

TOWN OF REDMOND, WASH.

Ordinance No. 172

An Ordinance of the Town of Redmond Establishing a Comprehensive Zoning Plan for the Town of Redmond by establishing various Use Districts for the Areas in the Town and Prescribing certain Regulations for each of said Use Districts. Passed: February 10, 1954.

| DISTRICTS | | MINIMUM SIZE OF LOT (The minimum width of lot shall be provided at the front building line.) | | MAXIMUM HEIGHT OF BUILDINGS | | MAXIMUM COVERAGE OF LOT BY ALL BUILDINGS THEREON (Covered porches, etc., are building areas.) | MINIMUM YARD DIMENSIONS | | | MINIMUM FLOOR AREA FOR A ONE-FAMILY DWELLING | FENCE & HEDGE RESTRICTIONS | MINIMUM OFF-STREET PARKING SPACE Regulations set forth under this heading are subject to the provisions of Section 6, Note 1. |
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| | | MIN. AREA | MIN. WIDTH | STORIES | FEET | | FRONT YARD DEPTH | SIDE YARD WIDTH | REAR YARD DEPTH | | | |
| R-60 | <ol style="list-style-type: none"> One-family dwellings, but not to exceed one dwelling on any one lot. Private garages and other accessory buildings as are ordinarily appurtenant to a one-family dwelling. Customary home occupations as described in Section 2. Signs, not exceeding 6 sq. ft. in area, pertaining to the leasing, sale, or rental of the building or lot; also a sign not more than 1.5 sq. ft. in area giving the name, address, occupation, and telephone number of the occupant of the premises, provided said sign is not artificially lighted and is set back from the street right of way line one half the building set back requirement. Keeping of not more than 4 family pets, which can be kept in the home, such as dogs, cats, deodorized skunks, or other domestic or tamed wild animals which are not vicious by nature. This limit of 4 pets shall not include birds, fish, suckling young of a pet, or other animals which at all time are kept inside a fully enclosed building or accessory building and which do not create an odor which is detectable on an adjoining lot. Keeping of horses, cattle, chickens, rabbits, sheep, and other similar animals not including goats and swine, provided shelters are provided for said animals at least 50 feet from the side lot of adjoining lots, and 100 feet from any public street. Adjoining lot owners may locate the above described shelters on their common lot line, provided they each desire to provide a shelter to house one or more of the above described animals. A lot area, in addition to the minimum required for a dwelling, shall be provided equivalent to one acre for each 1200 pounds of the total weight of all animals kept. This regulation shall not be construed to permit the keeping of animals in any place or manner which will endanger public health or safety. Gardening and fruit raising. Renting of rooms for lodging purposes to accommodate not more than 2 persons in addition to the immediate family. Special property uses as listed in Section 6, Note 9 (a). | 6000 sq. ft. 60 ft. Except as note in Section 6, Note 7. | 2½ | 30 | 30 per cent, of which not more than one-third shall be accessory buildings. | 30 ft. 5 ft. 30 ft. Except as noted in Section 6, Note 8. | 850 sq. ft. in the dwelling, exclusive of any area to be used for garage, storage, porch, or similar use. | As provided in Section 6, Note 5. | One parking space for each one-family dwelling. For other than residential uses as specified in Section 6, Note 1 (b). | | | |
| R-G | <ol style="list-style-type: none"> All uses permitted in R-60 districts as permitted therein. Multiple family dwellings. Public garages for storage of private passenger cars used by residents living in the vicinity. Special property uses as listed in Section 6, Note 9 (b). | 5000 sq. ft. 50 ft. for each one-family unit; 1500 sq. ft. of lot area shall be provided for each additional unit. | 3 | 35 | 35 per cent. | 20 ft. 5 ft. 25 ft. Except as noted in Section 6, Note 8. | No Minimum. | As provided in Section 6, Note 5. | One parking space for each one-family dwelling. For other than residential uses as specified in Section 6, Note 1 (b). | | | |
| N-S | <ol style="list-style-type: none"> All uses permitted in the least restricted residential district abutting the particular N-S district as is permitted therein. Special property uses as listed in Section 6, Note 9 (c). | Residential uses: Same as for least restrictive residential district abutting. | Same as for least restricted residential district abutting. | Same as for least restricted residential district abutting. | Same as for least restricted residential district abutting. | No Minimum. | As provided in Section 6, Note 5. | One parking space for each one-family dwelling. For other than residential uses as specified in Section 6, Note 1 (b). | | | | |

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| C-1 | <p>1. All uses permitted in R-G districts as permitted therein.</p> <p>2. Places for conducting of any retail business, provided that all products offered for sale shall be stored in fully enclosed structures, banks, garages, gasoline service stations, hotels, motels, offices, personal service shops, places of amusement or recreation, restaurants, cafes, and other places serving food or beverages with or without entertainment provided in connection therewith, self-service laundries, studios, theaters, and auditoriums, and undertaking establishments.</p> <p>3. Preparation or manufacture of goods or products for retail sale on the premises, if not more than 10 persons are employed in such preparation or manufacture in any one time.</p> <p>4. Advertising and other signs.</p> <p>5. Parking lots.</p> <p>6. Used Car lots.</p> | None Specified. | 4 | 45 | Not Specified. | None Specified. | No Minimum. | No Restrictions. | <p>One parking space for each one-family dwelling.</p> <p>For other than residential uses as specified in Section 6, Note 1 (b).</p> |
| M-1 | <p>1. All use permitted in C-1 districts as permitted therein.</p> <p>2. Heavy machinery sales yards.</p> <p>3. Trailer courts and tourist courts.</p> <p>4. Any use conducted entirely within a building or fenced enclosure, where said fence is at least 6 feet high and augmented with planting screens the operations from outside view, consisting of the manufacture, fabrication, assembling or other handling of products, the operation of which is normally such that at no time will such use cause or result in any</p> <p>(a) dissemination of dust, smoke, observable gas or fumes, or other atmospheric pollutant beyond the boundaries of the site where such use is conducted; or</p> <p>(b) dissemination of any noise, vibration or odor beyond the boundaries of the M-1 district in which such use is conducted; or</p> <p>(c) physical hazard such as fire or explosion to any adjacent building or plant growth on any land adjacent to the site where such use is conducted.</p> | None Specified. | Not Specified. | Not Specified. | Not Specified. | None Specified. | No Minimum. | No Restrictions. | None Required. |
| M-2 | <p>1. All uses not otherwise prohibited by law or ordinance, except as follows:</p> <p>(a) None of the following uses shall hereafter be established in any M-2 district unless and until a special permit has been obtained for such use from the board of adjustments:</p> <p>Distillation of bone Fat rendering Livestock feed yard Manufacture of: acid, cement, chemicals, explosives or fireworks (or storage of same), fertilizer, gas, glue, gypsum, lime, or plaster of paris. Reduction, canning, or processing of fish or animal products of any kind. Smelting of ore Stockyard or slaughter of animals (except poultry and rabbits).</p> <p>Prior to the granting of the abovementioned special permit by the board of adjustments, the board shall ascertain that there will be adequate controls and other facilities provided to eliminate, within reason, any damage to property not in any M-1 or M-2 district from smoke, dust, gas fumes, or other atmospheric pollutants, noises, or vibration. Also the board shall ascertain that adequate provisions are made to protect adjoining property from fire, explosions, or other physical hazards.</p> | None Specified. | Not Specified. | Not Specified. | None Specified. | No Minimum. | No Restrictions. | None Required. | |
| P-1 | <p>1. The following uses subject to the approval of all plans by the planning commission and the town council:</p> <p>Federal, state, county, and town governmental buildings.</p> <p>Highways, freeways, and other thoroughfares.</p> <p>Schools, playgrounds, parks, and parking lots.</p> <p>Other uses as approved by the planning commission and town council.</p> | None Specified. | As may be approved by the planning commission. | As may be approved by the planning commission. | As may be approved by the planning commission. | No Minimum. | As may be required by the planning commission. | As may be required by the planning commission. | |

Legal Notices

TOWN OF REDMOND, WASHINGTON

ORDINANCE NO. 172

AN ORDINANCE OF THE TOWN OF REDMOND ESTABLISHING A COMPREHENSIVE ZONING PLAN FOR THE TOWN OF REDMOND BY ESTABLISHING VARIOUS USE DISTRICTS FOR THE AREAS IN THE TOWN AND PRESCRIBING CERTAIN REGULATIONS FOR EACH OF SAID USE DISTRICTS.

THE TOWN COUNCIL OF THE TOWN OF REDMOND DO ORDAIN AS FOLLOWS:

ARTICLE I—Purposes

Section 1: There is hereby established a comprehensive zoning plan for the Town of Redmond, Washington, which plan is set forth in the text, maps, and schedule that constitute this Ordinance. Said plan is adopted by the authority of and for the purposes set forth in Chapter 44, Laws of 1935, Laws of the State of Washington, and more particularly for the protection and promotion of public health, safety, and general welfare.

ARTICLE II—Definitions

Section 2: For the purpose of this Ordinance certain words and terms used herein, are defined as follows:

All words used in the present tense include the future tense; all words in the plural number include the singular number and all words in the singular number include the plural number: Unless the natural construction of the wording indicates otherwise. The word "lot" includes the word "plot"; the word "building" includes the word "structure"; and the word "shall" is mandatory and not directory. The word "used" shall be deemed also to include "designed, intended, or arranged to be used." Unless otherwise specified, all distances shall be measured horizontally. The word "Town" means the Town of Redmond, in the County of King, State of Washington; the term "Town Council" means the Town Council of said Town; the term "planning commission" means the Planning Commission of said Town; the term "building inspector" means the Building Inspector of said Town.

ordinate building, on the same plot
ALLEY: A passage way open to public travel which affords generally a secondary means of vehicular access to abutting lots and is not intended for general traffic circulation.

ACCESSORY BUILDING: A subordinate building on the same lot with the BUILDING, housing the main use of the premises, but not to be used for a dwelling or sleeping purposes. If an accessory building is attached to the building by other than breezeway, or roof passage, or closer than 3 feet to the building, it shall be considered a part of the building.

branches, and arranged and trimmed in such a manner to produce a barrier to screen and obstruct view and prevent free access to property.

HEIGHT OF BUILDING: The height of a building is the vertical distance from the established grade to the highest point on the roof or parapet wall.

HOME OCCUPATION: Any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the dwelling for dwelling purposes and does not change the character thereof. The conducting of a clinic, hospital, barber shop, beauty parlor, tea room, tourist home, animal hospital, retail sales of any type or similar use shall not be deemed to be a home occupation.

HOSPITAL: Unless otherwise specified, the term "hospital" shall be deemed to include sanitarium, sanatorium, preventorium, clinic, rest home, nursing home, convalescent home, and any other place for the diagnosis, treatment, or other care of human ailments.

HOTEL: Any building or portion thereof containing 15 or more rooms that are rented, or hire out to be occupied or which are occupied for sleeping purposes for compensation, whether the compensation be paid directly or indirectly.

LOT: A portion or parcel of land considered as a unit, devoted to a certain use or occupied by a certain building or group of buildings that are united by a common interest or use, and the customary accessories and open spaces belonging to same. A lot may be reduced in size in order to form one or more additional lots or to increase the size of an adjoining lot provided the area of land that remains fulfills all the requirements for width, area, yards, etc. for the use or intended use of the original lot. A lot may or may not coincide with a "lot of record."

LOT OF RECORD: A lot which is a part of a subdivision, the map of which has been recorded in the office of the County Auditor.

MOTELS A group of cabins, not provided with kitchen facilities, in which motorists or others are provided sleeping accommodations for periods of normally less than one week duration.

NON-CONFORMING USES Use of a building or land that does not conform to the regulations as to use for the district in which is situated.

1. Existing: A non-conforming use that was existing as of date of passage of this ordinance.

OFF-STREET PARKING: Parking facilities for motor vehicles on other than a public street or alley.

ROOMING HOUSE: Any building or portion thereof containing more than 4 and less than 15 rooms that are used, rented or hire out to be occupied or which are occupied for sleeping purposes by

districts as shown on the zoning map, the following rules shall apply:

1. Where such boundaries are indicated as approximately following the centerlines of streets, alleys, railroad, or water lines such centerlines shall be construed to be such boundaries.

2. Where such boundaries are indicated as approximately following lot lines, and are not more than twenty feet therefrom, such lot lines shall be construed to be such boundaries.

3. In un subdivided land and where a district divides a lot, the location of such boundary, unless the same is indicated by dimensions shown on the map, shall be determined by the use of the scale shown thereon.

Section 5; Effect of Establishment of Districts.

Except as otherwise provided in Sections 8 and 9 of this Ordinance.

1. No building shall hereafter be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be used, designed or arranged to be used for any purpose other than is included among the uses listed in the schedule and notes appended thereto constituting Section 6 of this Ordinance as permitted in the district in which such building or land is located, nor in any manner contrary to any of the requirements specified in said schedule and notes.

2. No building shall hereafter be erected, reconstructed, or structurally altered to exceed in height the limit designated in said schedule and notes appended thereto for the district in which such building is located.

3. No building shall hereafter be erected nor shall any existing building be structurally altered, enlarged, rebuilt, or moved, nor shall any open space be encroached upon or reduced in any manner, except in conformity to the yard, lot area, building location, parking space, and other space and area regulations designated in said schedule and notes appended thereto for the district in which such building or space is located. In the event of any such unlawful encroachment or reduction, such building shall be deemed to be in violation of the provisions of this ordinance and the certificate of occupancy for such building thereupon shall be null and void.

4. Off-street parking areas shall be provided as specified in said schedule and notes appended thereto. The parking areas provided shall be of sufficient dimensions to make it practical to use this area for parking purposes.

5. Where a lot is formed from part of a lot already occupied by a building, such separation shall be effected in such manner as not to impair any of the requirements of this ordinance with respect to the existing buildings, and all yards and other open spaces in connection therewith and no per-

as being required in the schedule for a specific use district, then any new facility or the enlargement of an existing facility shall provide as a minimum the maximum number of parking spaces as determined by one of the following means:

1. One parking space for each two employees.

2. One parking space for each 400 square feet of floor area in the ground floor of the building that is used for non-residential purposes.

3. One parking space for each 10 seats or sitting space in any assembly building such as a theater, church, or auditorium.

4. One parking space for each 10 seats or facilities to accommodate 10 guests in any cafe, restaurant, and other place serving food or beverages.

5. One parking space for each dwelling unit.

6. In no case will parking lot for business be separated by a street from such business.

The Board of Adjustments may permit a church or similar building, where meetings are held at night or on Sunday, to use a parking lot jointly with another use, provided it is jointly agreed to by the owners or representatives of the two parties, and it is established that the parking requirements will not be conflicting, and the parking facility is within 300 feet of the church.

Note 2: Front Yard.

The following features may extend into a front yard not to exceed the distance specified:

(a) Cornices, canopies, eaves, or any similar features, none of which is less than 10 feet above the established grade; 2 feet 0 inches.

(b) A terrace or uncovered porch with its floor no higher than the ground floor of the building and also not more than four feet. A railing no higher than 3 feet may be placed around such terrace or porch.

(c) A chimney: 18 inches.

(d) A watertable: 2 inches.

(See Note 5 for fence and hedge restrictions in front yards.)

Note 3: Side Yard.

The above features listed under (a), (c), and (d) of Note 2 may also extend into any side yard the same distances that they are permitted to extend into the front yard.

A terrace or uncovered porch not more than 2 feet 6 inches above established grade may extend into the side yard to within 3 feet of the side lot line. A railing above the floor level of the terrace or porch shall be permitted as in (b) of Note 2.

(See Note 5 for fence and hedge regulations in side yards.)

Note 4:

The following may occupy a rear yard:

(a) Fences as described in Note 5.

(b) All features listed in Note 2, above.

(c) Accessory buildings, provided, that no accessory building

residential use then said fence shall be altered to conform to the regulations set forth in paragraph (a).

NOTE 6, Height Limit.

All buildings hereafter constructed or structurally altered shall conform to the height limits as established in the Schedule.

The height limits shall not apply to the following structures: Cupolas, water tanks, church spires, standpipes, flag poles, transmission lines, radio and television antennae or towers, and similar structures.

NOTE 7: Area and Width Requirements for Lots.

All lots shall meet the lot area and width requirements set forth in the schedule except as follows: R-60 District: Any parcel of land with an area or a width less than that prescribed for a lot in the R-60 district, which parcel was under one ownership and, the owner thereof owns no adjoining land at the time of adoption of this ordinance and provided further that it was permissible for the owner of said land, at the time of passage of this ordinance, to utilize this said parcel of land for a particular use which was permissible prior to the passage of this ordinance, then the fact that this said parcel of land does not meet the area and width requirements as set forth in this ordinance shall not prohibit the property from being utilized in any manner which was permissible prior to the passage of this ordinance, provided that all other regulations prescribed by the district by this ordinance shall be complied with.

Other Districts: Any parcel of land with an area and/or a width less than that prescribed for a lot in any district, other than the R-60 district, which parcel was under one ownership or was subdivided into lots according to a plat of record at the time of passage of this ordinance, and it was permissible for the owner of said land, at the time of passage of this ordinance, to utilize this said parcel of land for a particular use which was permissible prior to the passage of this ordinance then the fact that this said parcel of land does not meet the area and/or width requirements as set forth in this ordinance shall not prohibit the property from being utilized in any manner which was permissible prior to the passage of this ordinance, provided that all other regulations prescribed for the district by this ordinance shall be complied with.

It shall be permissible to construct one single family dwelling on each such lot at the time of passage of Ordinance No. 172 and if permissible in the district to construct one dwelling unit for each lot, providing other regulations set forth in this ordinance are complied with.

NOTE 8: Yard Dimensions.

Depth of Front Yards: If building existing at the time of passage of this ordinance occupy 50% or

after a public hearing. Prior to the board of adjustments granting a special permit for the above they shall make such investigation as they deem necessary to establish that the above are necessary for the convenience of the residents in the vicinity of the proposed grocery, drug, or similar store and shall not issue such permit if this is not true. The board of adjustments shall require all building constructed or altered for the special property uses permitted in a N-S district to harmonize with the appearance of the adjacent residences. The board shall not issue any special property use permit for any new building or enlargement of an existing building unless all requirements of this ordinance are fulfilled. Complete plans showing the elevation, and location of all buildings, parking areas, screening, and other facilities on the lot shall be submitted with each application for a special property use permit.

Section 7: Non-Conforming Uses.

Except as otherwise provided in this Section, the lawful use of land existing at the time of the adoption of this ordinance may be continued, although such use does not conform to the regulations specified by this ordinance for the district in which such land is located; provided, however, that no such non-conforming use shall be enlarged or increased, nor shall any non-conforming use be extended to occupy a greater area of land than occupied by such use at the time of the adoption of this ordinance, nor shall any such non-conforming use be moved in whole or in part to any other portion of the lot or parcel of land occupied by such non-conforming use at the time of the adoption of this ordinance; provided further, that if any such non-conforming use of any land ceases for any reason for any continuous period of not less than one year, any subsequent use of any such land shall be in conformity to the regulations specified by this ordinance for the district in which such land is located.

Except as otherwise provided in this section, the lawful use of any building existing at the time of the adoption of this ordinance, although such use does not conform to the regulations specified by this ordinance for the district in which such building is located, may be continued. Any such use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of the adoption of this ordinance, but no such use shall be extended to occupy any land outside such building. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use, which, in the opinion of the board of adjustments, either by general rule or on a specific finding in a part-

The building inspector shall keep a record of each and every ident-

ification of this ordinance, every junk yard, fuel yard, builders' supply yard, contractor's yard, or lumber yard, which, after the adoption of this ordinance, exists as a non-conforming use in any R-G, N-S, C-1 District, shall within three years after the same become a non-conforming use, be completely enclosed within a continuous fence APPROVED BY THE BOARD OF ADJUSTMENT, which fence shall be not less than six (6) feet in height, and shall be of non-glare material, and in any event of a sufficient height so that such fence, supplemented by LANDSCAPING APPROVED BY THE BOARD OF ADJUSTMENTS, will at all seasons of the year completely screen all operations of such establishment from the view of pedestrians, and motorists, passing such establishment on any public street, and from view from adjacent land and from buildings lawfully existing in an R-60, R-G, N-S, or C-1, districts. Such fence and supplementary landscaping shall at all times be properly maintained and in full compliance with any conditions attached to the approval thereof BY THE BOARD OF ADJUSTMENTS.

All the foregoing provisions shall apply to all uses which do not conform to the provisions of this ordinance at the time of its adoption and also to all uses that become non-conforming by reason of any subsequent amendment of this ordinance.

Except as otherwise provided in this section, nothing in this ordinance shall be deemed to require any change in the plans, construction, or designated use of any building on which a building permit was issued or authorized by action of the Town Council, prior to the adoption of this ordinance, provided that the construction of said building was completed within one year of the date of issue of a building permit, or two years from the date authorized by the Town Council.

ARTICLE V—Administration
Section 8: Enforcement.

(A) Building Inspector: The building inspector as established by the Building Ordinance of the Town of Redmond, shall be responsible for enforcing the provisions of this ordinance. The building official and his duly authorized assistants shall have the right to enter any building or enter upon any land during the daytime in the course of their duties.

(B) Records: The building inspector shall maintain in his office files of all building permits issued, applications for building permits, and certificates of occupancy issued by him which shall be open to the public for inspection. The building permits, certificates of occupancy, and applications for building permits shall be issued as provided for in the Building Ordinance of said town.

The building inspector shall keep a record of each and every ident-

considered a part of the building.

BUILDING: Structure housing the principal use of the lot.

BUILDING LINE: A line, established by law, beyond which a building shall not extend except as specifically provided by law.

COMMERCIAL VEHICLE: A motor vehicle used for purposes other than a family car, such as a taxi, delivery, or service vehicle.

ESTABLISHED GRADE: The high point of the sidewalk at the front or side lot line as established by the Town.

DOG KENNEL: The keeping of more than 4 dogs that are more than 6 months old.

FAMILY: One or more persons occupying a dwelling unit and living as a single, non-profit house-keeping unit.

DWELLING: The terms "dwelling," "one-family dwelling," "two-family dwelling," "multiple family dwelling," or "dwelling group" shall not be deemed to include motel, or tourist home.

DWELLING; ONE-FAMILY: A detached building containing one dwelling unit only.

DWELLING; TWO-FAMILY: A detached building containing two dwelling units.

DWELLING; MULTIPLE: A building or portions thereof, used for and containing three or more dwelling units.

DWELLING GROUP: A group of dwellings occupying a lot and having one yard in common.

DWELLING UNIT: A building or portion thereof providing complete housekeeping facilities for one family.

GARAGE: A building or portion thereof in which a motor vehicle is stored, repaired or kept.

PRIVATE GARAGE: An accessory building or a portion of a building in which a motor vehicle used by the occupants of the building is stored or kept, but not kept for repair, sale, or hire.

A residential private garage may be used to store or keep not more than one commercial vehicle for each dwelling unit in the building, when said commercial vehicle is used by the occupants of said building. Residential private garages may be used as a base of operations for carpenters and other workers; provided all materials, equipment, etc. used in connection therewith are stored inside the garage or building at all times when on the premises; provided also that no explosive inflammable, or odorous materials are stored or kept on the premises; provided also that not more than 50 per cent of the area of the garage, not more than 260 square feet of area, and not more than 1500 cubic feet of space is used to store such material, equipment, etc.; provided also that no manufacturing, sales, or commercial repairs are conducted on the premises; and provided also that such use does not alter the character of the dwelling and premises.

PUBLIC GARAGE: Any garage other than a private garage.

HEDGE: A group of plants growing not more than one foot apart, measured between the closest

to be occupied or which is occupied for sleeping purposes by more than four and less than fifteen guests for compensation, whether the compensation be paid directly or indirectly. The term "rooming house" shall be deemed to include lodging house and boarding house but not tourist home or automobile court.

SIGN: Any device for vital communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge, or insignia of any government or governmental agency, or of any civic, charitable, religious patriotic, fraternal, or similar organization.

STREET: A public or private thoroughfare, meeting standards of a public way, which affords the principal access to abutting property.

TOURIST COURT: A group of cabins, provided with kitchen facilities, in which tourist or others are provided living accommodations for periods of normally less than two weeks.

TOURIST HOME: A dwelling in which sleeping accommodations in less than 15 rooms are provided or offered for transient guests for compensation.

USED CAR LOT: Any place outside a building where two or more automobiles are offered for sale or are displayed.

YARD: An open occupied space on the same lot with a building or proposed building.

FRONT YARD: A yard between the front lot line and the front building line (required setback line) extending across the width of the lot.

REAR YARD: A yard between the rear lot line and the rear of the building extending across the width of the lot.

SIDE YARD: A yard between the side building line and the side lot line and extending from the front yard to the rear yard.

ARTICLE III—Establishment of Districts Section 3: List of Districts. The Town of Redmond is hereby divided into the following classes of districts:

R60 — One-family Residential Districts—6,000 sq. ft. per lot.

R-G—General Residential Districts—5,000 sq. ft. per lot.

NS—Neighborhood shopping Districts.

C-1—Commercial Districts, requiring off-street parking.

M-1—Light Industrial Districts.

M-2—Heavy Industrial Districts.

P-1—Public Use Districts.

The aforesaid districts are hereby established as the designations, locations, and boundaries thereof are set forth and indicated on the Zoning Map.

Section 4: Zoning Map. The term "zoning map" as herein used shall be deemed to be that certain map, three copies of which are on file in the Office of the Town Clerk, of said Town and labeled, ZONING MAP OF REDMOND WASHINGTON, dated and signed by the Town Clerk and Mayor of said Town. Said zoning map is hereby adopted and made a part of this Ordinance.

Where uncertainty exists as to any of said boundaries of the use

connection between the building and no accessory building shall be constructed on that portion of any rear yard adjacent to and within 5 feet of an adjoining side yard, adjacent to and within 10 feet of an adjoining front yard, or within 10 feet of any public street provided that any accessory building construction in a R-60, R-G, or N-S district with the vehicular entrance from a public street, shall be set back a minimum of 30 feet from such street to provide sufficient space for an automobile to park between the street and the garage without obstructing pedestrian traffic on the sidewalk or proposed sidewalk.

ARTICLE IV—Regulations. Section 6: Schedule.

The schedule of regulations, described as "Schedule for Zoning Ordinance No. 172," and the notes appended thereto applying to the uses of land and buildings, the height of buildings, the yards and other open spaces to be provided contiguous to or in connection with buildings the area of lots, off-street parking areas, and all other matters contained therein, as indicated for the various districts, established by this ordinance, are hereby adopted and declared to be a part of this ordinance, and may be amended in the same manner as any part of this ordinance. The regulations listed for each district are designated reading from left to right across the schedule, and in all notes appended thereto, are hereby adopted and prescribed for such district, subject to the provisions of Section 7, 8, and 9, of this ordinance, and unless indicated shall be deemed to be the minimum requirements in every instance of their application. The listing of any use in said schedule either as being permitted in or as being excluded from any particular district shall be deemed to be an exclusion of such use from any more restricted district, unless such use is permitted in such more restricted under the language set forth in the schedule as applying thereto.

SEE "schedule for zoning ordinance No. 172."

NOTES

The following notes shall be deemed to be appended to the schedule in Section 6, and are hereby adopted as a part thereof and as referred to therein.

Note 1: Off-street Parking.

(A) Parking areas when required by this Ordinance shall meet the following requirements:

1. Required off-street parking for residential uses shall be on the same lot as the dwelling or dwellings for which they are provided.

2. Required off-street parking for uses in NS districts shall be on the same lot with the building.

3. Required off-street parking for other than residential uses and in other than NS districts shall be within a distance of 500 feet, measured along the shortest route of available pedestrian access between any entrance of such use and the farthest part of the required parking space.

4. All parking space provided for non-residential uses in other than M-1 and M-2 districts shall be surfaces with asphaltic or cement concrete or penetration type bituminous surfacing of minimum thickness of 1½" to provide a dust free parking lot.

5. All parking areas shall have a means of access to a public street or public alley.

6. Off-street parking areas shall not be located in a required front yard except in N-S districts.

(B) Parking Areas: When off-street parking areas are stipulated

in this ordinance occupy 50% or more of the frontage in any block, and on one side of the street, then the depth of the front yard required by this ordinance shall be disregarded on that side of the street in such block and in lieu thereof the depth of front yard required on each lot therein shall be not less than the average depth of the front yards existing at the time of the passage of this ordinance; provided that the front yard required on any lot, which lies between and contiguous to two lots on which are located buildings, need not have a depth greater than that of one of the two front yards on such contiguous lots that has the greater depth.

NOTE 5: Fence & Hedge Regulations

The following regulations shall apply in all R-60, R-G, and N-S districts, except where the requirements of screening require otherwise.

(a) Except as otherwise stated in paragraph (b) of this note, Fences and Hedges may be constructed or grown to a height of not to exceed 3 feet 6 inches in a front yard, or the part of the side yard within 20 feet of the front building line of the lot, fences and hedges may be constructed or grown to a height or not to exceed 6 feet in the remaining portion of the side yards and the rear yards.

(b) On every lot in R-60, R-G, and N-S districts that abuts on two intersecting streets or abuts on a street and an alley that intersect adjacent to said lot the following regulations shall apply:

There shall be no structure constructed or reconstructed and no obstruction permitted to grow other than a post, column or tree not exceeding one foot square or one foot in diameter, between a height of 3 feet and 10 feet above the established grade within the triangular areas described below.

1. The triangular area formed by line 20 feet long the right of way lines of two intersecting streets, measured from the point of intersection of the right of way lines, and the line connecting the two ends of the two 20 foot lines.

2. The triangular area formed by a line 15 feet long, along the street right of way line measure from the point of intersection of the said right of way, with the alley right of way line and a line 15 feet long, along the alley right of way line measured from the point of intersection of the street and alley right of way lines and the line connecting the unconnected ends of the two lines.

In every lot where the adjoining lot is used for non residential purposes, then a fence of not to exceed 6 feet may be constructed along the side of the lot separating a residential lot from the lot being used for non residential purposes; provided that when and if said adjoining lot is converted to a

on a specific finding in a particular case, is of the same or of a more restricted nature.

If any non-conforming use of a building ceases for any reason for a continuous period of not less than one year, or if the building in or on which such use is conducted or maintained is moved for any distance then any future use of such building shall be in conformity to the regulations specified by this ordinance for the district in which such building is located.

No existing building, designed, arranged or intended for or devoted to a use not permitted under the regulations specified by this ordinance for the district in which such building is located shall be enlarged, extended, reconstructed, structurally altered, or moved unless such use is changed to a use permitted under the regulations specified by this ordinance for the district in which said building is located; provided, however, that work may be done in any period of 12 months on ordinary repairs, or repairs and replacement of non-bearing walls, fixtures, wiring, or plumbing to an extent not exceeding 25% of the full value of the building as determined by applying to the assessed value thereof (according to the assessed value thereof as established by the King County Assessor) the ratio of full or salable to assessed value as fixed by the said King County Assessor; provided that the cubical content of the building shall not be increased; and provided further that nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by the building inspector and by him ordered to be strengthened or restored to a safe condition, unless such building has been destroyed to an extent of more than 50% of the full value thereof, determined as aforesaid.

If at any time any building in existence or maintained at the time of the adoption of this ordinance does not conform to the regulations for the district in which it is located shall be destroyed by any means to an extent of more than 50% of the value thereof, determine as aforesaid, or if such building is moved for any reason for any distance whatever, then in any such event said building and the land on which said building was located or maintained from and after the date of said destruction or moving be subject to all the regulations specified by this ordinance for the district in which such land and buildings are located.

Regardless of any other provision of this ordinance, every builder's supply yard, fuel yard, contractor's yard, or lumber yard, which, after the adoption of this ordinance, exists as a non-conforming use in any R-60 District, shall within five years after the same, become a non-conforming use, be discontinued and removed or changed to a use permitted in the district.

Regardless of any other provision of this ordinance, every building, designed, arranged or intended for or devoted to a use not permitted under the regulations specified by this ordinance for the district in which such building is located shall be enlarged, extended, reconstructed, structurally altered, or moved unless such use is changed to a use permitted under the regulations specified by this ordinance for the district in which said building is located; provided, however, that work may be done in any period of 12 months on ordinary repairs, or repairs and replacement of non-bearing walls, fixtures, wiring, or plumbing to an extent not exceeding 25% of the full value of the building as determined by applying to the assessed value thereof (according to the assessed value thereof as established by the King County Assessor) the ratio of full or salable to assessed value as fixed by the said King County Assessor; provided that the cubical content of the building shall not be increased; and provided further that nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by the building inspector and by him ordered to be strengthened or restored to a safe condition, unless such building has been destroyed to an extent of more than 50% of the full value thereof, determined as aforesaid.

NOTE 9: Special property Uses.

The following uses may be permitted in the particular district listed below by a special permit authorized by the Board of Adjustments as established in Section 9.

(a) R-60 District: Churches may be permitted by a special permit authorized by the board of adjustments provided that prior to the board considering an application for a church, a letter or petition must be submitted to the board, signed by 66% of the property owners within 100 feet of the proposed church site. The percentages shall be based on area or property lying within 100 feet of the proposed church site, not including streets.

(b) R-G Districts: Parking lots; hospitals; schools; churches; private clubs, not operated for profit; motels; office of a professional person located within his home; and other occupations engaged in by individuals within their dwellings, provided that not more than two persons are employed other than the immediate family may be permitted by a special permit authorized by the board of adjustments provided that screening, necessary lighting, and other requirements are provided as may be required by the board of adjustments.

(c) N-S Districts: Retail grocery, drug, and similar stores of total floor area of building and accessory buildings of not more than 4000 square feet may be permitted by a special permit authorized by the board of adjustments

record of each and every identifiable complaint of a violation of any of the provisions of this ordinance, the action taken, consequent to any such complaint, which records shall be open to the public for inspection. The name of the person making the complaint shall be held confidential and shall not appear on the written record unless at the request of the individual making the complaint.

(C) Permits Issued Contrary to this Ordinance: Any such building permit, certificate of occupancy, or other authorization issued, granted, or approved in violation of the provisions of this ordinance shall be null and void and of no effect without the necessity of any proceedings for revocation or nullification thereof, and any work undertaken or use established pursuant to any such building permit, certificate of occupancy, or other authorization shall be unlawful, AND NO ACTION SHALL BE TAKEN by any board, officer, or employee of the town purporting to validate any such violation, except as provided in Section 9.

(D) Certificate of Occupancy: Certificate of occupancy shall be issued as required by the building code, and for all non-conforming uses existing at the time of the adoption of this ordinance. The owners of non-conforming uses shall apply for a certificate of occupancy within one year of the date that particular use becomes non-conforming use.

Section 9: Board of Adjustments.

(a) MEMBERSHIP AND COMPENSATION.

A Board of Adjustment is hereby established. The word "Board," when used herein, shall mean the Board of Adjustment. The Board shall consist of the Mayor and members of the Town Council. All of whom shall serve with no additional salary.

(b) APPELLANT

Any person or persons, officer, official of any department, board or commission of the town, jointly or severally, may constitute the appellant, and may make a request for an adjustment to the Board for relief from any provision of the zoning ordinance or any determination of the Building Inspector in the application of the provisions of the zoning ordinance to the appellant's land and buildings. The appellant shall appear at the public hearing in person, by agent, or by attorney.

(c) PETITIONS

Any person or persons, jointly or severally, and any person, officer, or official of any department, board or commission of the Town may support or oppose, by petition, or letter, the appellant's request for an adjustment. The petition, or letter, shall specify the reasons for supporting or opposing the appellant's request, and shall contain the signature and description of the land, of each property owner signing the petition. The petition or letter shall be submitted to the Board at the time designated in its rules of procedure.

(Continued on Next Page)

Legal Notice

(d) JURISDICTION—REVIEW

The Board shall review any order, requirement, decision, determination or interpretation of the Building Inspector in the application of the specific provisions of the zoning ordinance to any parcel of land and/or building buildings. The Board may affirm or reverse the order, requirement, decision, determination or interpretation of the Building Inspector, and its decision shall be based upon the record and the Board's findings in each case, and to that end it shall have all of the powers of the Building Inspector.

(e) JURISDICTION—SPECIAL PROPERTY USES

The Board shall have and exercise original jurisdiction in receiving, granting, or denying all requests for adjustment, in which applications for such special property uses provided herein are made, after public hearing, and a finding by the Board that the conditions of this ordinance, upon which these special uses are permitted, have been fulfilled and after the building official has found that the provisions of all other ordinances, with which compliance is required, have been fulfilled.

(f) JURISDICTION—SPECIAL EXCEPTIONS

Where there are practical difficulties or unnecessary hardships which render it difficult to carry out the provisions of this Ordinance, the Board shall have the power to authorize adjustments upon requests to grant a special exception in harmony with the general purpose and intent of the provisions herein contained, and such special exceptions may vary any rules, regulations, provisions of the zoning ordinance relating to the construction of, structural changes in, equipment of, and/or alteration of buildings or structures, or the use of land, buildings, or structures, so that the spirit of this ordinance shall be observed; public safety secured; and substantial justice done; and shall not vary any of the provisions of this ordinance, with respect to the use regulations, unless it shall exist in each case of a request for an ad-

justment applying for a special exception from the decision of the Building Inspector;

1. That the land and buildings in question cannot be reasonably used, and cannot yield a reasonable return, if used only for the purposes permitted in accordance with other requirements in the use district in which the land and buildings are located;

2. That the plight of the owner is due to unique circumstances, which are not the general condition of the neighborhood, and are not the result of the owners own actions;

3. That the use requested by the appellant, if established, will not be of a general classification differing with the essential use provisions of the use district in which land and/or buildings are located

(g) BOARD'S FINDINGS

The Board's findings shall include a report in which a comparison is made of the appellant's request for an adjustment for a special exception in harmony with the provisions of the zoning ordinances and of the present land utilization pattern within the neighborhood area of the appellant's land; and such report may contain other pertinent information regarding any existing or pre-existing conditions related to topography, geology, traffic, utilities, existing and proposed land utilization, and such conditions set forth by the official map, development plans, and comprehensive plans, as may add to the Board's findings. The Board's findings shall include all of the facts of the appellant's request, and such facts which support and oppose the contentions of the appellant.

(h) TIME DECISION EFFECTIVE

The decision of the Board shall not become final until the expiration of five days from the date of entry of such decision unless the Board shall find, that the making of the decision effective immediately is necessary for the preservation of property or personal rights, and shall so certify on the record of the request for adjustment; and such decision affirming, reversing, or modifying the order, requirement, decision, or determination of the Building Inspector,

or his interpretation of the provisions of the zoning ordinance, shall be effective for a period of one year from date of the Board's decision. The decision of the Board shall be final.

(i) MEETINGS

Meetings of the Board shall be held at least once each month, and at such other times as the Chairman of the Board may determine. There shall be no fixed place of meetings, and all regular Board meetings shall be open to the public. Three notices of all public hearings of the Board shall be posted within the vicinity of the land and buildings in question ten days (10) previous to the public hearing. The Board shall adopt its own rules of procedure and keep a record of its proceedings, findings, and action in each case, and the vote of each member on each question considered in the proceedings. The presence of three members shall be necessary to constitute a quorum.

(j) PROCEDURE

Applications for special property uses, and requests for adjustments from the ruling of the Building Inspector concerning the provisions herein contained may be made to the Board within such time as shall be prescribed by the Board. The Town Clerk shall be the Secretary of the Board and shall receive all applications for requests for adjustment, requesting review of the Building Inspector's interpretations, for a special property use permit and for a special exception, and shall maintain and be custodian of all records of the minutes of the meetings; and findings of the Board. All records shall be open to the Public Copies of the appellant's notice or request for adjustment shall be filed with the Building Inspector, Planning Commission, and the Board, containing the decision of the Building Inspector and the reasons why the appellant is aggrieved, specifying the grounds therefor, and with each application or request for adjustment filed with the Town Clerk there shall be paid a fee of \$10 to cover the town's cost of handling said request for adjustment; *Provided However*, that the Board may make provisions in its rules of procedure for a lesser fee for minor variations to the zoning

ordinance; provided further, that such fee may be returned or retained by the town after the hearing in accordance with the Board's discretion. The Building Inspector shall forthwith transmit to the Board all papers constituting the record upon which the action and from which the request for adjustment was taken. The Board shall concur by a 2/3 vote of the quorum, or of the members present at such meeting, if such number exceeds a quorum, reversing or varying the decision of the Building Inspector. A majority vote of the quorum or members present, if such number exceeds a quorum, is required to affirm the decision or determination of the Building Inspector. The Board shall fix a reasonable time for the hearing of the request the adjustment, give due notice thereof to the parties and general public time after the hearing. The final disposition by the Board of any request for adjustment, shall be in the form of a resolution.

(k) STAY

A request for adjustment to the Board stays all proceedings in furtherance of the action from which the request for adjustment was taken, unless the Building Inspector, from whom the request for adjustment is taken, certifies to the Board, after the notice of request for adjustment shall have been filed with him that by reason of facts stated in the certification, a stay would, in his opinion, cause imminent peril to life or property, in which case such action shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by any Court or record. Notice of such action and cause shall be transmitted to the Building Inspector.

Section 10: Violations & Penalties. Any person or corporation, whether as owner, lessee, principal, agent, employee, or otherwise, who violates any of the provisions of this ordinance or permits any such violation or falls to comply with any of the requirements thereof, or who erects, constructs, reconstructs, alters, enlarges, converts, moves, or uses any building or uses any land, in violation of any detailed statement or plans submitted by him and approved

under the provisions of this ordinance, shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not exceeding \$300.00 or imprisonment for a period not to exceed three months, or both. Each week's continued violation shall constitute a separate additional violation.

In case any building or structure is erected, constructed, reconstructed, altered, converted or maintained, or any building, structure or land is used in violation of this ordinance, the proper legal authorities of the Town, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, to restrain correct or abate such violation, to prevent the occupancy of said building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such building, structures, or land; and upon the failure or refusal of the proper local officer, board or body of the town to institute any such appropriate action or proceeding for a period of ten days after a written request by a resident taxpayer of the town so to proceed, any three taxpayers of the city residing in the district wherein such violation exists, who are jointly or severally aggrieved by such violation, may institute such appropriate action or proceeding in like manner as such local officer, board or body of the town is authorized to do.

Upon his becoming aware of any violation of any of the provisions of this ordinance, the building inspector shall serve notice of such violation on the person or corporation committing or permitting the same, and if such violation has not ceased within such reasonable length of time as the building inspector may specify, the building inspector shall institute such action as may be necessary to terminate the violation.

ARTICLE VI—Amendments.

Section 11: Amendments.

The town council may amend this ordinance in the manner specified by law. Proceedings for an amendment may be initiated by the adoption of a resolution by the planning commission of a proposal

to recommend an amendment. Any person or persons may suggest by petition or letter a proposed amendment to this ordinance. All such petitions or letters shall be directed to the Town Council and there referred to the Planning Commission. The Planning Commission shall file a written report of all such petitions or letters within 60 days of the date they are received by the Planning Commission.

The Planning Commission shall hold a public hearing on all resolutions recommending an amendment shall be given publication in the official newspaper of the Town, at least 10 days prior to the date of such hearing.

If the proposed amendment consists of or includes a change in any boundary of any district established by this ordinance, notice of the proposed amendment and of the hearing thereon shall also be given at least 10 days prior to the date of the hearing by:

1. Mailing post card notices thereof to owners of all land lying within 200 feet from the exterior boundaries of the land involved in said proposed changed boundaries, as the names appear on the latest county treasurer's real estate tax records.

2. Posting notices thereof along every road or street abutting the land as proposed to be changed. At least one notice shall be placed for each five acres of land in the area proposed to be rezoned. Each such notice shall bear the printed heading "Notice of Proposed Rezoning" in letters at least 2 inches high. It shall be the duty of the Planning Commission to see that all such rezoning signs are removed not later than 7 days after the date of the hearing.

The planning commission shall diligently observe the foregoing requirements with respect to mailing and posting notices, but any minor inaccuracy in giving such notice shall not invalidate the proceedings for any amendment. The Building Inspector shall post the above required notices.

After the conclusion of the aforesaid hearing, the Planning

Commission shall submit to the Town Council its recommendation with respect to the proposed amendment. In recommending the adoption the planning commission shall fully state its reasons, describing any change in conditions that it believes make the amendment advisable, and specifically setting forth the manner in which said commission is of the opinion that the amendment is in harmony with a comprehensive plan of land use for the town.

ARTICLE VIII—Miscellaneous Section 12: Interpretation.

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public health, safety, convenience, comfort, and general welfare, as stated in Section 1.

It is not the intention of this ordinance to interfere with any more strict requirements than may be imposed by any town, county, state, or federal health officer that has jurisdiction in the Town of Redmond.

Section 13: Validity.

Should any section clause, or provision of this ordinance be declared by the Courts to be invalid, the same shall not effect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 14: Repeals.

That Ordinances Numbers 91, 97, 99, and 100 and any other ordinance non existing of the Town of Redmond, and all other Ordinances or parts thereof in conflict herewith be and the same are hereby repealed.

Section 15: Short Title.

This Ordinance shall be known as the Town of Redmond Zoning Ordinance.

This ordinance shall take effect and be in force five days from and after its passage, approval, and legal publication.

INTRODUCED: January 27, 1954

PASSED: February 10, 1954

APPROVED: H. E. SHELTON
Mayor

ATTEST:
WM. VANDERPOL
City Clerk.

PUBLISHED: February 11, 1954