

ORDINANCE NO 549

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 12.1.1 of Ordinance No. 310 is hereby amended to read as follows:

12.1.1 Each use listed in the sections of this topic which follow shall be permitted as a primary use unless followed by the notation (CU) in which case it shall be permitted only as a conditional use, in the use zones identified by the use zone designators following the use name, provided such use is permitted by the regulatory chapters for such use zones.

Section 2. Section 12.1.2 A of Ordinance No. 310 is hereby amended to read as follows:

12.1.2 A

Accountant (office)	P-C	C-C	C-L	C-M	.
Advertising - promotional (office).	.	C-C	C-L	C-M	.
Air conditioning equipment, supplies	.	.	.	C-M	C-I
Ambulance service - private	.	.	.	C-M	C-I
Amusements (billiards, pool, etc.).	.	.	.	C-M	C-I
Antiques	.	C-C	C-L	C-M	.
Appraiser (office).	P-C	C-C	C-L	C-M	.
Architect (office, drafting room)	P-C	C-C	C-L	C-M	.
Art gallery - (commercial)	.	C-C	C-L	C-M	.
Art school.	P-C	.	C-L	C-M	.
Art studio.	P-C	.	C-L	C-M	.
Artist supplies	.	C-C	C-L	C-M	.
Associations (office)	P-C	C-C	C-L	C-M	.
Attorney	P-C	C-C	C-L	C-M	.
Auction house (excluding motor vehicles and livestock)	.	.	.	.	C-I
Automobile driver training school	.	.	.	C-M	C-I
Automobile laundry.	.	.	.	C-M	C-I
Automobile - new (sales, service)	.	.	.	C-M	C-I
Automobile parking - (commercial)	.	.	C-L	C-M	C-I
Automobile parts, supplies, (excluding agency parts department)	.	C-C	.	C-M	C-I
Automobile rental (drive yourself).	.	.	.	C-M	C-I
Automobile repair (body, mechanical painting, upholstery)	.	.	.	C-M	C-I
Automobile service station (CU)	P-C	C-N	C-C	C-L	C-M C-I
Automobile storage (dead storage, impounded vehicles in enclosed buildings)	.	.	.	C-M	C-I
Automobile - used ("used car lot").	.	.	.	C-M	C-I

Section 3. Section 13.1.1 of Ordinance No. 310 is hereby amended to read as follows:

13.1.1 Primary uses of land in this use zone shall be for structures and/or outdoor areas devoted to those primary uses indicated in Chapter 12 as permitted in use zone P-C and uses similar to such indicated uses, together with parking facilities in connection with such use in compliance with Chapter 24 and Section 13.3.2.

Section 4. Section 13.1.4 is hereby made an addition to Ordinance No. 310:

13.1.4 Conditional uses of land in this use zone shall be for structures and/or outdoor areas devoted to those uses indicated in Chapter 12 as permitted as conditional uses in use zone P-C, in compliance with applicable requirements in Chapter 26, together with parking facilities in connection with such uses in compliance with Chapter 24 and section 13.3.2. (Conditional Use, Chapter 41).

Section 5. Section 14.1.1 of Ordinance No. 310 is hereby amended to read as follows:

14.1.1 Primary uses of land in this use zone shall be for structures and/or outdoor areas devoted to a grouping of not less than three primary uses, of which there shall not be more than one of each type of those uses indicated in Chapter 12 as permitted in use zone C-N and uses similar to such indicated uses, together with parking facilities in connection with such uses in compliance with Chapter 24.

Section 6. Section 14.1.4 is hereby made an addition to Ordinance No. 310.

14.1.4 Conditional uses of land in this use zone shall be for structures and/or outdoor areas devoted to those uses indicated in Chapter 12 as permitted as conditional uses in use zone C-N, in compliance with applicable requirements in Chapter 26, if any, together with parking facilities in connection with such uses in compliance with Chapter 24. (Conditional Use, Chapter 41).

Section 7. Section 15.1.1 of Ordinance No. 310 is hereby amended to read as follows:

15.1.1 Primary uses of land in this use zone shall be for structures and/or outdoor areas devoted to a grouping of not less than eight of those primary uses indicated in Chapter 12 as permitted in use zone C-C and uses similar to such indicated uses, together with parking facilities in connection with such uses in compliance with Chapter 24.

Section 8. Section 15.1.4 is hereby made an addition to Ordinance No. 310.

15.1.4 Conditional uses of land in this use zone shall be for structures and/or outdoor areas devoted to those uses indicated in Chapter 12 as permitted as conditional uses in use zone C-C, in compliance with applicable requirements in Chapter 26, if any, together with parking facilities in connection with such uses in compliance with Chapter 24. (Conditional Use, Chapter 41).

Section 9. Section 16.1.1 of Ordinance No. 310 is hereby amended to read as follows:

16.1.1 Primary uses of land in this use zone shall be for structures and/or outdoor areas devoted to those primary uses indicated in Chapter 12 as permitted in use zone C-L and uses similar to such indicated uses together with parking facilities in connection with such uses in compliance with Chapter 24.

Section 10. Section 16.1.4 is hereby made an addition to Ordinance No. 310.

16.1.4 Conditional uses of land in this use zone shall be for structures and/or outdoor areas devoted to those uses indicated in Chapter 12 as permitted as conditional uses in use zone C-L, in compliance with applicable requirements in Chapter 26, if any, together with parking facilities in connection with such uses in compliance with Chapter 24. (Conditional Use, Chapter 41).

Section 11. Section 17.1.1 of Ordinance No. 310 is hereby amended to read as follows:

17.1.1 Primary uses of land in this use zone shall be for structures and/or outdoor areas devoted to those primary uses indicated in Chapter 12 as permitted in use zone C-M and uses similar to such indicated uses, together with parking facilities in connection with such uses in compliance with Chapter 24.

Section 12. Section 17.1.4 is hereby made an addition to Ordinance No. 310.

17.1.4 Conditional uses of land in this use zone shall be for structures and/or outdoor areas devoted to those uses indicated in Chapter 12 as permitted as conditional uses in use zone C-M, in compliance with applicable requirements in Chapter 26, if any, together with parking facilities in connection with such uses in compliance with Chapter 24. (Conditional Use, Chapter 41).

Section 13. Section 18.1.1 of Ordinance No. 310 is hereby amended to read as follows:

18.1.1 Primary uses of land in this use zone shall be for structures and/or outdoor areas devoted to those primary uses indicated in Chapter 12 as permitted in use zone C-I and uses similar to such indicated uses, together with parking facilities in connection with such uses in compliance with Chapter 24.

Section 14. Section 18.1.4 is hereby made an addition to Ordinance No. 310.

18.1.4 Conditional uses of land in this use zone shall be for structures and/or outdoor areas devoted to those uses indicated in Chapter 12 as permitted as conditional uses in use zone C-I, in compliance with applicable requirements in Chapter 26, if any, together with parking facilities in connection with such uses in compliance with Chapter 24. (Conditional Use, Chapter 41).

Section 15. Section 19.1.3 of Ordinance No. 310 is hereby amended to read as follows:

19.1.3 Secondary uses of land in this use zone shall be for structures and/or outdoor areas devoted to the uses listed below together with parking facilities in connection with such uses in compliance with Chapter 24 and Section 19.3.2.

- (1) Bank.
- (2) Landscape gardener with horticultural nursery for planting stock.
- (3) Restaurant (inside service only).

Section 16. Section 19.1.4 is hereby made an addition to Ordinance No. 310.

19.1.4 Conditional uses of land in this use zone shall be for structures and/or outdoor areas devoted to those uses listed below in compliance with applicable requirements in Chapter 26, if any, together with parking facilities in connection with such uses in compliance with Chapter 24. (Conditional Use, Chapter 41).

- (1) Automobile service station.

Section 17. Section 20.1.3 of Ordinance No. 310 as amended by Ordinance No. 449 is hereby amended to read as follows:

20.1.3 Secondary uses of land in this use zone shall be for structures and/or outdoor areas devoted to the uses listed below together with parking facilities in connection with such uses in compliance with Chapter 24.

- (1) Auction house (excluding motor vehicles and livestock).
- (2) Automobile laundry.
- (3) Automobile repair.
- (4) Blacksmith shop.

Section 17. Section 20.1.3 cont'd:

- (5) Contractor's heavy equipment, industrial equipment, heavy transportation equipment (sales, service, repair, provided no scrapped equipment shall be permitted).
- (6) Landscape gardener with horticultural nursery for planting stock.
- (7) Mobile home and house trailer (sales).
- (8) Public utility use in compliance with Topic 26.8.
- (9) Public safety use in compliance with Topic 26.9.
- (10) Restaurant (inside service only).
- (11) Veterinarian office and small animal hospital.
- (12) Real estate office.

Section 18. Section 20.1.4 is hereby made an addition to Ordinance No. 310.

20.1.4 Conditional uses of land in this use zone shall be for structures and/or outdoor areas devoted to the uses listed below in compliance with applicable requirements in Chapter 26, if any, together with parking facilities in connection with such uses in compliance with Chapter 24. (Conditional Use, Chapter 41).

- (1) Automobile service station.

Section 19. Section 21.1.3 of Ordinance No. 310 as amended by Ordinance No. 449 is hereby amended to read as follows:

21.1.3 Secondary uses of land in this use zone shall be for structures and/or outdoor areas devoted to the uses listed below together with parking facilities in connection with such uses in compliance with Chapter 24.

- (1) Auction house (excluding motor vehicles and livestock).
- (2) Automobile laundry.
- (3) Automobile repair.
- (4) Blacksmith shop.
- (5) Contractors' heavy equipment, industrial equipment, heavy transportation equipment (sales, service, repairs, provided no scrapped equipment shall be permitted).
- (6) Landscape gardener with horticultural nursery for planting stock.
- (7) Mobile home and house trailer (sales).
- (8) Public utility use in compliance with Topic 26.8.
- (9) Public safety use in compliance with Topic 26.9.
- (10) Restaurant (inside service only).
- (11) Veterinarian office and small animal hospital.
- (12) Real Estate office.

Section 20. Section 21.1.4 is hereby made an addition to Ordinance No. 310.

21.1.4 Conditional use of land in this use zone shall be for structures and/or outdoor areas devoted to those uses listed below in compliance with applicable requirements in Chapter 26, if any, together with parking facilities in connection with such uses in compliance with Chapter 24. (Conditional Use, Chapter 41).

- (1) Automobile service station.

Section 21. Section 26.16.2 of Ordinance No. 310 is hereby repealed and is replaced by the following:

26.16.2 Policy and Criteria for location:

- (1) It is found and declared that the location and operation of automobile service stations in the City of Redmond are necessary to our modern way of life, but the public interest requires that they shall be subject to regulations under the police power. The business of storing and handling gasoline at automobile service stations within a developed area has the potential hazards of fire and explosion. It is further found that noxious odors, noise and traffic hazards resulting from the conduct of such a business are such as to make the regulations of its location necessary and reasonable to promote the public health, safety and general welfare.

Section 21. Section 26.16.2 cont'd:

- (2) In considering an application for an automobile service station, the Planning Commission and City Council shall be guided by the evaluation of the following general factors:
- (a) Any adverse effect as a result of the proximity of other service stations or businesses storing or handling flammable liquids or materials.
  - (b) Any adverse effect as a result of the proximity and relationship to residences, schools, hospitals, churches, theaters, parks, other places of public assembly, lakes and waterways.
  - (c) Any adverse effect that the proposed use would have on traffic on adjoining streets and highways, including but not limited to congestion, turning movements and dangers to pedestrians.
  - (d) Any adverse effect that the proposed use would have on adjoining land uses, lakes or waterways.

Section 22. Section 26.16.3 of Ordinance No. 310 is hereby repealed and replaced by the following:

26.16.3 Definition and services permitted.

Automobile service stations are buildings and premises where any of the following items may be supplied and/or dispensed at retail and/or any of the following services maybe rendered:

- (1) Gasoline and petroleum products, batteries, tires, automobile accessories and supplementary items.
- (2) Tire servicing, (except recapping), and routine maintenance of automobile mechanical and electrical components.
- (3) Emergency road service.
- (4) Rental of trailers, provided such vehicles shall be screened from view of streets and surrounding properties in instances where the character of the area may be harmed.
- (5) Washing and polishing of vehicle bodies.

Automobile body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition and unattended self service facilities shall not be permitted under the automobile service station classification.

Section 23. Section 26.16.4 of Ordinance No. 310 is hereby repealed and is replaced by the following:

26.16.4 Service Buildings. Operations involving mechanical components, electrical and cooling systems, lubrication and tire repairs shall be accomplished within a service building.

Section 24. Section 26.16.5 is hereby made an addition to Ordinance No. 310.

26.16.5 Conditions of Approval. Two sets of detailed plans and elevations shall be filed with the City Clerk for review by the Planning Director, Planning Commission and City Council in accordance with the procedures of Topic 42.2. Such plans shall include signs, lighting, landscaping and elevations of all sides, indicating proposed colors and materials. Service stations shall be attractively designed and suited to the sites.

Section 25. Section 26.16.6 is hereby made an addition to Ordinance No. 310.

26.16.6 Relationship to Use Zone Requirements. The use of the conditional use procedure given in this chapter superimposes each approved specific automobile service station on the underlying use zone regulations as an exemption to such regulations to the extend that such automobile service station approval shall modify and supersede the regulations of the underlying use zone.

Section 26. Section 26.16.7 is hereby made an addition to Ordinance No. 310.

26.16.7 Dimensional Regulations.

- (1) The minimum distance between a property line and the adjacent edge of a pump island shall be 15 feet.
- (2) The minimum distance between the closer edge of a driveway entrance and the intersection of property lines at a street intersection shall be 30 feet.
- (3) The minimum area shall be 22,500 square feet after dedication of all required street rights-of-way.
- (4) The minimum width shall be 150 feet, the minimum depth shall be 125 feet.

Section 27. Section 26.16.8 is hereby made an addition to Ordinance No. 310.

26.16.8 Requirement of Minimum Distance Between Automobile Service Stations. The minimum distance between automobile service stations and/or other businesses storing or handling flammable liquids or materials shall be 300 feet from lot to lot; provided that, separation of less than 300 feet may be permitted if there is reasonable proof that less separation would not create greater traffic, congestion, fire or explosion hazards. Reduced separation may be based on, but not limited to the width of street lanes, natural or man-made barriers and other special circumstances.

Section 28. Section 26.16.9 is hereby made an addition to Ordinance No. 310.

26.16.9 Outside Display. Outside display, either permanent or temporary, of oils or similar service items only shall be permitted on the pump island. Other outside displays of auxiliary items for sale or rent shall be allowed only when located and designed in a manner which will not detract from a pleasing, uncluttered appearance of the premises.

Section 29. Section 26.16.10 is hereby made an addition to Ordinance No. 310.

26.16.10 Landscaping and Screening:

- (1) Not less than five percent of the net area of a service station lot shall be improved with well maintained landscaping including trees or shrubs of a stature at maturity exceeding the height of the service building. Other materials may include, but are not limited to plants, street furniture, and decorative surfaces, (variation in color and texture). Emphasis should be on a pleasing appearance, quality of design and proper balance between structure and landscape elements rather than satisfaction of quantitative criteria. Existing trees and shrubs, which will tend to enhance the appearance of the premises, shall be preserved whenever appropriate.

Section 30. Section 26.16.11 is hereby made an addition to Ordinance No. 310.

26.16.11 Signs. Exterior signs shall be subject to the applicable requirement of Chapter 25 and shall be limited to:

- (1) One major company identification sign for each street frontage.
- (2) Two signs giving the current price of gasoline.
- (3) Three accessory signs.

Section 31. Section 26.16.12 is hereby made an addition to Ordinance No. 310.

26.16.12 Lighting. Automobile service station lighting shall be adequate to permit safe night-time operation but shall be shielded and/or placed to avoid glare or nuisance to nearby property and passing street traffic.

Section 32. Section 26.16.13 is hereby made an addition to Ordinance No. 310.

26.16.13 Trash and Refuse. Trash and refuse shall be stored in an enclosed or walled area and shall not be visible from the exterior boundaries of the service station site.

Section 33. Section 26.16.14 is hereby made an addition to Ordinance No. 310.

26.16.14 Visual Obstructions. Vehicles, rental trailers and other movable objects of similar size shall not be parked or located on any corner of a service station site within the triangular area formed by intersecting street property lines and a line connecting them at points on said property lines 30 feet from said intersection.

Section 34. Section 26.16.15 is hereby made an addition to Ordinance No. 310.

26.16.15 Alteration and enlargement. Alterations and enlargements of all service stations authorized by building or use permits shall require the approval of the Planning Director. Such approval shall be based on the criteria of this chapter and the conditional use permit approving the original service station.

Section 35. Section 26.16.16 is hereby made an addition to Ordinance No. 310.

26.16.16 Compliance required for continued operation. Compliance with conditions set forth in the resolution approving a conditional use petition for a service station shall be required for continued operation. Failure to comply shall be a violation under Chapter 32.

Section 36. Section 26.16.17 is hereby made an addition to Ordinance No. 310.

26.16.17 Termination or abandonment. In the event a service station operation is terminated or abandoned for a period of 12 consecutive months, all permission granted under a conditional use petition shall be void. For purposes of this section, a service station shall be open for normal business at least ten days in a calendar month for not less than eight hours each day, to be deemed as operating in that month.

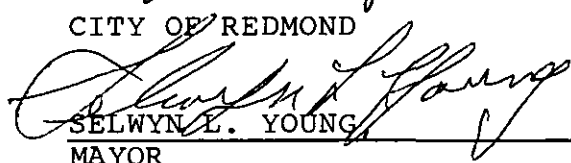
Section 37. Section 26.16.18 is hereby made an addition to Ordinance No. 310.

26.16.18 Removal of buildings and site cleanup. In the event of conviction for a violation of requirements under Section 26.16.16 or in the event the permission given for a service station becomes void under Section 26.16.17, the City may require the removal of buildings, cleanup of the site and removal, or filling with inert material, of the underground fuel tanks, all at the sole expense of the owner.

Section 38. 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 January 1971.

CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY

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