

ORDINANCE NO 528

AN ORDINANCE, relating to land use regulations and districts (zoning) within the City of Redmond; and amending Ordinance No 310, Redmond Zoning Plan, as amended, by the addition of new sections thereto, amending certain sections and repealing sections thereof.

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

Section 1 Section 9.1 4 of Ordinance No 310 as amended by Ordinance No 449 is hereby amended to read as follows:

9.1 4 Conditional uses of land in this use zone shall be for structures and/or outdoor areas devoted to: Church, private school, park, recreational facilities in connection with a private school or park, library, community hall, community swimming pool, medical and dental clinic, nursing home, hospital, private non-profit hall, mortuary, mobile home park. (Conditional Use, Chapter 41)

Section 2. Section 10 3.1 of Ordinance No 310, as amended by Ordinance No 447 is hereby amended to read as follows:

10.3 1 Area assigned to use-in-common. Planned developments shall provide open area for use-in-common of residents and/or occupants of such development. Such area shall include:

- (1) Peripheral buffer strips not less than 20 feet in width unless reduced at the discretion of the Planning Director, containing trees and other horticultural plantings, which strip and plantings shall be required unless waived by the Planning Director
- (2) Area between buildings and outside of platted lots.
- (3) Area left in a natural condition This may include the peripheral buffer strip
- (4) Area of not less than 20 per cent of the net area of the development for usable open space Net area shall mean gross area less area devoted to public use or quasi-public use whether or not available to the public

Section 3. Section 10 3.2 of Ordinance No 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10.3 2 Area for Planned Development A Planned Development for the following principal uses shall contain an area of not less than:

- (1) For residential use, except for mobile home developments, three acres
- (2) For mobile home developments, 20 acres.
- (3) For residential use with subordinate commercial use, 40 acres
- (4) For commercial use, 20 acres.
- (5) For industrial use, 75 acres.

Section 4 Section 10.5 1 of Ordinance No. 310 as amended by Ordinance No 447 is hereby amended to read as follows:

10.5 1 The engineers, architects and other professionals on a planned development may consult informally with the Planning Director and Public Works Director as ideas develop. At such time as the applicant wishes to file the preliminary plan on a formal basis the formal preliminary plan shall contain the following:

- (1) An application form provided by the City, filled in, and signed by the developer of the proposed project and by the property owner if other than the developer, requesting:
 - (a) Name and address of developer, land surveyor, engineer, architect, planner and other professionals involved.

- (b) Legal description of development area
- (c) Total area in square feet and in acres.
- (d) Approximate percentage of area intended for use-in-common
- (e) Description of intended type of use and of operation, including justification for the project per Section 10.4.4
- (f) Approximate maximum height of buildings
- (g) For residential use, number of single family dwelling units and of multiple family dwelling units intended.

(2) Prints of a drawing, the number determined by the Planning Director, showing all the following information on the same sheet. If more than one sheet is required to cover the area of the development, all sheets shall be the same width

- (a) A vicinity sketch relating the development to main roads and section lines.
- (b) Outline of area of development in heavy lines.
- (c) Topography to show direction of drainage with maximum contour intervals of 20 feet extending not less than 150 feet beyond the boundaries of the development area.
- (d) All structures and improvements within the development area which are to remain.
- (e) All structures and improvements outside the development area within 150 feet of the boundaries of the development area.
- (f) Existing streets bounding and/or within the development area.
- (g) Tentative street pattern and pedestrian walkway pattern separate from streets, within the development area, showing intended street width.
- (h) Tentative location of building lots and/or building areas, and major areas intended for use-in-common

Section 5. Section 10 5 2 of Ordinance No. 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10.5.2 Initial filing fee The fee for filing a preliminary plan for a planned development shall be \$75.00 plus \$10.00 for each acre or fraction over three acres. All but \$75.00 shall be credited to the filing fee for the final plan, prorated where finalized in successive divisions (See Section 10.6.3). The plan shall be filed with the Planning Director.

Section 6. Section 10.5.3 of Ordinance No. 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10.5 3 The preliminary plan shall be checked by the Planning Director for compliance with the requirements of Section 10.5.1.

Section 7. Section 10.5 4 of Ordinance No. 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10.5.4 Upon being found in compliance as noted in Section 10.5 3 the preliminary plan shall be transmitted to the Planning Commission for review.

Section 8. Section 10 5 5 of Ordinance No. 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10.5 5 Upon being reviewed by the Planning Commission and any suggested changes and/or additions noted, the preliminary plan shall be transmitted to the City Council with the Planning Commission's recommendations.

Section 9. Section 10.5.6. of Ordinance No. 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10.5.6 If upon being reviewed by the City Council the preliminary plan is accepted for further processing, said plan shall be returned to the Planning Commission for a public hearing

Section 10 Section 10 5 7 of Ordinance No. 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10.5 7 If revisions are requested by the applicant while preparing for a public hearing, such requested revisions shall be

accepted or rejected at the level of authority (Planning Director, Planning Commission or City Council) as the Planning Director deems proper for the magnitude and nature of such requested revision

Section 11 Section 10.5 8 of Ordinance No. 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10.5 8 Public Hearing.

- (1) A public hearing shall be required before the Planning Commission on the preliminary plan when returned from the Council, per Section 10.5.6. A date for hearing shall be set at such time as, in the judgment of the Planning Director, sufficient information has been submitted for a meaningful public hearing. Additional prints shall be supplied as required
- (2) Notice of hearing shall be given in the manner required by Topic 44 2.
- (3) If the preliminary plan includes a plat the procedure and requirements for proposed plats given in the Redmond Platting Code shall be followed for hearing on the proposed plat. If hearing on the plan and on the plat are held at the same time the filing fee for the plat shall be fifty per cent of the fee stated in the Platting Code and there need be no duplication of hearing notice.

Following conclusion of the hearing the Planning Commission shall transmit the results of the hearing together with its recommendations to the City Council.

Section 12 Section 10.5.9 of Ordinance No 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10.5.9 The City Council shall consider the results of the public hearing and recommendations of the Planning Commission and either approve the preliminary plan, or disapprove it with reasons for such disapproval, in which event a revised plan may be presented to the City Council later for consideration. Upon approval of the preliminary plan the applicant may proceed toward final plan approval.

Section 13 Section 10.6.2 of Ordinance No 310 as amended by Ordinance No 447 is hereby amended to read as follows:

10.6 2. Final plan requirements. The final plan for a planned development shall consist of the following for each division:

- (1) An application form provided by the City, filled in, signed by the developer of the project and by the property owner if other than the developer, together with any attachments required.
- (2) Drawings all of the same width and length with a width of not less than 24 inches nor more than 30 inches and a length of not more than 42 inches, segregated into drawing classifications as follows:
 - (a) General Composite plan showing showing all of the following on the same sheet to a scale of one to 50, unless directed otherwise by the Planning Director, with additional sheets if required to cover the area: Contours at five foot intervals both existing and final where different, with existing shown by dashed line and final shown by solid line, street layout and identification, size and shape of all lots if platted or of building sites if not platted, use-in-common areas with any specific recreation areas indicated, where perimeter fencing will be used with typical side view of the fencing, plans and typical side views of entrance treatment and entrance signs. Where more than one sheet is required, the first sheet shall include a small scale drawing of the whole division showing the area covered by each sheet
 - (b) Landscaping. Landscaping plans showing locations and kinds of planting.
 - (c) Buildings Buildings and related improvements to a scale of not less than one/eight inch to one foot

- (1) Typical plot plan for each type of building, except buildings in recreational areas, including location of building entrance, driveway, parking, fencing and sight screening. Floor plans of residences are not required.
 - (2) Typical elevations (side views) of each type of building, except buildings in recreational areas
 - (3) Recreational area site plans, floor plans of buildings, typical elevations of buildings, recreational equipment installation and any other information considered pertinent.
 - (4) Information on any buildings not classifiable as above.
- (d) Special. Features unique to a particular planned development

Section 14 Section 10.6 3 of Ordinance No. 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10.6.3. Final plan filing fee. The fee for filing a final plan for a planned development shall be \$10.00 per acre to the next higher whole acre. The fee to be paid shall be reduced by credit from the preliminary plan filing fee, per Section 10.5.2. The plan shall be filed with the Planning Director

Section 15 Section 10 6.4 of Ordinance No. 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

- 10.6.4. Approval of final plan - resolution
- (1) The items required by Section 10 6 2 shall be approved by the Planning Commission if found acceptable, indicated by signature of the Planning Commission Chairman in a space provided in the application form. If not acceptable the item shall be returned for addition or change. If the applicant declines to make such change or addition, the Planning Commission shall transmit the plan to the City Council with or without approval and in either case with appropriate recommendations
 - (2) The City Council may approve, modify or reject such recommendations. Approval shall be by resolution which shall contain reference to the specific plan approved and shall recite fully all conditions imposed, including performance bonds if deemed pertinent.

Section 16. Section 10.6.5 of Ordinance No. 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10.6.5 Completion of final plan - ordinance. Upon certification to the Council by the Public Works Director that the final plan for a given division of a planned development has been completed an ordinance may be prepared and adopted incorporating all documents, covenants, agreements, notes, maps, and drawings which have been required by this chapter to specify the exact type of use and degree of development and operation thereof.

Section 17 Section 10.6.6 is hereby made an addition to Ordinance No. 310 as amended by Ordinance No. 447.

10 6 6 The developer shall obtain approval from the Public Works Department in the matter of drawings for utilities, street improvements and building construction in planned developments. Final drawings of plats in planned developments shall be handled in the same manner by the Public Works Department as for plats not in planned developments

Section 18 Section 10.7.2 of Ordinance No. 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10 7.2. The outline of the area of each completed Planned Development shall be shown on a map, identified by the assigned to such Planned Development. Such map shall be of such form and scale as may be found expeditious for the purpose and shall be known as "Planned Development Map of Redmond". No entries shall be made on such map except by authority of the ordinances referred to in Section 10.6 5. The official designated in Section 3 6.2 shall be responsible for maintaining such map.

Section 19. Section 10 7.3 of Ordinance No 310 as amended by Ordinance No. 447 is hereby amended to read as follows:

10.7.3. Building permits - plot plans Upon approval of the resolution referred to in Section 10.6.4 (2) and recording of any final plat drawing involved, building permits may be issued. The plot plan for each building or for each contiguous group of buildings shall be based on the plot plan drawings required under Section 10.6.2 (2)(c)(1), the approval of which as part of the final plan shall not preclude minor adjustments being permitted by the Building Department which do not violate the building spacing and/or setback requirements which have been approved.

Section 20 Section 10 7.7 of Ordinance No 310 as amended by Ordinance No 447 is hereby amended to read as follows:

10 7.7 Revocation of approval. In the event a material condition of approval of a Planned Development is violated or is unfulfilled within any time limit set, or applicable provisions of this ordinance are materially violated, the City Council may, either on recommendation of the Planning Commission or on its own initiative, give required notice and hold a public hearing on the question of revocation of the approval given and of any permits issued pursuant thereto. After concluding the hearing, the Council shall make appropriate written findings of fact and if it elects to revoke the approval and/or permits, it shall do so by resolution. In such event any improvements already made shall be used in accord with existing use zone regulations.

Section 21. Section 25 5.4 of Ordinance No. 310 as amended by Ordinance No. 449 is hereby amended to read as follows:

25.5.4. The location of signs shall comply with the regulations stated below:

- (1) Signs may be located within setback areas
- (2) Signs shall not interfere with the sight clearance requirements of Topic 26.5.
- (3) Signs intended to provide overhead clearance shall have a minimum vertical clearance of eight feet
- (4) Signs not intended to provide overhead clearance shall have a maximum vertical clearance of one foot.
- (5) Signs mounted on structures other than buildings shall not project into street rights of way.
- (6) Signs mounted on buildings shall not project into street rights-of-way, except where a building wall is on a street property line, a sign may be mounted on and parallel to such wall with a sign structure thickness, measured from such wall, of not more than six inches.
- (7) All signs shall be on-site.
- (8) No sign shall have a height of more than twelve feet above the top of a building on which it is placed, or 40 feet above ground level, whichever is the greater, provided this regulation shall not apply to signs otherwise limited in height

Section 22 Sections 26.11 1, 26.11 2, 26.11.3 and 26.11.4 of Ordinance No. 310 are hereby renumbered Sections 26.11.2, 26.11.3, 26.11.4 and 26.11 5 respectively.

Section 23 Section 26.11.1 of Ordinance No. 310 as a number only devoid of text is hereby worded to read as follows:

26.11.1. Definition A home occupation is an occupation performed entirely on the home premises, except only for transporting required raw materials or parts or assemblies onto the home premises and transporting finished products or assemblies away from the home premises.

Section 24. Section 24. Section (Topic) 26.18 is hereby made an addition to Ordinance No. 310.

26 18 MOTELS

Section 25 Section 26.18 1 is hereby made an addition to Ordinance No 310:

26.18.1 Where motels are permitted by use zone regulations such use shall be in compliance with the sections of this topic which follow.

Section 26. Section 26.18.2 is hereby made an addition to Ordinance No. 310:

26.18.2 Floor area. Motel dwelling unit buildings shall have a minimum floor area of:

- (1) For one room and bath 190 square feet
- (2) For each additional room add 135 square feet

Section 27 Section 26.18.3 is hereby made an addition to Ordinance No. 310:

26.18.3 Setback Motel dwelling unit buildings shall have a setback of:

- (1) 15 feet between any property line and the closest wall of such buildings when such wall contains any openings.
- (2) Five feet between a street property line and the closest wall of such buildings when such wall contains no openings.
- (3) No specification between an interior property line and the closest wall of such buildings when such wall contains no openings Provided in no case shall the setback be permitted to conflict with the sight clearance requirements of Topic 26.5.

Section 28 Section 26.18.4 is hereby made an addition to Ordinance No. 310:

26.18 4 Lot coverage No specifications.

Section 29 Section 26.18.5 is hereby made an addition to Ordinance No. 310:

26.18.5. Height No specifications

Section 30. Section 26 18.6 is hereby made an addition to Ordinance No. 310:

26 18.6 Parking facilities for motel use shall be in compliance with Chapter 24. (Parking stall requirements are given in Section 24.7 20)

Section 31. Section 26.18.7 is hereby made an addition to Ordinance No. 310:

26.18 7. No mobile home or similar device shall be used as a dwelling unit.

Section 32 Section 28.1.5 of Ordinance No. 310 as amended by Ordinance No 449 is hereby amended to read as follows:

28 1.5. Every lot in a commercial, industrial, or public use for park purposes shall adjoin a public street with improvements in accord with Standard Plans and Specifications for the City of Redmond for the classification in which such street is placed. Every lot in a residential use or in agricultural use shall either adjoin a street or have access to a street by a private corridor in the same ownership as the lot or lots served, except upon approval of both the Planning Director and the Public Works Director such private corridor access may be a recorded easement. Such access corridor shall have a minimum width of 15 feet when serving not more than two lots.

Section 33. Section 34.3 2 of Ordinance No 310 is hereby repealed and is replaced by the following:

34.3.2 A building permit for a primary structure requires authorization by the Public Works Director and the Planning Director, in addition to any other authorization required, when the proposed structure is to be located on a lot having access to a street by a recorded easement. (See Section 28.1.5)

Section 34. Section 34.3.9 of Ordinance No. 310 is hereby amended to read as follows:

34.3.9. When a building permit is authorized in the manner required by the above applicable sections under this topic, such fact shall be noted on the permit and referenced by date and name of body and/or officials giving such authorization.

Section 35. Section (Topic) 40.3 is hereby made an addition to Ordinance No. 310:

40.3 STRUCTURES AMORTIZED WITHIN SPECIFIED TIME

Section 36. Section 40.3.1 is hereby made an addition to Ordinance No. 310:

40.3.1. Regardless of any other provisions of this Ordinance, certain non-conforming structures shall be made conforming or removed within certain periods of time as stated in the sections of this topic which follow:

Section 37. Section 40.3.2 is hereby made an addition to Ordinance No. 310:

40.3.2. Signs which are in excess of height regulations shall be lowered or removed within three years of becoming non-conforming.

Section 38. Section 41.2.7 of Ordinance No. 310 is hereby amended to read as follows:

41.2.7. Council action. The City Council shall either grant permission for the conditional use by resolution, stipulating any pertinent requirements or conditions or refuse permission, within 30 days of receipt of the recommendations of the Planning Commission and such decision shall be final. The City Council may require a covenant with the owner of the property granted a conditional use permission to insure continued compliance with any stipulated requirements or conditions.

Section 39. Section 26.12.1 of Ordinance No. 310 is hereby amended to read as follows:

26.12.1. Where animals are permitted in residential use zones by use zone regulations such animals shall be kept in compliance with the requirements stated below:

- (1) The usual domestic animals except hogs may be kept.
- (2) The minimum lot area on which animals may be kept, including the area used for residential purposes, shall be 40,000 square feet.
- (3) Shelter buildings shall be a minimum of 60 feet from any property line unless an adjoining owner agrees in writing to a lesser distance. Such agreement shall be filed with the City Clerk.
- (4) Fences which confine animals shall be maintained in an adequate condition for such purposes.
- (5) The premises shall be maintained in a sanitary condition and free of objectionable odors.
- (6) Not more than three weaned domestic animals and not more than three unweaned domestic animals may be kept.

Section 40. Section 26.12.2 of Ordinance No. 310 is hereby amended to read as follows:

26.12.2 The domestic fowls and small domestic animals comparable in size to fowls may be kept where animals are permitted under the same conditions as given in Section 26.12.1 with the exceptions stated below:

- (1) No minimum lot size is specified.
- (2) Shelter buildings shall be a minimum of 40 feet from any property line.
- (3) Not more than 30 domestic fowls or small domestic animals comparable in size to fowls shall be kept.

Section 41. Section 26.12.3 of Ordinance No. 310 is hereby amended to read as follows:

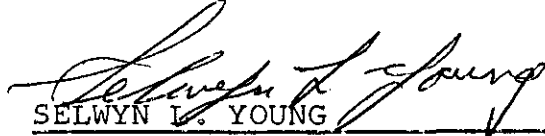
26.12.3 The word "animals" as used in this topic shall not be construed to include household pets. Household pets shall be limited to three and one litter of any one kind.

Section 42. Section 10.4.6 of Ordinance No. 310, as amended by Ordinance No. 447, is hereby repealed.

Section 43. This ordinance shall take effect and be in force five (5) days after the date of its publication in the manner provided by law.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 5 day of May, 1970.

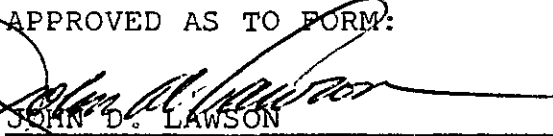
CITY OF REDMOND


 SELWYN I. YOUNG
 MAYOR

ATTEST:


 ELEANOR J. HAYDEN
 CITY CLERK

APPROVED AS TO FORM:


 JOHN D. LAWSON
 CITY ATTORNEY

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