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09/05/85
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ORDINANCE NO. 1270

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE TO ESTABLISH A DEFINITION OF THE TERM "RETIREMENT RESIDENCE", TO ALLOW RETIREMENT RESIDENCES IN R-4, R-5 and R-6 ZONES WITH A SPECIAL DEVELOPMENT PERMIT, AND ESTABLISHING MINIMUM OFF-STREET PARKING REQUIREMENTS FOR RETIREMENT RESIDENCES.

WHEREAS, the planning staff of the City of Redmond has reviewed the Redmond Community Development Guide with respect to the land use regulations of the City and how they affect the housing opportunities for elderly persons, and have recommended certain amendments to the Community Development Guide to enhance such housing opportunities, City File No. DGA-85-7, and

WHEREAS, the Planning Commission of the City of Redmond held a study session on June 26, 1985 and a public hearing on July 10, 1985, to consider the proposed amendments to the Community Development Guide, and at the hearing 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 changes, and

WHEREAS, at a public meeting the City Council 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 follows, now, therefore,

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

Section 1. A new Section 20A.60.525 of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

^{gdm}
20A.60.525 Retirement Residence is a building providing living facilities and congregate food service for three or more aged persons not related by blood or marriage to the operator. Residents of the facility shall be of the age sixty-five years or more, except for spouses of such residents for whom there is no minimum age requirement. Residents shall be ambulatory as defined by Chapter 248-16 of the Washington Administrative Code (WAC). Retirement residences may

provide domiciliary care, general health supervision and medication services, as also defined by WAC 248-16. No resident shall be kept in a retirement residence who is in need of medical or nursing treatment or supervision more typically provided in a hospital or convalescent center, except in the case of temporary acute illness. Kitchen facilities are not permitted in individual resident suites.

Section 2. Section 20C.10.240(05) of the Redmond Municipal Code & Community Development Guide, Permitted Land Uses, is hereby amended by eliminating Retirement Homes from the Services land use category; eliminating "Group Quarters: Dorms and Fraternities" from the Retirement Residence land use under the Housing category; by establishing two Retirement Residence land uses distinguished by the maximum number of retirement suites permitted per net acre; by allowing such uses in R-4, R-5 and R-6 Suburban Residence zones through approval of a Special Development Permit; and by modifying where this use is permitted in commercial zones, all as shown in Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Subsection 20C.20.150(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to add the land use of "Retirement Residence" in that chart titled "Spaces for Specific Land Uses" and to indicate that a minimum of 0.25 to 0.5 parking spaces are required per suite, as determined adequate by the Code Administrator.

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 of it or a summary thereof as provided by law.

CITY OF REDMOND


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

Jerry C. Martin

FILED WITH THE CITY CLERK:	September 10, 1985
PASSED BY THE CITY COUNCIL:	September 17, 1985
SIGNED BY THE MAYOR:	September 19, 1985
PUBLISHED:	September 23, 1985
EFFECTIVE DATE:	September 28, 1985
ORDINANCE NO.	<u>1270</u>

ELTON DGA 85-7
 PROPOSED PERMITTED LAND USES CHART

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES																					
LAND USES	ZONING DISTRICTS																				
	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GO	BF	LI	HI
HOUSING																					
Retirement Residence-maximum 25 suites per net acre							S	S	S	S	S	P	P	S	S	S	S				
Retirement Residence-maximum 45 suites per net acre												S	S			S	S				