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PMA:jt
10/9/85
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ORDINANCE NO. 1282

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO LAND USE IN THE CITY CENTER DISTRICT, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE BY DEFINING TERMS CHARACTERIZING THE PURPOSE OF CITY CENTER DESIGN AREAS AND REVISING REGULATIONS DEFINING PERMITTED USES.

WHEREAS, the City Council of the City of Redmond, Washington, directed the Planning Commission to consider revision of regulations governing the traffic generation performance standards for City Center Design Districts 2, 5 and 6, and

WHEREAS, the Technical Committee issued a SEPA Declaration of Nonsignificance with respect to proposed changes to the City Center Permitted Land Use Charts, DGA-85-8, and

WHEREAS, on July 17, 1985, the Planning Commission held a public hearing on DGA-85-8 dealing with the City Center Permitted Land Use Charts, and at the conclusion thereof, forwarded recommendations to the City Council, and

WHEREAS, the City Council has considered the Planning Commission's recommendations and has determined that the Development Guide should be amended as set forth hereinafter, now, therefore,

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

Section 1. Section 20C.10.200(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.10.200(10) Permitted Land Uses in the City Center. The chart entitled "Permitted Land Uses in the City Center", is incorporated as a part of this subsection. It indicates what land uses are permitted in the various design areas of the City Center. The intent of the Design Areas is as follows:

A. Comparison Commercial are goods or merchandise subject to longer-term consumption as opposed to daily consumption, such as apparel and related goods, furniture and appliances.

B. Convenience Commercial are goods or merchandise of daily consumption and purchases such as food and drug store items;

C. General Commercial are limited goods and merchandise found in both the comparison and convenience commercial areas of the City Center together with commercial establishments that involve bulk or heavy retail sales, wholesale trade, auto-related business and repair services, limited light manufacturing, assembly and processing associated with sales, and other compatible and supportive enterprises.

Land uses not listed are prohibited unless otherwise provided for by this section. Land uses are subject to the requirements of any footnotes on the chart.

Section 2. The chart comprising part of Section 20C.10.200(10) of the Redmond Municipal Code and Community Development Guide is hereby amended as set forth on Exhibits A and B, attached hereto and incorporated herein by reference as if set forth in full.

Section 3. Section 20C.20.245(20)(j) of the Redmond Municipal Code and Community Development Guide is hereby repealed.

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, or publication of a summary thereof as provided by law.

APPROVED:

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schauble
CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY *James C. Martin*

FILED WITH THE CITY CLERK: October 22, 1985
PASSED BY THE CITY COUNCIL: December 3, 1985
PUBLISHED: December 8, 1985
EFFECTIVE DATE: December 13, 1985
ORDINANCE NO. 1282
SIGNED BY THE MAYOR: December 5, 1985

EXHIBIT A

A Part of Subsection 20C.10.20(10) PERMITTED USES IN THE CITY CENTER

LAND USES	DESIGN AREA						
	CONVENIENCE COMMERCIAL			COMPARISON COMMERCIAL			GENERAL COMMERCIAL
	AREA 1	AREA 3	AREA 7	AREA 2	AREA 5	AREA 6	AREA 4
Metail and commercial enterprises that dispense food commodities, personal and professional services	DELETE	P	P	P	P	P	P
Business, Commercial and Corporate Offices	P	P	P	P	P	P	P
Enterprises that provide indoor entertainment and recreation such as theaters, sports centers and bowling alleys	P	P	P	P	P	P	P
Lodges, private clubs and fraternal organizations	P	P	P	P	P	P	P
Restaurants, taverns and cafes	P	P	P	P	P	P	P

PERMITTED LAND USE CHART AS AMENDED BY CITY COUNCIL

10/1/85

NEXT 4 ARE NEW

Drive-through operations such as restaurants, banks, photo booths, etc.	P	P	P				
Restaurants, taverns and cafes (freestanding)	P	P	P	P	P	P	P
Restaurants, taverns and cafes (in multi-tenant buildings)	P	P	P	P	P	P	P
Commercial enterprises that dispense food such as grocery stores, food mart liquor stores, etc.	P	P	P				

COUNCIL MOVED TO MODIFY DELETE *

Off-street parking facilities as specified in Section 20C.20.240	P	P	P	P	P	P	P
Public facilities that include governmental administrative offices, parks, libraries, multi-purpose community centers or senior citizen centers, cultural facilities and fire and police stations	P	P	P	P	P	P	P
Public and private schools and training centers	P	P	P	P	P	P	P
Family Day Care	P	P	P	P	P	P	P
Mini Day Care Day Care Center	G	G	G	G	G	G	G
Lodging such as hotels and motels	P	P	P	P	P	P	P
Religious facilities	P	P	P	P	P	P	P
Adult Entertainment facilities	P	P	P	P	P	P	P

LEGEND:
 P - Permitted Use S - Special Development Permit (See Section 20F.20.030)
 G - General Development Permit (See Section 20F.20.030)
 All uses must comply with the Goals and Policies of Section 20B.85.130, "City Center." *No use shall generate more than 100 average weekday trips per 1000 gross square feet of building area. The Dept. of Planning and Community Development maintains a record of uses known to meet traffic criteria. Subject to Section 20C.20.015 Adult Entertainment.

COUNCIL MOVED TO MODIFY DELETE

ADD NEW * AS FOLLOWS:
 * Restaurants with table service only. No drive-up or counter service permitted.

Modification → * No drive-up service permitted

LAND USES	DESIGN AREA						
	COMMERCIAL			COMPARISON COMMERCIAL			GENERAL COMMERCIAL
	AREA 1	AREA 3	AREA 7	AREA 2	AREA 5	AREA 6	AREA 4
Mixed uses (commercial and/or multi-family housing not to exceed 20 dwellings per acre) where indicated by Subsect Ion 20C.10.200(10), "City Center Design Areas"				P		P	S
Mixed uses (commercial, and/or multi-family housing not to exceed 20 dwelling units per acre) outside locations in Subsect Ion 20C.10.200(45)	S	S	S	S	S	S	S
Senior Citizen housing developments may exceed 20 dwelling units per acre in City Center subject to Sect Ion 20C.10.245(15) Senior Citizen Housing Developments - Density bonus	S	S	S	S	S	S	S
Commercial parking lots and garages	S	S	S	S	S	S	S
Utilities and communications, local storage distribution and substations	S	S	S	S	S	S	S
Automobile Services including service stations, car washes, auto repair	S	S	S				S
Employee living quarters associated with permitted or special use	P	P	P	P	P	P	P
Uses from Subsect Ion 20C.10.240(05), "Permitted Land Uses, General Commercial District, with the exception of: <ul style="list-style-type: none"> Plastic Products Manufacturing Auto Impoundment Yards Farm Equipment, Mobile Homes and Heavy Equipment (Retail) 	Should be - Commerce Correct typo.						P
							Mini-warehouse Rental Service - Heavy Equipment, Construction Equipment, and Heavy Hauling Uses determined to be inconsistent with Sect Ion 20B.05.130 "City Center"

LEGEND:
P - Permitted Use S - Special Development Permit (See Section 20F.20.030)
G - General Development Permit (See Section 20F.20.030)

All uses must comply with the Goals and Policies of Section 20B.05.130, "City Center." *No use shall generate more than 100 average weekday trips per 1000 gross square feet of building area. The Dept. of Planning and Community Development maintains a record of uses known to meet traffic criteria.

DELETE

CONVERT ADDED TO DELETE

ADD HERE AS FOLLOWS:

* Restaurants with table service only. ~~No drive-up or counter service permitted.~~

DELETE

EXHIBIT B

A Part of Subsection 20C.10.200(10) PERMITTED LAND USES IN THE CITY CENTER

LAND USES	DESIGN AREAS							
	CONVENIENCE COMMERCIAL			COMPARISON COMMERCIAL			GENERAL COMMERCIAL	
	AREA 1	AREA 3	AREA 7	AREA 2	AREA 5	AREA 6	AREA 4	
Retail and commercial enterprises that dispense commodities, personal and professional services	P	P	P	P	P	P	P	
Business, Commercial and Corporate Offices	P	P	P	P	P	P	P	
Enterprises that provide indoor entertainment and recreation such as theaters, sports centers and bowling alleys	P	P	P	P	P	P	P	
Lodges, private clubs and fraternal organizations	P	P	P	P	P	P	P	
Drive through operations such as restaurants, banks, photo booths, etc.	P	P	P					
Restaurants, taverns and cafes (freestanding)	P	P	P	P *	P *	P *	P	
Restaurants, taverns and cafes (in multi-tenant buildings)	P	P	P	P	P	P	P	
Commercial enterprises that dispense food such as grocery stores, foods mart liquor stores, etc.	P	P	P					
Off-street parking facilities as specified in Section 20C.20.240	P	P	P	P	P	P	P	
Public facilities that include governmental administrative offices, parks***, libraries***, multi-purpose community centers or senior citizen centers, cultural facilities and fire and police stations	P	P	P	P	P	P	P	
Public and private schools and training centers	P	P	P	P	P	P	P	
Family Day Care	P	P	P	P	P	P	P	
Mini Day Care Day Care Center	G G	G G	G G	G G	G G	G G	G G	
Lodging such as hotels and motels	P	P	P	P	P	P	P	
Religious facilities	P	P	P	P	P	P	P	

Adult Entertainment facilities	P	P	P	P	P	P	P	

LEGEND:

P - Permitted Use

S - Special Development Permit (See Section 20F.20.030)

G - General Development Permit (See Section 20F.20.030) *No drive-up service permitted.

All uses must comply with the Goals and Policies of Section 20B.85.130, "City Center." *** Subject to Section 20C.20.015 Adult Entertainment.

