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R-5/18/88/crd

ORIGINAL

ORDINANCE NO. 1424

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
AMENDING THE REDMOND MUNICIPAL CODE AND
COMMUNITY DEVELOPMENT GUIDE, DGA-87-9, IN ORDER
TO REVISE REGULATIONS GOVERNING RETIREMENT
HOUSING DENSITY AND COMPATIBILITY.

WHEREAS, the Planning Commission conducted public hearings on February 10, 1988 and February 17, 1988 concerning proposed amendments to the Redmond Municipal Code and Community Development Guide, DGA-87-9, retirement housing density and compatibility, and at the conclusion of said hearings, forwarded its recommendation to the City Council, and

WHEREAS, the City Council considered the recommendation of the Planning Commission and determined that the Redmond Municipal Code and Community Development Guide should be amended as set forth hereinafter, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
HEREBY ORDAINS AS FOLLOWS:

Section 1. Subsection 20C.20.235(70)(e)(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

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

Section 2. New subsections 20C.20.235(70)(e)(11) through (15) are hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

11. Perimeter landscape treatment of retirement residences shall provide significant buffering of the facility from abutting single-family areas.

12. Retirement Residences are allowed in

Suburban Residence, R-4, R-5 and R-6 zones at the density permitted by the underlying zoning.

a. The height limit shall be two stories, not to exceed thirty feet (30') which shall include all rooftop equipment.

13. Multiple buildings are encouraged instead of large single structures to promote project compatibility with surrounding residential neighborhoods.

14. Parking areas should be minimized in size and separated by landscaping areas of adequate size to screen the parked vehicles.

15. Maximum impervious surface in all SR zones shall be 50%.

Section 3. The chart entitled "Permitted Land Use" and incorporated as part of Section 20C.20.240(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to add provisions relating to Retirement Residences to read as set forth on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. The chart entitled, "Site Requirements" incorporated as part of Section 20C.10.250(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to add the provisions relating to minimum building setbacks for retirement residences as shown on Exhibit B attached hereto and incorporated herein by this reference as if set forth in full.

Section 5. Section 20C.20.150(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as set forth on Exhibit C attached hereto and incorporated herein by this reference as if set forth in full.

Section 6. 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 7. 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 of the attached summary which is hereby approved, provided, that the regulations relating to retirement residences set forth in this ordinance shall not apply to any proposal for which an application for a special development permit was on file and actively pending with the City planning department on April 19, 1988.

APPROVED:

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 *James E. [Signature]*

FILED WITH THE CITY CLERK: 5-12-88
PASSED BY THE CITY COUNCIL. 5-17-88
PUBLISHED: 5-22-88
EFFECTIVE DATE: 5-27-88
ORDINANCE NO. 1424

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	GC	BP	LI	HI	U	
HOUSING																							
Dwelling Unit Per Net Acre	1/20	1/20	1/5	1	2	3	4	5	6	8	12	20	30	20		30	30	30					
Single Family Detached, except for mobile homes	P	P	P	P	P	P	P	P	P	P	S	S	S	S	I								
2-4 DU/Structure							S	S	S	P	P	P	P	S	I	S	S	S					
5-18 DU/Structure										S	S	P	P	S	I	S	S	S					
20+ DU/Structure										S	S	P	P	S	I	S	S	S					
Retirement Residence							S	S	S														
Retirement Residence-maximum 25 suites per net acre										S	S	P	P	S	S	S	S						
Retirement Residence-maximum 45 suites per net acre												S	S			S	S						
Jails, Prisons, or other Correctional Facilities																						S	
Hotels and Motels																P	P				S		
Employee Living Quarters	G	G														G	G	G	G	G	G	G	G
Rental Rooms	P	P	P	P	P	P	P	P	P	P	P	P	P										
Mixed Use - Residential Commercial																S	S	S	S	S			
Mobile Home Parks (See 20C.20.110(05))											S	S	S	S									
CULTURAL ENTERTAINMENT RECREATION																							
Libraries, Museums, Art Galleries																P	P	P	P				
Nature Exhibits, Zoos, Aquariums, Botanical Gardens																						S	
Public Assembly: (indoor) arenas, auditoriums, exhibition halls, skating rinks.																S	S	S					
Drive-in theater																						S	
Public Assembly: (indoor) theaters.																P	P	P					
Public Assembly: conference centers.																S	S	S	P				

LEGEND: P - Permitted Use; S - Special Development Permit (See Section 20F.20.030 & 20C.10.245); G - General Development Permit (See Section 20F.20.030); I - Density is the same as for least dense adjoining residential area; 2 - Subject to Section 20C.20.015 Adult Entertainment Facilities; 3 Not including facilities whose primary purpose is providing overnight lodging such as hotels and motels.

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	20	1	30	30	30			
Minimum Lot Area Per Dwelling Unit (Sq. Feet Unless Noted)	19 ac.	19 ac.	4.5 ac.	3	1	1	2	7	6	3	3										
Minimum Tract Area For Development (Sq. Feet Unless Noted)				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Tract Area for Development, Retirement Residences							1.5 ac.	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	65	60	40	40										
Minimum Lot Frontage (Ft.)	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							3
Minimum Building Rear Setbacks (Ft.)	40	40	30	30	10	10	10	10	10	20	25	15	15	1							75
Minimum Building Setbacks, Retirement Residences							35	35	35												35
Minimum Building Side Setbacks (Ft. Each Side)	40	40	30	20	5	5	5	5	5	10	10	15	15	1							40
Minimum Waterfront Building Setbacks - Lake Sammamish and Major Watercourses (Ft.)	50	50	25	25	20	20	20	20	20	25	25	20	50	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
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; MLS - 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.

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 Lot Cover- age of Structures/ Total Impervious Surface (% of Land Area)	2.5	5	2.5	12	20	30	35	35	35	35	35	35	35	35	35	35	35	35	35	60	60
	NS	NS	NS	NS	30	60	60	60	60	75	75	50	50	NS					NS	NS	NS
Retirement Resi- dence							35	35	35												
							50	50	50												
Maximum Height (Ft. or in Stories where Noted)3	30	50	30	30	30	30	30	30	30	30	30	40	50	30	30	6	4	2	40 or 3 sto		
Maximum Height in Shoreline Areas (Ft.)	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Minimum Required Open Space (% of Net Land Area)										25	25	50	50								
Minimum Required Yard Area (Sq. Ft.)			2	2	1	1	1	1	1	1	1	1									
			1	0	8	1	7	6	5	0	0										
			2	0	7	2	5	2	0	0	0										
			5	0	5	5	0	5	0	0	0										

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 - Retirement Residence in R-4, R-5, R-6 shall be limited to two stories, not to exceed 30' maximum height.

- . When a pre-existing use is enlarged so as to require additional parking spaces, the requirements of this section shall apply only to the enlargement;
- . When additional uses are placed on the same lot with the pre-existing use or an enlarged lot of which the pre-existing use lot is a part, the requirements of this section shall apply only to the additional use;
- . When a pre-existing use is terminated, the area vacated shall not be occupied by a use requiring more parking spaces than the terminated use, unless the required additional parking spaces are provided.

(b) Separate Parking Facilities - A parking facility which is required for one establishment shall not be considered as part of the parking facility required for any other enterprise, except for cooperative parking as provided in subsection (20) of this section, "General Parking Requirements."

(c) Site Plan Review Required - All proposed parking facilities are subject to the Site Plan Review Process of Section 20F.20.030, "Development Permits and Procedures."

(d) When a pre-existing building, which does not have sufficient parking, is remodeled or rehabilitated but not enlarged, the existing use of the building may continue without providing additional parking. If the land use is changed, any additional parking required must be provided.

20.150(10) Required Off-Street Parking - The minimum required and maximum permitted number of parking spaces for each zoning district and land use is noted in the table entitled, "Required Off-Street Parking," which is incorporated as a part of this subsection. The requirements for land uses that have special parking needs supercede those based on zoning districts for the uses specified, regardless of location. Where calculations of parking requirements result in fractional amounts they shall be rounded up if .5 or over.

SPACES FOR SPECIFIC LAND USES	
LAND USE	MINIMUM PARKING SPACES REQUIRED
Assembly, including auditoriums, theaters and banquet rooms	10/1000 sq.ft. of gfa for assembly or 1/5 fixed seats
Bowling	5/lane
Hotel, motel, excluding restaurant and assembly	1/rental room
Multi-family housing designed for senior citizens	.5 to 2/du as found adequate by the Code Administrator
Multi-family housing in business districts	See requirement for Urban Residence and Multiple Residence Districts
Nursing home	1/4 patient beds
Restaurant: Sit down Take out	9/1000 sq.ft.gfa 10/1000 sq.ft.gfa
Retirement Residence	A minimum of 0.50 to 1.0 parking spaces are required per suite, as determined adequate by the Code Administrator.
Schools, hospitals, institutions, public facilities and similar uses	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.

Notes: du - Dwelling Unit
gfa - Gross Floor Area