

# ORIGINAL

BBH:jrv  
06/26/84

ORDINANCE NO. 1199

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO LAND USE, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA-83-17.

---

WHEREAS, the planning staff of the City of Redmond has reviewed the Community Development Guide and recommended certain changes to clarify interpretations of the Code and to comply with various State statutes, and

WHEREAS, the Planning Commission of the City of Redmond held a public hearing on April 25, 1984 for the purpose of considering the proposed amendments to the Redmond Municipal Code and the Community Development Guide and all members of the public desiring to do so were given an opportunity to speak, and

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

WHEREAS, the City Council has considered the recommendation of the Planning Commission at a public meeting and has determined that the amendments to the Redmond Municipal Code and Community Development Guide should be made as set forth herein, now, therefore,

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

Section 1. Section 20A.60.020 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20A.60.020 ACCESS CORRIDOR is a strip of land in private ownership, including easements or tracts in common ownership, over which access is afforded to more than one lot.

Section 2. A new Section 20A.60.225 entitled "Driveway" is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20A.60.225 DRIVEWAY is a vehicle entrance which serves a lot, structure or parking area.

Section 3. Section 20A.60.230 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20A.60.230 DWELLING, SINGLE FAMILY is a detached building containing but one kitchen, designed for and occupied exclusively by one family and the household employees of that family. No more than one single family dwelling may occupy a lot except where otherwise provided by this code. This definition applies to modular housing but not to mobile homes.

Section 4. Section 20A.60.640 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20A.60.640 STORY is that portion of a building included between the upper surface of any floor and that upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than 6 feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such usable or unused under-floor space shall be considered a story.

Section 5. Section 20A.60.650 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20A.60.650 STREET is any thoroughfare which affords the principal means of access to abutting properties, access corridors, or driveways, which has been dedicated or deeded to the public for public use.

Section 6. Section 20C.10.200(15)(f) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.10.200(15)(f) Construction Standards - Construction standards for walkways and minimum landscaping standards for linkage systems and parkways shall be established by the Technical Committee. The standards shall become an appendix to the De-

velopment Guide and shall be made available to the public.

Section 7. The chart entitled "Permitted Land Uses in the City Center" incorporated by reference in Section 20C.10.200(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to delete "Automobile Service Stations" and replace with "Automobile Services including service stations, car washes, auto repair" as set forth on Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. The chart entitled "Permitted Land Uses", incorporated by reference in Section 20C.10.240(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to provide for the following:

- (a) Under "Trade Wholesale and Retail" add boats to "Farm Equipment, Mobile Homes, Recreational Vehicles, Heavy Equipment (Retail)", and delete boats from "Motor Vehicles, Boats (Retail)"
- (b) Under "Services" add photographic reproduction to "Business Services: Duplicating, Blueprint, Steno, Printing, Employment";

all as shown on Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full.

Section 9. Section 20C.20.230(35)(e) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.20.230(35)(e) Real Estate Signs - Real estate signs and for rent or lease signs shall meet the following requirements:

<u>Items Being Advertised</u>	<u>Max. Size In Sq. Ft.</u>	<u>Max. Ht. In Feet</u>	<u>Max. No. Of Signs</u>
Single-Family House or Lot	4	6	2
Commercial, Industrial or Multiple-Family Lots	32	6	2
Commercial, Industrial or Multiple-Family Building or Portion of Building	16	6	2

Subdivisions                    32                    6                    2  
(Lots or Houses)

Three off-premise portable open house or other directional real estate signs are permitted only during times specified by the Director of Public Works.

Section 10. The chart entitled "Site Requirements" incorporated by reference in Section 20C.10.235(45)(b) of the Redmond Municipal Code and Community Development Guide is hereby amended to amend footnote 10 to change the calculation for the maximum floor area ratio as shown on Exhibit C attached hereto and incorporated herein by this reference as if set forth in full.

Section 11. The chart entitled "Site Requirements" incorporated by reference in Section 20C.10.250(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to add a footnote to minimum lot frontage (ft) to read as follows:

This requirement may be varied by the Technical Committee for two-lot subdivisions with access requirements of less than twenty (20) feet, provided the dimension of the lot facing the easement is greater than twenty (20) feet.

as shown on Exhibit D attached hereto and incorporated herein by this reference as if set forth in full.

Section 12. Section 20C.10.250(50)(c) and (e) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.10.250(50)(c) SETBACK EXCEPTIONS - Upon the presentation of a binding site plan, a recorded site plan or a PUD processed in accordance with Sections 20F.20.150(50), 20F.20.150(55), and 20F.20.160, setbacks may be modified as follows: side setback distances may be modified to permit a zero side setback to accommodate clustering and attached dwelling units; front setbacks may be modified from access corridors within multi-family and commercial/industrial development, provided front setbacks are maintained from all public streets.

20C.10.250(50)(e) LOT ORIENTATION - For the purpose of applying regulations having a directional relationship to lots, the following shall be applied: the front shall be toward the street or access corridor the lot is addressed from or which provides the primary access; the rear is opposite to the front or as nearly so as the lot shape permits; and

the sides are ninety degrees to the front or as nearly so as the lot shape permits.

Section 13. Section 20C.10.250(50) of the Redmond Municipal Code and Community Development Guide is hereby amended by adding a new subsection (f) to read as follows:

20C.10.250(50)(f) Front setbacks shall apply whenever a lot abuts a street or access corridor except where provided by part (c), Setback Exceptions, of this Section.

Section 14. Section 20C.10.250(55) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.10.250(55) WATERFRONT BUILDING SETBACKS - Waterfront building setbacks shall be a distance measured from the line of ordinary high water (elevation 27 feet) on Lake Sammamish and the ordinary high water along major watercourses (rivers, streams, creeks) or the centerline of the stream along minor watercourses. Within waterfront building setbacks, no non-water or recreation dependent structures or impervious surfaces such as paved parking areas are permitted with the exception of access roads that cross the setback area. Major watercourses are the Sammamish River and Bear, Cottage and Evans Creeks. Minor watercourses include annual streams, creeks, drainage and irrigation ditches other than those that are major watercourses. Structures may be built in the waterfront building setbacks along minor watercourses, subject to approval by the Technical Committee, by applying for a General Development Permit. Review considerations should include vegetation retention, maintenance of the watercourse, the impacts of sedimentation and pollution, and fish habitats.

Section 15. Section 20C.20.070(10)(d) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.20.070(10)(d) Business traffic shall be limited to eight one-way trips per day and shall not require additional parking spaces.

Section 16. Section 20C.20.150(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.20.150(10) REQUIRED OFF-STREET PARKING The minimum required and maximum permitted number of parking spaces for each zoning district and land use is noted in the table entitled "Required Off-street Parking," which is incorporated as a part of this subsection. The requirements for land uses that have special parking needs supercede those based on zoning districts for the uses specified,

regardless of location. Where calculations of parking requirements result in fractional amounts they shall be rounded up if .5 or over.

Section 17. Section 20C.20.150(15)(e) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.20.150(15)(e) DRIVEWAY LOCATION AND DESIGN  
Guidelines for driveways are found in Appendix G - CONSTRUCTION SPECIFICATION AND DESIGN STANDARDS FOR STREETS AND ACCESS.

Section 18. Sections 20C.20.150(15)(f) through and including (h) of the Redmond Municipal Code and Community Development Guide are hereby repealed. Sections 20C.20.150(15)(i) through and including (o) are renumbered accordingly.

Section 19. Section 20C.20.245(30)(r) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.20.245(30)(r) Recycling and collection centers shall meet the following requirements:

. Containers and structures shall be located on private property and not on public right-of-ways. The property owner's approval must be obtained, and the Planning Department notified that the structure will be located at that site.

. Structures shall not interfere with traffic circulation or visibility at intersections.

. The owner's name and telephone number shall be clearly posted on the structure or container.

. If located in a parking area, the structures or containers shall take up no more than three parking stalls. One collection structure and associated staff booth are allowed in parking lots of 200 stalls or less and one additional container and staff booth for every additional 200 stalls.

Section 20. Section 20F.10.020(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.10.020(05) RESPONSIBILITY FOR INTERPRETATION  
Responsibility for interpreting the Development Guide shall be as follows: The Code Administrator shall interpret Article 20C, "Land Use Regulations" other than those interpreted by the Director of

Public Works; the Building Official shall interpret Article 20E, "Building and Construction Codes"; the Director of Fire and Emergency Medical Services shall interpret the "Fire Codes," and "Requirements for Sprinkler Systems"; the Director of Public Works shall interpret those portions of Article 20D, "Public Development Programs", prepared by his department, and those portions of Chapter 20C.20.000, "General Development Requirements" administered by his department; the Director of Planning and Community Development shall interpret Articles 20A, "Preface", 20B "Goals, Policies, Plans" and 20F "Administration and Procedures."

Section 21. Section 20F.20.050(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.050(10) APPLICATION REQUIREMENTS The chart entitled, "Application Requirements," lists the submittals required with each type of application and is included as part of this subsection. Application requirements for site plan review and building permit applications for signs shall be established by the Technical Committee and included in the Appendix to the Development Guide.

Section 22. Section 20F.20.080 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.080(20) PERFORMANCE ASSURANCE Any or all of the following shall be required by the City to assure that the applicant complies with all requirements for improvements and any conditions of preliminary and final approval by the appropriate method or methods below:

(a) The applicant shall provide a performance bond or other suitable collateral approved by the approval authority in an amount equal to or greater than the value of the improvement, whichever is deemed sufficient. This is to assure installation of public improvements. As improvements are completed, a corresponding partial release of the bond or collateral may be authorized.

(b) The applicant shall be required to provide a covenant to not oppose a future Local Improvement District for specified public improvements.

(c) The applicant shall install any improvements in accordance with City standards and under the supervision of the Director of Public Works.

(d) The applicant shall provide a bond or other collateral approved by the approval authority in an amount sufficient to cover the cost of maintenance of any public improvement for at least one year after installation.

Section 23. There is hereby added a new section 20F.20.150(60) to the Redmond Municipal Code and Community Development Guide to read as follows:

20F.20.150(60) PRELIMINARY PLAT APPROVAL

(a) Scope - Initial consideration by the approval authority of an application shall occur only after the approval authority has received the written recommendation of the hearing authority. The approval authority shall act on an application by granting preliminary approval, conditional preliminary approval or disapproval, or it may remand the application to the Technical Committee or Hearing Examiner, where applicable, or return it to the applicant for modification. Modification, if required, must occur within eight (8) weeks of the date of filing, unless the City and the applicant agree to a longer time period, or an environmental impact statement is required. Preliminary approval must conform to the provisions of the Development Guide.

(b) Preliminary Approval - Preliminary approval, together with any required conditions, establishes the scope, site layout and basic design, as applicable, of a proposed action. Specific technical details, such as design and engineering specifications, are subject to the approval of the Technical Committee or responsible City official. Preliminary approval may be conditioned upon the Technical Committee approving a site plan.

(c) Termination of Preliminary Approval - Preliminary approval shall last three (3) years and may be extended one additional year by the City Council provided the applicant files a written request to the City Council at least thirty (30) days before the expiration of the three year period. Once the time period and any extension has expired, preliminary approval shall terminate and the application is void and deemed withdrawn. All applications submitted, being processed or granted final approval prior to the enactment of the Development Guide, shall become subject to the time periods listed in this section as though submitted or approved on the date of the enactment of the Development Guide.

Section 24. Section 20F.20.150(50) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.150(50) FINAL PLAT CORRECTIONS Amendments, alterations, modifications and changes to recorded final plats and short plats shall be accomplished only by one of the following methods:

(a) Replat by following the procedures of subparagraph (25) of this section; or



(b) File a new plat for the lots in question by following the full subdivision procedures of this chapter; or

(c) File a short plat for lots in question by following the procedures of this chapter, provided that short plats occurring in final subdivisions approved under the provisions of the Development Guide do not exceed the density allowed under the zoning existing at the time the plat was approved, or are not inconsistent with other provisions of the plat; or

(d) File a minor modification or lot line revision. This method may be used to correct or adjust short plats or final plats, provided the proposed changes are minor and do not create new lots, or to consolidate two or more existing lots. A final plat or short plat mylar shall be filed with the normal and required signature attachments and cross-references to the original final or short plat and fees only for Technical Committee review. Normal and required signatures shall mean only the signatures of owners of lots affected by a minor modification or lot line revisions.

Section 25. There is hereby added a new section 20F.20.150(55)(j) to the Redmond Municipal Code and Community Development Guide to read as follows:

20F.20.150(55)(j) The Technical Committee shall have the authority to defer platting requirements for condominium projects which, solely for the purposes of financing, must be constructed in phases to temporarily divide an ownership of a parcel. The deferral shall be conditional upon an agreement on the face of the site plan binding them and their successors to transfer ownership only to the owners, or association of owners, of specified condominiums or buildings and to no other person or entity unless done so in accordance with an approved subdivision of the parcel.

Section 26. There is hereby added a new section 20F.20.150(65) to the Redmond Municipal Code and Community Development Guide to read as follows:

20F.20.150(65) RECORDED SITE PLANS REQUIRED When a parcel is subdivided subsequent to approval of a site plan by the Technical Committee for the entire parcel, the site plan shall be recorded with the subdivision, and is binding on all lots created by the subdivision. The subdivision shall be consistent with the site plan and shall not create any non-conforming conditions.

Section 27. 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 or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 28. 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 passage and publication by posting as provided by law.

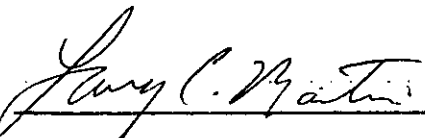
CITY OF REDMOND:

  
MAYOR PRO TEM, JOHN P. VACHE'

ATTEST/AUTHENTICATED:

  
CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: June 27, 1984  
PASSED BY THE CITY COUNCIL: July 3, 1984  
SIGNED BY THE MAYOR: July 3, 1984  
POSTED: July 5, 1984  
EFFECTIVE DATE: July 10, 1984  
ORDINANCE NO. 1199