

ORDINANCE NO. 339

AN ORDINANCE relating to zoning and amending Sections 2.1.1, 4.1.1, 6.2.1 and 45.1.1, adding Section 45.1.2 and repealing Section 28.1.4 of Ordinance No. 310, Redmond Zoning Plan.

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

Section 1. Section 2.1.1 of Ordinance No. 310 is hereby amended to read as follows:

2.1.1 In order to carry out the purposes and provisions of this ordinance, the area within the limits of the City of Redmond is hereby divided into the following use zones.

Name of use zone		Use zone designator	Chapter
Single Family Residential	(7200 sq. ft.)	RS-7.2	6
Single Family Residential	(8400 sq. ft.)	RS-8.4	6
Single Family Residential	(9600 sq. ft.)	RS-9.6	6
Single Family Residential	(12,000 sq. ft.)	RS-12	6
Single Family Residential	(15,000 sq. ft.)	RS-15	6
Neighborhood Residential Park	(25 acres)	RP	10
Two Family (Duplex) Residential	(7200 sq. ft.)	RD	7
Multiple Family Residential No. 1	(8400 sq. ft.)	RM-1	8
Multiple Family Residential No. 2	(8400 sq. ft.)	RM-2	9
Multiple Family Residential Park	(25 acres)	RMP	11
Professional and Commercial Office		P-C	13
Neighborhood Commercial		C _r N	14
Commercial Complex	(50,000 sq. ft.)	C-C	15
Light Commercial		C-L	16
Medium Commercial		C-M	17
Commercial-Industrial		C-I	18
Industrial Park		I-P	19
Light Industrial		I-L	20
Heavy Industrial		I-H	21
Agricultural		A	22
Public Use		P	23

Section 2. Section 4.1.1 of Ordinance No. 310 is hereby amended to read as follows:

4.1.1 Single Family Residential Use Zones (RS-7.2, RS-8.4, RS-9.6, RS-12, RS-15) are intended to be used for single family dwelling purposes and for certain cultural and recreational purposes.

Section 3. Section 6.2.1 of Ordinance No. 310 is hereby amended to read as follows:

6.2.1 Lot dimensions. For purposes of this chapter "unit area" is defined as the entire area of land under one ownership or legal control, which is proposed for division into building lots as a unit, whether by the filing of a plat or by metes or bounds. Lot dimensions in any unit area shall be:

(1) Area.

(a) Except for transition lots (Topic 28.3), the average lot area (based on that portion of such unit area devoted to building lots) shall be a minimum of:

- (1) RS-7.2: 7200 square feet.
- (2) RS-8.4: 8400 square feet.
- (3) RS-9.6: 9600 square feet.
- (4) RS-12: 12,000 square feet.
- (5) RS-15: 15,000 square feet.

(b) Except for transition lots, a maximum of 25 per cent of the number of lots in such unit area may be less in area than the values given in Section 6.2.1 (1) (a), provided the minimum lot area shall be:

- (1) RS-7.2: 7000 square feet.
- (2) RS-8.4: 7800 square feet.
- (3) RS-9.6: 8900 square feet.
- (4) RS-12: 11,200 square feet.
- (5) RS-15: 14,000 square feet.

(2) Width at front setback line.

(a) The minimum width at the front setback line of a minimum of 80 per cent of the number of lots in such unit area shall be:

- (1) RS-7.2: 65 feet.
- (2) RS-8.4: 70 feet.
- (3) RS-9.6: 75 feet.
- (4) RS-12: 80 feet.
- (5) RS-15: 90 feet.

(b) The minimum width at the front setback line of a maximum of 20 per cent of the number of lots in such unit area shall be:

- (1) RS-7.2: 62 feet.
- (2) RS-8.4: 67 feet.
- (3) RS-9.6: 72 feet.
- (4) RS-12: 77 feet.
- (5) RS-15: 87 feet.

(3) Width at the front lot line of all lots in such unit area for each of the lot size categories listed above shall be a minimum of 30 feet.

(4) Depth of all lots in such unit area for each of the lot size categories listed above shall be each a minimum average of 85 feet.

Section 4. Section 28.1.4 of Ordinance No. 310 is hereby repealed.

Section 5. Section 45.1.1 of Ordinance No. 310 is hereby amended to read as follows:

45.1.1 When an area is annexed to the City of Redmond the City Council shall establish zoning in such area as soon thereafter as practicable. The Planning Commission shall make recommendations to the City Council as to such zoning after necessary hearings thereon have been held. Such zoning shall be based on a Comprehensive Land Use Plan which includes such area.

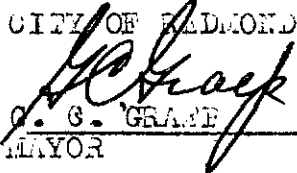
Section 6. Section 45.1.2 is hereby made an addition to Ordinance No. 310.

45.1.2 During the interim period from the effective date of annexation to the effective date of the zoning established in accordance with Section 45.1.1, zoning in the area annexed shall remain the same as the zoning established by the previous governmental authority and shall be administered in accordance with the regulations in this ordinance which apply to similar zoning as determined by the Zoning Official.

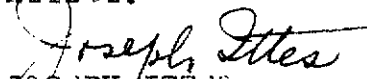
Section 7. This ordinance shall take effect and be in full force five days after its publication in the manner required by law.

Passed by the Council of the City of Redmond, Washington, at a regular meeting thereof and APPROVED by the Mayor this 11th day of August, 1964.

CITY OF REDMOND


C. G. GRAEF
MAYOR

AFFECT:


JOSEPH ITTES
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

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