

0020.15014
LCI/naa
07/25/86
R: 08/01/86

ORIGINAL

ORDINANCE NO. 1334

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
ENACTING A NEW SUBSECTION 20C.10.245(25) OF THE
REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT
GUIDE AND AMENDING SECTION 20A.60.525, TO
PROVIDE CRITERIA FOR RETIREMENT RESIDENCE
DEVELOPMENTS AND TO ALLOW KITCHEN FACILITIES
THEREIN.

WHEREAS, the Redmond Planning Commission held a public
hearing on May 14, 1986 for the purpose of considering amendments
to the Redmond Municipal Code and Community Development Guide re-
lating to Retirement Residence Kitchen Facilities, DGA-86-2, and

WHEREAS, at the conclusion of its hearing, the Planning
Commission forwarded its recommendations on the proposed changes,
together with the rationale therefore, to the City Council, and

WHEREAS, the City Council has considered the
recommendations of 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. A new subsection 20C.10.^{235(70)E}~~245(25)~~ of the
Redmond Municipal Code and Community Development Guide is hereby
enacted to read as follows:

20C.10.245(25) Retirement Residences

Retirement Residence developments shall be subject to
the following conditions and criteria:

1. The applicant must obtain Special Development
Permit approval pursuant to Section 20F.20.160;
2. The age limit for the primary occupants of the
units must be 62 years of age or older; except for
spouses of such residents for whom there is no minimum
age requirement;
3. The applicant for development approval shall
request to provide housing for senior citizens and
agree to commit the property to such use;
4. If monthly rent of the residential units being
proposed is within the limits of fair market rents as
established by the King County Housing Authority, no
senior citizen 62 years of age or older with a valid
section 8 certificate as provided for in the Housing
Community Development Act of 1974, may be denied

occupancy solely on the basis of section 8 certificate rental request;

5. The Final Approval Order shall be recorded as a covenant appearing on the deed to the property;

6. No conversion of occupancy to non-senior citizens shall be allowed without first adhering to the underlying zoning and site requirements through the special development process;

7. The minimum tract for development shall be 1-1/2 acres, R-4 through R-12;

8. In order to avoid concentration in any one area, no development shall be located adjacent to another retirement residence development.

9. All requirements of 20C.10.250(10) "Site Requirements" shall apply.

10. Developments in residential zones shall be designed to project a residential, rather than institutional appearance through architectural design, landscaping and use of building materials.

Section 2. Section 20A.60.525 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20A.60.525 Retirement Residence is a building providing living facilities and congregated 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-two 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. Suites may include limited kitchen facilities consisting of not more than stove unit, refrigerator and sink.

Section 3. Section 20C.10.250(10) of the Redmond Municipal Code and Community Development Guide is hereby amended as shown on Exhibit A attached hereto and incorporated by this reference as if set forth in full.

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 passage and publication.

APPROVED:


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schaible
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY Jon L. Martin

FILED WITH THE CITY CLERK: July 28, 1986
PASSED BY THE CITY COUNCIL: August 19, 1986
PUBLISHED: August 24, 1986
EFFECTIVE DATE: August 29, 1986
ORDINANCE NO. 1334

EXHIBIT A

A Part of Subsection 20C.10.250(10) SITE REQUIREMENTS

SITE STANDARDS	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	GC	BP	LI	HI	
Maximum Number of Dwelling Units Per Net Acre	.05	.05	.20	1	2	3	4	5	6	8	12	20	30	1	1	30	30	30				
Minimum Lot Area Per Dwelling Unit (Sq. Feet Unless Noted)	19 ac.	19 ac.	4.5 ac.	3 5 0 0 0	1 8 0 0 0	1 2 0 0 0	9 0 0 0 0	7 5 0 0 0	6 0 0 0 0	3 0 0 0 0	3 0 0 0 0											
Minimum Tract Area For Development (Sq. Feet Unless Noted)										9 0 0 0 0	9 0 0 0 0	9 0 0 0 0	9 0 0 0 0						1.5 ac.			
Minimum tract Area for Development, Retirement Residences							1.5 ac.	1.5 ac.	1.5 ac.	1.5 ac.	1.5 ac.											
Minimum Building Site Circle (Ft. Diameter)	100	100	100	85	80	75	70 45 WLS	65	60	40	40											
Minimum Lot Frontage (Ft.) 4	300	300	100	20	20	20	20	20	20	20	30	30	30	30	30	30	30	30	30	30	30	
Minimum Building Front and All Street Setbacks (Ft.)	30	30	30	30	30	20	20	20	20	20	20	20	20		1				2 75	30	30	
Minimum Building Rear Setbacks (Ft.)	40	40	30	30	10	10	10	10	10	20	25	15	15		1				2 50		10	
Minimum Building Side Setbacks (Ft. Each Side)	40 — 40	40 — 40	30 — 30	20 — 20	5 — 10	5 — 10	5 — 10	5 — 10	5 — 10	5 — 10	10 — 10	10 — 10	15 — 15	15 — 15		1			2 40 20		40 20	10
Minimum Waterfront Building Setbacks - Lake Sammamish and Major Watercourses (Ft.)	50 100	50 100	25 75	25 75	20 50	20 50	20 50	20 50	20 50	25 50	25 50	20 50	50 50	75 75		75	100	100	100	100	100	100
Minimum Building Waterfront Setback Minor Watercourses (Ft.)	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Minimum Building Separation Except for Accessory Structures (Ft.)	20	20	20	20	15	15	15	15	15	15	15	15	15									

LEGEND: 1 - Development that adjoins a residential district shall comply with the site standards of that district; AC - Acres; WLS - Requirement applies to West Lake Sammamish Parkway, Idylwood park, Lake Sammamish and the south City limits; NS - No Specification; STO - Stories; NOTE: Other portions of the Development Guide such as section 20C.10.200, "Development Limitations" and Section 20C.20.000, "General Development Regulations," contain requirements that may affect the extent to which specific areas may be developed or utilized; 2 - Said computation shall include the total area of all structures and outdoor storage area; 3 - See Subsection 20C.10.250(80) Business Park Requirements. 4 - This requirement may be varied by the Technical Committee for two-lot subdivisions with access requirements of less than 20 feet, provided the dimension of the lot facing the easement is greater than 20 feet.