

# ORIGINAL

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## ORDINANCE NO. 1238

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,  
RELATING TO LAND USE, AMENDING THE REDMOND  
MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE,  
DGA 84-16

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WHEREAS, the planning staff of the City of Redmond has reviewed the Community Development Guide, and has recommended that certain sections be clarified and amended, and

WHEREAS, the Planning Commission of the City of Redmond held a public hearing on December 6, 1984 for the purpose of considering the proposed amendments to the Redmond Municipal Code and 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 the public hearing the Planning Commission recommended approval of the proposed Development Guide amendments with certain modifications, and

WHEREAS, at a public meeting the City Council has considered the recommendation of the planning staff and the factors considered by the Planning Commission, 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. The section entitled "Landscaping and Vegetation Preservation" (currently found on page C-81) of 20C.10.235(45) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

### Landscaping and Vegetation Preservation:

- The applicant must provide landscaping between structures, as a setting for structures, and within and around parking areas. This landscaping must enhance the coordinated project design, and provide a pleasing environment between structures. All pervious surface must be landscaped, except those areas specified under other provisions of this Code for natural vegetation, or determined by the Technical Committee as desirable for retention in its natural state.

- If landscaping is located between uses, the type and intensity of planting must reflect the variation in use category and intensity. The larger the variation, the more the planting must serve as a solid screen.
- Particular attention must be given to street frontage landscaping which will visually separate the development from the street, and create a soft edge condition.
- Landscaping shall create a setting which enhances pedestrian use of open space and which provides a sense of place and scale for the proposed development.
- A significant number of trees at least 12' to 14' in height, 3" to 3 1/2" in caliper measured 6" above the ground, as specified in the American Standard Nursery Stock, and predominately evergreen, must be included in each planted area.
- Wherever practical and consistent with proposed site design, tree line and existing trees at least 6" in caliper must be retained. Caliper is measured 4' above existing grade. Tree protection techniques, approved by the Technical Committee must be utilized during construction. Where changes in grade have occurred, permanent tree preservation methods, approved by the Technical Committee must be utilized.
- The applicant must install street trees at least 3" in caliper along all street frontage. Caliper is measured 4' above existing grade. The location and species installed are subject to approval of the Technical Committee.
- The applicant must install interior parking area landscaping equal to at least 10% of the area devoted to parking and circulation. Planting areas must be at least 100 square feet and no more than 1000 square feet. The minimum dimension in any direction is 4'. Each planting area must contain at least one tree combined with shrubs and ground cover which meet the minimum size requirements noted above.
- The provisions of Section 20C.20.090 do not apply in the Evergreen Highlands Design District, except for those requirements contained in Paragraph 20.090(20).

Section 2. Section 20C.10.250(50)(d) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

(d) Improvements less than 30 inches above grade including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, and street furniture are permitted in setback areas provided that all other applicable requirements are met. No other structures including accessory structures are permitted in setback areas.

Section 3. Section 20C.20.030(10)(d) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

(d) Play equipment used in the day care operations shall be placed no closer than ten (10) feet from any property line.

Section 4. The table entitled "Parking Spaces Required" in Section 20C.20.150 of the Redmond Municipal Code and Community Development Guide is hereby amended by deleting the asterisk in the row referring to Business Park, Light Industry, Heavy Industry, Planned Unit Development, and inserting the following language

The parking standard for LI, HI, BP and PD zoning districts should be a minimum of 2.0 stalls per 1000 square feet of gross building floor area and a maximum of 3/1000. The Technical Committee may consider parking at a ratio as low as 1.5/1000 if a covenant is recorded with the property which limits the uses to warehouse uses and/or limits the number of employees permitted in a building or project. Parking up to a ratio of 3.5/1000 may be considered if the employer/building owner can demonstrate the need for it and adopts a parking/traffic mitigation program.

This table as amended is set forth in full in Exhibit A of this ordinance, attached hereto and incorporated by this reference as if set forth in full.

Section 5. A new Section 20C.20.230(20)(d) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

(d) Flagpoles - Poles erected for the purpose of displaying patriotic or corporate flags are exempt from the requirements of this section.

Section 6. Section 20E.20.020 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

The National Electrical code, 1984 Edition published by the National Fire Protection Assn., one copy of which has been and is now on file with the office of the City Clerk for inspection by the public, is hereby adopted by this reference and is incorporated herein as if set forth in full except as to such portions as may be deleted, modified or amended by the provisions of this Chapter.

Section 7. Section 20E.20.040 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

All main service panels in R-3 occupancy shall be single main over-current device type.

Section 8. Section 20F.20.150(55)(h) of the Redmond Municipal Code and Community Development Guide is hereby repealed.

Section 9. The Code Reviser is hereby directed to renumber Section 20F.20.150(55)(j) of the Redmond Municipal Code and Community Development Guide as 20F.20.150(7) and entitle it Condominium Platting.

Section 10. 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 11. 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:

*Doreen Marchione*  
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

*Doris A. Schaible*  
CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY *Jerry C. Martin*

FILED WITH THE CITY CLERK:	January 31, 1985
PASSED BY THE CITY COUNCIL:	February 5, 1985
SIGNED BY THE MAYOR:	February 6, 1985
POSTED:	February 7, 1985
EFFECTIVE DATE:	February 12, 1985
ORDINANCE NO. <u>1238</u>	

## PARKING SPACES REQUIRED

ZONING DISTRICT		REQUIRED OFF-STREET PARKING	
		Minimum Required	Maximum Allowed
General	G	2/du	NS
Agriculture	A		
Ranch Estates	RE		
Residential Estates	R1		
Suburban Estates	R2-R3		
Suburban Residence	R4-R5-R6		
Urban Residence	R8-R12	1.2/Studio du	NS
Multiple Residence	R20-R30	1.5/1 Bedroom du# 1.8/2 Bedroom du# 2.0/3+ Bedroom du#	
Professional Office	PO	3.5/1000 sq.ft.gfa	4.5/1000 sq.ft.gfa
Neighborhood Business	NB	4/1000 sq.ft.gfa	5/1000 sq.ft.gfa
Commercial Office	CO	3.5/1000 sq.ft.gfa	4.5/1000 sq.ft.gfa
Community Business	CB	4/1000 sq.ft.gfa	5/1000 sq.ft.gfa
General Commerce	GC	*	
City Center	CC		
	Design Area 1	4/1000 sq.ft.gfa	5/1000 sq.ft.gfa
	Design Area 2	3.5/1000 sq.ft.gfa	4.5/1000 sq.ft.gfa
	Design Area 3	4/1000 sq.ft.gfa	5/1000 sq.ft.gfa
	Design Area 4	*	
	Design Area 5	2.5/1000 sq.ft.gfa	3.5/1000 sq.ft.gfa
	Design Area 6	3.5/1000 sq.ft.gfa	4.5/1000 sq.ft.gfa
	Design Area 7	4/1000 sq.ft.gfa	5/1000 sq.ft.gfa
	Design Area 8	4/1000 sq.ft.gfa	5/1000 sq.ft.gfa
Business Park	BP	2.0/1000 sq.ft.gfa	3/1000 sq.ft.gfa**
Light Industry	LI	2.0/1000 sq.ft.gfa	3/1000 sq.ft.gfa**
Heavy Industry	HI	2.0/1000 sq.ft.gfa	3/1000 sq.ft.gfa**
Planned Unit Developments	PD	2.0/1000 sq.ft.gfa	3/1000 sq.ft.gfa**

Notes: du - Dwelling Unit  
gfa - Gross Floor Area  
NS - No Specification  
\* - The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.  
\*\* - The Technical Committee may consider parking at a ratio as low as 1.5/1000 if a covenant is recorded with the property which limits the uses to warehouse uses and/or limits the number of employees permitted in a building or project. Parking up to a ratio of 3.5/1000 may be considered if the employer/building owner can demonstrate the need for it and adopts a parking/traffic mitigation program.  
# - Bedroom shall include all rooms that can be used as permanent sleeping quarters.