

LCI/naa
11/11/85

ORDINANCE NO. 1283

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
RELATING TO LAND USE, AMENDING SECTIONS
20A.60.020 AND 20C.10.250(15) OF THE REDMOND
MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE,
RELATING TO ACCESS CORRIDORS AND DENSITY CAL-
CULATION, DGA-85-20.

WHEREAS, the planning staff of the City of Redmond has reviewed the Community Development Guide with respect to the definition of Access Corridor and the determination of density calculation, and has recommended that definition be clarified along with the effect of Access Corridors in the calculation of dwelling units permitted per net acre, and

WHEREAS, this recommendation is to provide consistency with density calculation and single family subdivisions, to clarify the method of calculating the maximum number of dwelling units permitted on a development site, to provide additional area for alternatives such as open space, landscaping and recreation, and to reduce economic impacts, and

WHEREAS, the Planning Commission of the City of Redmond held a public hearing on September 25, 1985 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 said hearing, the Planning Commission voted to recommend the proposed action, and

WHEREAS, at a public meeting the City Council has considered the recommendation of the Planning staff and 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. 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 vehicle circulation area in private ownership, including easements and tracts in common ownership, over which access is afforded to more than one lot, or which serves more than thirty (30) dwelling units in a multi-family development. Driveways serving a group of less than thirty (30) dwelling units in multi-family developments shall not be considered access corridors.

Section 2. Section 20C.10.250(15) is hereby amended to read as follows:

20C.10.250(15) Maximum Number of Dwelling Units Permitted Per Net Acre - Dwelling unit densities shall be determined by using the following format:

(a) The maximum number of units permitted on a site equals the total site area in acres less any area in acres having very severe development restrictions less the area in acres of streets and access corridors, times the maximum number of dwelling units permitted per net acre.

Maximum dwelling units = Site acre (ac.) - very severe limitations (ac.) - area of streets, and access corridors (ac) x maximum dwelling units per net acre.

(b) The reduction in site area brought about by subtracting the area of access corridors in multi-family developments of more than 30 dwelling units shall be limited to a maximum reduction of 5% of the number of dwelling units permitted after the deduction of severe development limitation areas and streets.

(c) For purposes of this calculation, fractional values shall be rounded to the nearest whole number (.6 and above up, below .6, down).

(d) Other regulations in the Development Guide may reduce the number of dwelling units otherwise permitted by this subsection.

Section 3. 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 publication, or publication of a summary thereof, in the City's official newspaper.

CITY OF REDMOND:

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schaible
DORIS SCHAIBLE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY Jay C. Martin

FILED WITH THE CITY CLERK: November 12, 1985
PASSED BY THE CITY COUNCIL: December 3, 1985
SIGNED BY THE MAYOR: December 3, 1985
PUBLISHED: December 8, 1985
EFFECTIVE DATE: December 13, 1985
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