Section 20C.10.200(20) of the Redmond Municipal Code and Community Development Guide is hereby amended by revising the chart entitled "City Center Site Requirements" by deleting all entries regarding outdoor storage, and substituting therefor the cross reference "OUTDOOR STORAGE - REFER TO SECTION 20C.20.140."

Section 3. Section 20C.20.140 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.20.140 OUTDOOR STORAGE

20.140(05) Purpose - The purpose of this section is to create an attractive and economically healthy community. In Community Business and City Center zones the requirements are designed to: create safe and attractive walkways, promote a concentrated development pattern, restrict outdoor storage to the minimum amount necessary to allow some retail flexibility and to control uses which are typically unattractive or may create a nuisance and would discourage quality development.

20.140(10) Storage of Materials and Products - Unless expressly prohibited, the outdoor storage of any material or product used in production, kept for sale on the premises or awaiting shipment, and any production waste, shall be allowed only when such storage complies with the requirements set forth in the chart entitled "REQUIREMENTS FOR OUTDOOR STORAGE," which is incorporated herein by this reference as if set forth in full.

* 20.140(15) Vehicle Storage - Where permitted, the outdoor storage of automobiles, trucks, farm implements, construction and rental equipment, trailers, boat, campers, recreation vehicles, mobile homes and other vehicles for sale, rent or shipment shall comply with this section.

20.140(20) Screening - Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen. Screening shall be adequate to provide a solid barrier at least six (6) feet in height. It may include fences, walls, earth berms, vegetation or other materials.

20.140(25) Prohibited Locations for Outdoor Storage - Outdoor storage is prohibited as follows:

- . In floodways;
- . Lots used as home businesses;
- . Within waterfront building setbacks indicated in Section 20C.10.250, "Site Requirements;"
- . On slopes greater than 15%;
- . In all residential districts except when the items stored are customarily associated with the use of the dwelling;
- . In industrial and business park areas which adjoin residential districts;
- . In designated parking stalls;
- . In areas where outdoor storage or display causes traffic or pedestrian circulation problems as determined by the Code Administrator or where a minimum five (5) foot width of walkway does not remain clear and free of obstructions;
- . Any materials that attract animals, birds or vermin; and
- . In fire lanes.

20.140(30) Exemptions - The following are exempt from this section:

(a) Items stored on a site during construction;

(b) Subsection 20.140(10), "Vehicle Storage," does not apply to parking lots.

20.140(35) Standards for Outdoor Storage - Retail items such as appliances, furniture, wood, and other non-pedestrian portable items upon approval of the Technical Committee and meeting the following criteria:

(a) The stored materials shall have a maximum height and width of four (4) feet;

(b) The total area allowed for outdoor storage shall be the lesser of ten percent (10%) of the length of the primary store front or one percent (1%) of the total square footage of said store but in any event 32 square feet may be permitted;

(c) It can be reasonably demonstrated that storage will be attractively displayed, be located adjacent to a wall or walls and remain in the area specified for its display;

(d) The stored materials shall not be located within the public right-of-way without the permission of the Public Works Director.

The chart entitled "Requirements for Outdoor Storage" incorporated as a part of Section 20C.20.140(10) is attached to this ordinance and incorporated herein as if set forth in full.

Section 4. 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 (5)

days after its passage and publication by posting as provided by law.

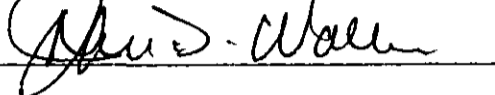
CITY OF REDMOND


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:	April 14, 1983
PASSED BY THE CITY COUNCIL:	April 19, 1983
SIGNED BY THE MAYOR:	April 19, 1983
POSTED:	April 21, 1983
EFFECTIVE DATE:	April 26, 1983

Part of Subsection 20C.20.140 (10)
REQUIREMENTS FOR OUTDOOR STORAGE

Ordinance 1118
 April 19, 1983

ZONE	PERMITTED STORAGE	REQUIREMENTS	AREA	SCREENING
CC except Design Area 4	Public Street Furniture Sidewalk Restaurants Seasonal Items Special Public Events			
	Bulk Storage of more then 3 days with approval by Tech- nical Committee except vehicle storage	Maximum Height and width of four (4) ft.	As defined (20C.20.140(30))	May be required by Technical Committee
	Non-Bulk Storage	Non-Bulk must be stored less than 24 hours		(Non-Bulk exempt)
Design Area 4	Public Street Furniture Sidewalk Restaurants Seasonal Items Special Public Events			
	Bulk Storage with of more than 3 days with approval by Technical Committee except vehicle storage	Maximum Height Ten (10) Ft.		Required as specified in (20C.20.140(15)) and from streets and parks
	Non-Bulk Storage	Non-Bulk must be stored less than 24 hrs.		(Non-Bulk exempt)
A, BP, LI, and HI	All Types	Maximum Height twenty (20) ft.		Required as specified in (20C.20.140(15))
NB R	Recreational vehicles as pro- vided in Section 20C.20.150(25), Garden Materials & equipment			