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ORDINANCE NO. 1502

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
AMENDING VARIOUS SECTIONS OF THE REDMOND
MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE
TO REFLECT CURRENT LAW AND CURRENT
ADMINISTRATIVE INTERPRETATIONS, DGA-88-11.

WHEREAS, the City Council deems it desirable to update the City's Community Development Guide on a regular basis in order to clarify the Community Development Guide and to reflect current law and current administrative interpretations of the Guide, and

WHEREAS, the Planning Commission has held at least one public hearing on the amendments to the Community Development Guide enacted as a part of this ordinance, and

WHEREAS, the Planning Commission has recommended that the City Council adopt the amendments to the Community Development Guide, now, therefore,

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

Section 1. Floor Area Ratio. A new Section 20A.60.325 is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20A.60.325 Floor Area Ratio (F.A.R.) is a measure of development intensity and is calculated based on gross floor area minus any area devoted to parking or vehicular circulation within the structure divided by gross land area.

Section 2. Dwelling Unit. Section 20A.60.240 of the Redmond Municipal Code and Community Development Guide is hereby renumbered to read as follows:

20A.60.230 Dwelling Unit is a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. A mobile home, apartment, condominium, townhouse or single-family house, or single-family detached house is considered to be a dwelling unit.

Section 3. Dwelling Unit, Single Family (detached).

Section 20A.60.230 of the Redmond Municipal Code and Community Development Guide is hereby renumbered and amended to read as follows:

20A.60.240 Dwelling Unit, Single Family (detached) is a building containing but one kitchen, designed for and occupied exclusively by one family and the household employees of that family. No more than one single family dwelling unit may occupy a lot except where otherwise provided by this code. The building is set back from the lot lines at distances determined by the zoning code. This definition applies to modular housing but not to mobile homes.

Section 4. Dwelling Unit, Single Family (attached). A

new Section 20A.60.245 is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20A.60.245 Dwelling Unit, Single Family (attached) is a building designed for occupancy by one family on an individually owned lot where the building abuts one or more lot lines and shares a common wall with adjacent dwelling units. Also known as a "rowhouse", or "townhouse".

Section 5. Single Family Dwelling Unit. Section

20A.60.600 of the Redmond Municipal Code and Community Development Guide which previously defined a single-family dwelling unit (attached) is hereby repealed.

Section 6. Single Family Dwelling (detached). Section

20A.60.610 of the Redmond Municipal Code and Community Development Guide which previously defined a single family dwelling (detached) is hereby repealed.

Section 7. Establishment of Districts. Section

20C.10.020 of the Redmond Development Guide is hereby amended to read as follows:

20C.10.020 ESTABLISHMENT OF DISTRICTS. The City of Redmond is divided into zoning districts established as follows:

General District - G
Agriculture District - A
Ranch Estate District - RE
Residential Estate District - R-1
Suburban Estate Districts - R-2, R-3
Suburban Residence Districts - R-4, R-5,
R-6
Urban Residence Districts - R-8, R-12

Multiple Residence Districts - R-20, R-30
Professional Office District - PO
Neighborhood Business District - NB
Commercial Office District - CO
Community Business District - CB
General Commerce District - GC
City Center District - CC
Business Park District - BP
Light Industry District - LI
Heavy Industry District - HI
Special Development Permit Required - SDP

Section 8. Services. Section 20C.10.230(15)(a) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

(a) Services: Services are professional, commercial and public activities including lodging, personal services, business and financial services, minor repair services, entertainment and recreation services, health services, social services, legal services, educational services and cultural services.

Services such as industrial laundries and dry cleaning, major automotive repair services where the primary business is work such as body repair, engine overhaul, transmission repair and junk yards, testing laboratories, publishing, warehousing/storage and similar uses are considered industrial uses and are excluded from this definition.

Section 9. Child Care Services and Light Fabricated Building Components. Page C-14 of the Chart of Permitted uses incorporated into Section 20C.10.240(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to permit Mini Day-Care and Day-Care Centers with a General Development Permit in Light and Heavy Industrial areas, to delete the requirement of a General Development Permit for businesses which manufacture light fabricated building components in business park zones, and to read as set forth in Exhibit A, attached hereto and incorporated by this reference as if set forth in full.

Section 10. Contract Construction Services. Page C-16 of the Chart of Permitted Uses incorporated into Section 20C.10.240(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to no longer categorize "Contract Construction Services: office and storage of materials and equipment" as an outright permitted use in community business district zones and to read as set forth in Exhibit B, attached

hereto and incorporated by this reference as if set forth in full.

Section 11. Education Uses. Page C-16 of the Chart of Permitted Uses incorporated into Section 20C.10.240(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to add dance and gymnastics schools to those educational uses set forth on the Chart and to read as set forth on Exhibit C attached hereto and incorporated herein by this reference as if set forth in full.

Section 12. Tree Removal. Section 20C.20.090(25)(e) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

(e) Tree Removal. Trees larger than 6" in diameter may be removed based on the following criteria:

- The tree is dead or badly diseased.
- The tree is hazardous or may otherwise damage existing structures, sidewalks, streets, driveways, sewer, water or utility lines.
- The tree is within 15 feet of a proposed or existing structure.
- The tree will be removed to provide solar access to buildings incorporating active or passive solar devices. Windows will be considered solar devices only when the window is south-facing and includes special storage elements to distribute heat energy.
- The tree will be removed to provide access to a view. A tree removed for view preservation or enhancement shall be replaced by at least one tree elsewhere on site, with a minimum caliper of two inches and at least six feet in height. If two or more trees of 6" caliper or larger are proposed for removal to preserve a view which do not otherwise meet the above removal criteria, the proposed removal may require inspection by a representative of the City.

Section 13. Parking Spaces Required. The table entitled "Parking Spaces Required" which is incorporated as part of Section 20C.20.150(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as set forth in Exhibit D, attached hereto and incorporated herein by this reference as if set forth in full.

Section 14. Disabled Parking Stalls. A new Section 20C.20.150(15)(n) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

(n) Design requirements for disabled parking stalls are contained in "An Illustrated Handbook for Barrier Free Design, Washington State Rules and Regulations." A current edition is kept on file with the Building Official.

Section 15. Street Address Identification. Section 20C.20.230(40)(a) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

(a) Street Address Identification - Each residence, building, business or complex of buildings shall display and maintain on-premise street address identification. The number or letters shall be visible from the street and be at least four (4), but not greater than twelve (12) inches high and of a color contrasting with the background upon which placed. Commercial and Industrial buildings with large setbacks may have street address identification in excess of twelve inches, in accordance with Fire Department addressing standards.

Section 16. Rooftop Signs. Section 20C.20.230(40)(o) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

(o) Rooftop Signs - Rooftop signs are permitted if attached to the building in such a manner that from all angles of view they appear to be part of the basic shape of the building and shall not exceed the height of the building. (Rooftop signs which are projecting signs are not permitted). Rooftop signs shall not be painted on the roofing material.

Section 17. Modification of Final Order. Section 20F.20.120(a) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

(a) This Section governs requests to modify any final approval granted pursuant to Chapter 20F.20 of the Community Development Guide, including PUD's but excluding all approvals granted by passage of an ordinance or resolution of the City Council and requests to revise a plat governed by Section 20F.20.150 "Subdivision".

Section 18. PUD - Scope of Approval. Section 20C.20.235(25)(a) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

(a) The planned unit development final plan approval resulting from the application of the provisions of this section shall be superimposed on the underlying zoning district, through adoption of an ordinance amending the Official Zoning Map. The PUD shall be an exception to the regulations to the extent that approved conditions of the PUD modify and supersede the regulations of the underlying zoning district. The PUD shall constitute a limitation on the use and design of the site unless modified pursuant to Section 20F.20.120 Modification of Final Order.

Section 19. Renumbering. Section 20F.20.250(35) of the Redmond Municipal Code and Community Development Guide is hereby renumbered to read as follows:

20F.20.250(40) Approval - All amendments shall be by ordinance.

Section 20. Pre-Annexation Amendment Criteria. A new section 20F.20.250(35) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20.250(35) Pre-annexation Amendment Criteria
The following factors are to be taken into account by the Hearing Examiner, Planning Commission and the City Council when considering a pre-annexation zoning map amendment, in addition to those criteria listed in 20F.20.250(30):

1. Is the proposed zoning in conformance with the City's Goals, Policies and Plans, Community Development Guide Title 20(B), as they apply to the subject property? (Zoning which is inconsistent may not be approved pursuant to paragraph (10) above).
2. Is the proposed zoning logically related to the zoning of surrounding areas?
3. Are the uses allowed by the proposed zoning compatible with surrounding land uses?
4. Is there need for additional zoning of the type proposed? Will the proposed zoning promote the public welfare?

Section 21. Clearing and Grading. The definition of the word "Clearing" set forth in Section 20E.70.030 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

Clearing means any actions which disturb or injure the root structure of existing vegetation or any actions which disturb the existing ground surface.

Section 22. Grading. The definition of the word "Grading" set forth in Section 20E.70.030 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

Grading means any actions which change the grade of the ground surface; grading includes but is not necessarily limited to: dredging, landfills, excavations, filling, earth work, embankments, etc.

Section 23. Significant Trees. A new definition is added to Section 20E.70.030 of the Redmond Municipal Code and Community Development Guide and shall read as follows:

Significant Trees are all trees which have a trunk diameter of over 6 inches measured 4 feet above the ground.

Section 24. Removal of Significant Trees. Section 20E.70.050(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

70.050(05) Removal of significant trees, provided, that a Permit for Tree Cutting is obtained, and the root structure is not disturbed.

Section 25. Clearing. Section 20E.70.050(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

70.050(10) Clearing, provided, that the total area cleared in a parcel in any one year period does not exceed that shown in Table I below, and the area does not contain significant trees.

TABLE I

<u>Ground Slope</u>	<u>Maximum Exempt Area</u>
Flat (not over 5%)	4,000 sq. ft.
Between 5% and 40%	1,000 sq. ft.
Slopes 40% and over	Permit required

Section 26. Grading. Section 20E.70.050(15) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

70.050(15) Grading, provided, that (a) the disturbed area does not exceed that specified in Section 20E.70.050(10); (b) the total

material moved does not exceed 50 cubic yards; (c) cut or fill slopes do not exceed two horizontal to one vertical (2:1); and (d) setbacks are in accordance with Section 20E.70.240.

Section 27. Clearing/Grading for Single Family House. Section 20E.70.050(20) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

70.050(20) Clearing and/or grading for a single family house provided each of the following conditions are met: (a) A valid Building Permit has been issued for the residence; (b) Clearing or Grading is not on ground over 40% in slope; (c) Clearing is limited to an area which: is within 10 feet of the building foundation, porch, patio, driveway, walkway, etc., or is within clearing limits shown on approved building permit plans.

Section 28. Other Projects. Section 20E.70.050(25) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

70.050(25) Clearing and grading for projects other than single family residences provided: (a) a valid Building Permit has been issued and clearing and grading is in accordance with plans approved by the Public Works Department; or (b) a valid Street Use Permit has been issued.

Section 29. Exemptions. Section 20E.70.050(30) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

70.050(30) Refuse disposal sites, mining, quarrying, excavating, processing, stockpiling of rock, sand, gravel, aggregate or topsoil where established and provided for by law provided such operations do not affect the lateral support or increase the stresses in or pressure upon adjacent or contiguous property.

Section 30. State Regulations. Section 20E.70.050(40) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

70.050(40) As with all City-issued permits, specific projects are subject to State Environmental Policy Act (SEPA) review, specific site review, and in many cases, reviews by other agencies.

Section 31. Renumber. Section 20E.70.050(90) of the Redmond Municipal Code and Community Development Guide is hereby renumbered to read as follows:

70.050(35). Exemption from requiring a permit does not exempt the person from the other provisions of this chapter.

Section 32. Repealers. Section 20E.70.050(35) and Sections 20E.70.050(45) through (80) of the Redmond Municipal Code and Community Development Guide which previously exempted certain activities from obtaining a clearing/grading permit are hereby repealed.

Section 33. Permit Approval. Section 20E.70.070 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.70.070 Permit Approval

After an application has been filed and reviewed, the director shall ascertain whether the proposed activity complies with the provisions of this chapter. If the application and plans so comply, or if they are corrected or amended so as to comply, the director shall issue to the applicant a clearing/grading permit. Such permits shall be valid for the number of days stated in the permit, except for farming activities (crop production, livestock, dairies, fowl, horticultural nurseries). Permits shall be for a maximum of one year, except that farming activities permits shall be for a maximum of ten years. Upon approval of the application and issuance of the grading/clearing permit, no work shall be done that is not provided for in the permit. The director is authorized to inspect the site at any reasonable time to determine if the work is in accordance with the permit application and plans.

Section 34. Severability. 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 35. Effective Date. 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.

APPROVED:

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Sandra A. Marin
for CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY [Signature]

FILED WITH THE CITY CLERK: 7-27-89
PASSED BY THE CITY COUNCIL: 8-01-89
PUBLISHED: 8-06-89
EFFECTIVE DATE: 8-11-89
ORDINANCE NO. 1502

EXHIBIT A

A Part of Subsection 20C.10.240(0) PERMITTED LAND USES

ZONING DISTRICTS

LAND USES	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	P0	NB	CO	CB	GC	BP	LI	HI	U
Fabricated Structural Metal Products Manufacturing																					P	
Professional, Scientific, Control, Photographic and Clockwork Instrument and Equipment Manufacturing																			P	P		
Light Fabricated Building Components																			P	P	P	
Light Fabrication Assembly and Manufacturing: toys, jewelry, musical instruments, and other miscellaneous items.																			P	P	P	
SERVICES	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	P0	NB	CO	CB	GC	BP	LI	HI	U
Commercial/Industrial Photography, Cinematography, Video Production														P		P	P	P	P	P		
Finance, Insurance, Real Estate: banks, savings and loan, securities, title and other insurance, real estate sales and brokerage.														P		P	P					
Personal Services: laundry, dry cleaning, barber, beauty salon, photo studio, shoe repair, travel agencies.															P		P					
Cemeteries, Mausoleum																						S
Funeral Home and Service																P	P					
Family Day-Care ²	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Mini Day-Care ^{2/6}	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G		
Day-Care Center ⁶	S	S	S	S	S	S	S	S	S	S	S	S	S	G	G	G	G	G	G	G		
Business Services: duplicating, blueprints, steno, printing, employment, photographic reproduction, book-keeping.														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; 2 - Subject to Section 20C.20.015 Adult Entertainment Facilities; 6 - Permitted in churches without general or special development see Section 20C.20.030(02).

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7 - Not permitted in freestanding structures in LI and HI zones.

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EXHIBIT B

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
Bulk Food Preparation for catering services - No on-site sales																			P	P
Contract Construction Services: office and storage of materials and equipment. office only																	P	P	P	P
Lawn and Garden Maintenance Services: office and storage of equipment and materials. Office only																			P	P
Government Services: offices, administration, post office (but excluding maintenance shops).	S		S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	
Government Services: fire & police	S		S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	
Government Services: shops, maintenance.																	P		P	P
Military																				S
Education: public and private primary and secondary schools ² .	S		S	S	S	S	S	S	S	S	S	S	S	G	G	G	G	G		
Education: universities, Colleges.																				S
Education: special vocational, trade, business, beautician, barber, driving, extension.																	P	P	P	P
Art, Music, Dancing schools and galleries	S	S	S	S	S	S	S	S	S	S	S	S	S	G	G	P	P	P		
Churches ² , Temples ² , Synagogues ² , related activities and uses				S	S	S	S	S	S	S	S	S	S	S	P	P	P			
Charitable, Social, Professional, Labor Organizations														P		P	P			
Massage Parlor, Bath House, Saunas and similar facilities																	P	P		
Home Occupations	P	P	P	P	P	P	P	P	P	P	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; 2 - Subject to Section 20C.20.015 Adult Entertainment Facilities.

EXHIBIT C

A Part of Subsection 20C.10.240 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
Bulk Food Preparation for catering services - No on-site sales																			P
Contract Construction Services: office and storage of materials and equipment.																	P		P
office only																P	P	P	P
Lawn and Garden Maintenance Services: office and storage of equipment and materials.																			P
Office only																			P
Government Services: offices, administration, post office (but excluding maintenance shops).	S		S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Government Services: fire & police	S		S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Government Services: shops, maintenance.																	P		P
Military																			S
Education: public and private primary and secondary school ² .	S		S	S	S	S	S	S	S	S	S	S	S	S	G	G	G	G	G
Education: universities, Colleges.																			S
Education: special vocational, trade, business, beautician, barber, driving, extension, dance, gymnastics school.																P	P	P	P
Art, Music, Dancing schools and galleries	S	S	S	S	S	S	S	S	S	S	S	S	S	S	G	G	P	P	P
Churches ² , Temples ² , Synagogues ² , related activities and uses				S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	
Charitable, Social, Professional, Labor Organizations														P		P	P		
Massage Parlor, Bath House, Saunas and similar facilities																P	P		
Home Occupations	P	P	P	P	P	P	P	P	P	P	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; 2 - Subject to Section 20C.20.015 Adult Entertainment Facilities.

PARKING SPACES REQUIRED

ZONING DISTRICT		REQUIRED OFF-STREET PARKING	
		Minimum Required	Maximum Allowed
General Agriculture Ranch Estates Residential Estates Suburban Estates Suburban Residence	G A RE R1 R-2-R-3 R-4-R-5-R-6	2/du	NS
Urban Residence Multiple Residence	R-8-R-12 R-20-R-30	1.2/Studio du 1.5/1 Bedroom du# 1.8/2 Bedroom du# 2.0/3+ Bedroom du#	NS
Professional Office	PO	3.5/1000 sq. ft. gfa	4.5/1000 sq.ft.gfa
Neighborhood Business	NB	4/1000 sq. ft. gfa	5/1000 sq.ft.gfa
Commercial Office	CO	3.5/1000 sq. ft. gfa.	4.5/1000 sq.ft.gfa
Community Business	CB	4/1000 sq. ft. gfa.	5/1000 sq.ft.gfa
General Commerce	GC	*	
City Center	CC		
Convenience Commercial		3.5/1000 sq. ft. gfa.	4.5/1000 sq.ft.gfa
Office:			
Urban		2.0/1000 sq. ft. gfa.	3.0/1000 sq.ft.gfa
Campus		2.5/1000 sq. ft. gfa	3.5/1000 sq.ft.gfa
Pedestrian			2.0/1000 sq.ft.gfa
Mixed Use/Shopping Center		3.5/1000 sq. ft. gfa	5.0/1000 sq.ft.gfa
Business Park	BP	2.0/1000 sq. ft. gfa	3/1000 sq.ft.gfa**
Light Industry	LI	2.0/1000 sq. ft. gfa	3/1000 sq.ft.gfa**
Heavy Industry	HI	2.0/1000 sq. ft. gfa.	3/1000 sq.ft.gfa**
Planned Unit Developments	PD	2.0/1000 sq. ft. gfa.	3/1000 sq.ft.gfa**

Notes: du - Dwelling Unit

gfa - Gross Floor Area

NS - No Specification

* - 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.

** - The Technical Committee may consider parking at a ratio as low as 1.5/1000 if a covenant is recorded with the property which limits the uses to warehouse uses and/or limits the number of employees permitted in a building or project. Parking at ratios greater than 3.0/1000 (not to exceed 3.5/1000) is generally not permitted unless the employer/building owner can document that single occupancy vehicle trips can be reduced better through the employer/building owner's parking/traffic mitigation program than they would be reduced through limiting parking stalls to 3.0/1000.

- Bedroom shall include all rooms that can be used as permanent sleeping quarters.

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