

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 582

AN ORDINANCE, relating to land use, buildings and structures; amending certain sections of the Redmond Zoning Plan; and repealing sections 17.54.100, 17.54.320, 17.54.330, 17.54.350 and 17.54.600 of the Redmond Municipal Code.

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

Section 1. Section 17.06.025 of Redmond Municipal Code is hereby repealed and replaced by the following:

17.06.025 Area, useable floor. "Area, useable floor," as applied to non-residential parking stall requirements, means the aggregate area of all the floors of a building or buildings, measured from the interior faces of exterior walls, including basements and pent-houses with an average room height of 7'6" or more, but excluding areas designed for such permanent use as toilets, utility closets, service tunnels, mechanical equipment rooms, public corridors, malls, stairwells, elevators, escalators, and similar areas as may be determined upon finding of fact by the Planning Director.

Section 2. Section 17.06.521 is hereby made an addition to Redmond Municipal Code:

17.06.521 Unit, dwelling, senior citizen attached. "Senior citizen attached dwelling unit," as applied to residential parking stall requirements, means a common-wall dwelling, designed and exclusively reserved, for inhabitation by senior citizens.

Section 3. Section 17.20.050 of the Redmond Municipal Code is hereby amended to read as follows:

17.20.050 Setback dimensions. The minimum setback dimensions, from all lot lines, for all buildings not otherwise specified and for storage areas not under permanent cover, shall be one foot for each foot of building height, exclusive of chimneys, towers, antennas and similar appurtenances, but in no case shall be less than twenty (20) feet.

Section 4. Section 17.20.080 of the Redmond Municipal Code is hereby amended to read as follows:

17.20.080 Height. The maximum permitted height of all structures, except for chimneys, towers, antennas and similar appurtenances, shall be sixty (60) feet, subject to the setback provisions of paragraph 17.20.050 and lot coverage provisions of paragraph 17.20.060, provided, that within 200 feet of any residential zone, the maximum permitted height shall be thirty-five (35) feet.

Section 5. Section 17.42.270 of the Redmond Municipal Code is hereby amended to read as follows:

17.42.270 Approval of final plan -- Resolution.

- (1) The items required by Section 17.42.250 shall be approved by the planning commission, if found acceptable, which approval shall be

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 the performance bond requirement for public improvements such as streets and utilities and required screening. Such approval as may be authorized shall expire within one year of the effective date of the resolution unless the requirements for a building permit have been met and such permit has been issued for the first construction phase. The City Council, may grant an extension of the expiration date upon a showing of good cause.

Section 6. Section 17.42.275 is hereby made an addition to the Redmond Municipal Code:

17.42.275 Performance bond. Prior to the issuance of any building permits, the developer shall submit and enter into an agreement with the City to construct such development as may be approved, together with a performance bond or other suitable collateral to be approved by the City Attorney in an amount sufficient to ensure the completion of improvements of a public nature, such as but not limited to streets, sidewalks, sanitary sewers, water mains, storm runoff and erosion control system, street signs, street lights and landscaping buffers, to the required specification. As improvements are completed and upon application by the developer, a partial release of the bond or collateral may be authorized which will leave a balance equal to the cost of completing the remaining improvements as certified by the City. The bond or collateral agreement shall provide for forfeiture to the City and the right to withdraw funds upon default by the developer to construct any or all of the public improvements in accordance with approved specifications within the time limited for performance.

Section 7. Section 17.44.010 of Redmond Municipal Code is hereby amended to incorporate the following in alphabetical order:

17.44.010 Classified uses. -----

 Church P-C C-N C-C C-L C-M
 Office - business (not otherwise classified)
 P-C C-C C-L C-M

Section 8. Section 17.46.335 of Redmond Municipal Code is hereby amended to read as follows:

17.46.335 Home occupation. A "home occupation" is an occupation or business activity which results in a product or service and is conducted in whole or in part on a residential premises and is clearly subordinate to use of such premises as a residence.

Section 9. Section 17.46.340 of Redmond Municipal Code is hereby amended to read as follows:

17.46.340 Home occupation requirements. Where home occupations are permitted by use zone regulations such occupations shall be conducted in compliance with the requirements stated below:

- (1) The occupation, except for day care services, shall be conducted within an enclosed building;
- (2) No indication of the occupation such as signs, building design, storage areas, abnormally high traffic volumes, noise, vibration, dust smoke or odors shall be evident from outside the building in which such occupation is located;
- (3) The occupation shall not produce ground pollution or introduce objectionable wastes into the City sewer system;
- (4) Not more than four (4) customer or client visits per day and not more than two (2) such visits per hour shall be permitted;
- (5) Not more than one person outside the family group residing on the premises shall engage in such occupation.

Section 10. Section 17.46.440 of the Redmond Municipal Code is hereby amended to read as follows:

17.46.440 Mobile home structures in residential zones. A mobile home structure may be permitted on a residential lot outside a mobile home park on a temporary basis subject to the following provisions:

- (1) Such mobile home structures may be permitted as dwelling while a residential building on the same lot is being constructed or while a damaged residential building is being repaired. A temporary permit from the Building Department shall be required for such mobile home, the issuance of which shall be subject to the provision of adequate sanitary and water facilities and to the meeting of city electrical and plumbing codes. Such permit shall be revocable on sixty (60) days' notice and notice of revocation shall be given if the applicant has not applied for a building permit for the dwelling unit building to be constructed or repaired on such lot within one hundred twenty (120) days of date of issuance of the temporary permit for such mobile home. The temporary permit shall become void at such time as the dwelling unit building is ready for occupancy or in any case shall become void within one year of date of issue.
- (2) When elderly or disabled relatives of the occupant of an existing residence require constant supervision and care, a mobile home located adjacent to such residence may be permitted as a domicile for such relatives. A temporary permit from the Building Department shall be required for such mobile home, the issuance of which shall require the approval of the Planning Director as supported by his

report of findings submitted to the building official within thirty (30) days of the date of filing and be subject to meeting city electrical and plumbing codes and the provision of approved sanitary and water service. The owner of such lot shall file a written request explaining the circumstances with the Planning Director together with a certified statement of necessity from a physician and signed statements of support from all abutting property owners including those separated only by a public right-of-way from the subject lot. The Planning Director shall notify by mail the owners of all other property within two hundred (200) feet of the boundaries of the subject lot as their names and addresses appear in the King County Treasurer's record or are otherwise known. Such notice shall be by first-class mail deposited for mailing not more than 10 days after receipt of the request. A temporary building permit may be authorized for a period of one year, with option of renewal upon certification by the owner that such need continues to exist; provided the initial permit may be for a longer period than one year so as to bring all such permits into an annual renewal schedule; provided further all such permits shall be revocable on thirty (30) days' notice upon evidence that such mobile home is not being used for the purpose stated in such written request or certification of continued need.

- (3) A mobile home type structure may be used as a contractor's office during the construction of the development which includes the lot occupied by such structure. A temporary permit from the Building Department shall be required for such structure, the issuance of which shall be subject to a reasonable demonstration of need. Such permit shall be revocable on sixty (60) days' notice and such notice shall be given if the applicant has not started construction of said development within sixty (60) days of the issuance of the temporary permit. The permit shall be valid for one year from the date of issuance and may be renewed subject to the demonstration of continued need.

Section 11. Section 17.54.050 of the Redmond Municipal Code is hereby repealed and replaced by the following:

17.54.050 Separation of use and facility. Where sufficient space for parking is not available on the premises of a use, except for residential developments or where cooperative parking facilities are provided under paragraph 17.54.070, parking facilities may be separated from the use, provided that such facilities are not located in a residential zone and that the shortest legal pedestrian route between the premises and the parking facility is not more than four hundred (400) feet and that continuation of such facility is assured by a sufficient recorded legal document such as a real property covenant or by participation in a local improvement district.

Section 12. Section 17.54.070 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.070 Cooperative facility. Where parking facilities for two or more contiguous ownerships or individual uses

joined by a pedestrian way, except for single family residential and commercial complex developments, can be designed and developed as a single facility or a coordinated group of facilities and efficiency of vehicular and pedestrian circulation, economy of space and a superior grouping of uses will result therefrom, such facility shall be encouraged and permitted, provided that continuation of such cooperative facility is assured by a sufficient recorded legal document such as a covenant or reciprocal easement agreement or by method of provision such as through a local improvement district. Such legal instrument shall include the number of spaces required by each cooperating enterprise. If the sum of the number of spaces required on an individual basis exceeds twenty, the following reductions shall be permitted:

- (1) For two enterprises cooperating, a reduction of ten percent, and
- (2) For each additional enterprise cooperating in excess of two, a reduction of one percent in addition to ten percent, with a maximum reduction of fifteen percent with seven separate enterprises cooperating, provided in the event the several owners develop their enterprises at different times, the first owner to develop his enterprise shall provide as a minimum the number of parking stalls required on an individual ownership basis, and
- (3) Where peak parking requirements occur at distinctly different times of the day or on different days of the week, parking facilities may be shared by two or more ownerships or individual uses to an extent determined by the Planning Director upon evaluation of the parking demand.

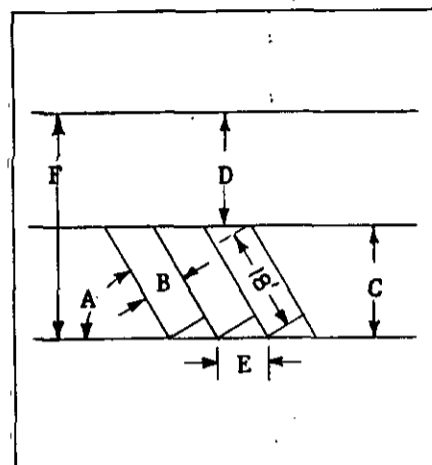
Section 13. Section 17.54.090 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.090 Parking stall and aisle dimensions. The following table provides the minimum dimensions for parking areas. The diagram is explanatory to the table.

PARKING TABLE

A	B	C	D	E	F
Parking Angle	Stall Width	Row Width	Aisle Width	Curb Length	Bay Width
Parallel	8'0"	8'0"	12.0	23.0	20.0
30°	8'6"	16.4	11.0	17.0	27.4
	9'0"	16.8	11.0	18.0	27.8
	9'6"	17.3	11.0	19.0	28.3
	10'0"	17.7	11.0	20.0	28.7
45°	8'6"	18.7	13.5	12.0	32.2
	9'0"	19.1	13.0	12.7	32.1
	9'6"	19.4	13.0	13.4	32.4
	10'0"	19.8	13.0	14.1	32.8
60°	8'6"	20.0	18.5	9.8	38.5
	9'0"	20.3	18.0	10.4	38.3
	9'5"	20.5	18.0	11.0	38.5
	10'0"	20.8	18.0	11.5	38.8
70°	8'6"	20.1	19.5	9.0	39.6
	9'0"	20.4	19.0	9.6	39.4
	9'6"	20.6	18.5	10.1	39.1
	10'0"	20.9	18.0	10.6	38.9
80°	8'6"	19.3	25.0	8.6	44.3
	9'0"	19.4	24.0	9.1	43.4
	9'6"	19.5	24.0	9.6	43.5
	10'0"	19.6	24.0	10.2	43.6
90°	8'6"	18.0	26.0	8.5	44.0
	9'0"	18.0	25.0	9.0	43.0
	9'6"	18.0	25.0	9.5	43.0
	10'0"	18.0	25.0	10.0	43.0

PARKING DIAGRAM



Section 14. Section 17.54.110 is hereby amended to read as follows:

17.54.110 Access and exit driveways.

- (1) In all use zones surfaced driveways (concrete or asphalt) shall be permitted within setback areas.
- (2) A residential driveway may be located with the centerline on a property line to serve two adjoining lots, provided there is a sufficient recorded legal document to insure the continued joint use of such driveway.
- (3) Access and exit lanes for all non-residential parking facilities shall, if possible, be located with the closer edge not less distant than twenty (20) feet from the closer edge of any marked or unmarked crosswalk at an intersection or any other marked crosswalk. Access and exit lane locations shall not be such that an analysis of the traffic flow resulting therefrom shows a dangerous and confusing traffic pattern on street traffic lanes.
- (4) There shall be no less than one access lane and one exit lane for each four hundred (400) parking stalls.
- (5) Access drives shall provide reservoir space equal to five percent (5%) of the stalls served to substantially eliminate congestion caused by the stacking of vehicles on city streets.

- (6) Each traffic lane of a driveway shall have a minimum width of ten (10) feet, and those portions of a driveway lying within a public street right-of-way shall comply with city specifications.

Section 15. Section 17.54.220 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.220 Landscaping. Off-street parking areas for more than five (5) vehicles, except single family residential uses, shall be landscaped to define circulation routes, reduce the barren appearance of parking lots and to provide buffers as necessary subject to the following provisions:

- (1) A minimum of five percent (5%) of the gross parking area including a minimum of three (3) feet abutting a public right-of-way, except for required sight clearance, shall be landscaped with living plant materials which shall include, but not be limited to, trees and shrubs distributed in a manner to achieve the general intent of this paragraph. Trees shall be at least six (6) feet in height at the time of planting.
- (2) For off-street parking areas for more than one hundred (100) stalls, an automatic underground sprinkling system may be required, when deemed necessary for proper maintenance, when supported by finding of fact by the Public Works Director.
- (3) A performance bond may be required to insure compliance with the provisions of this paragraph and to cover maintenance for a period not to exceed one year after time of planting.
- (4) The provisions of paragraph 17.46.330 shall be observed.

Section 16. Section 17.54.290 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.290 Multiple residential parking. The minimum number of parking stalls required for multiple family residential use shall be two stalls per dwelling unit and one stall for every three (3) subsidized senior citizen dwelling units provided through public or non-profit agency sponsorship.

Section 17. Section 17.54.380 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.380 Assembly.

- (1) Assembly areas with fixed seats shall have one (1) stall per four (4) seats. Foldable bleachers shall be considered as fixed seating. In the absence of individual seats each twenty (20) inches of length of bench or pew shall be considered one (1) seat.
- (2) Assembly areas without fixed seats shall have one (1) stall per seventy (70) square feet of useable floor area.
- (3) Assembly areas partly with fixed seats and partly without fixed seats shall have the greater number of stalls as determined by

applying the requirements of subsections (1) and (2) to the respective areas.

Section 18. Section 17.54.400 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.400 Banks. Banks and similar uses shall have one (1) stall per one hundred sixty (160) square feet of useable floor area with a minimum of four (4) stalls.

Section 19. Section 17.54.410 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.410 Building concerns and lumber yards. Building material concerns (includes lumber yards) shall have:

- (1) One (1) stall per two hundred fifty (250) square feet of useable floor area and storage area for the first one thousand five hundred (1,500) square feet of such area with a minimum of four stalls.
- (2) One (1) stall per seven hundred fifty (750) square feet of useable floor and storage area in excess of one thousand five hundred (1,500) square feet of such area.

Section 20. Section 17.54.420 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.420 Commercial complex and department stores. Commercial complex uses (except for recreational facilities, hospitals) and department stores shall have:

- (1) For developments not exceeding one hundred thousand (100,000) square feet of useable floor area - one (1) stall per one hundred eighty (180) square feet of useable floor area.
- (2) For developments of over one hundred thousand (100,000) but not exceeding three hundred thousand (300,000) square feet of useable floor area - one (1) stall per two hundred ten (210) square feet of useable floor area.
- (3) For developments larger than three hundred thousand (300,000) square feet of useable floor area - one (1) stall per two hundred fifty (250) square feet of useable floor area.

Section 21. Section 17.54.430 of the Redmond Municipal Code is hereby repealed.

Section 22. Section 17.54.450 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.450 Motor vehicle, contractor and farm equipment sales and service. Motor vehicle, contractor and farm equipment sales, service and repair uses shall have one (1) stall per four hundred (400) square feet of useable floor area with a minimum of three (3) stalls.

Section 23. Section 17.54.460 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.460 Hospital. A hospital or sanitarium shall have one (1) stall per two (2) patient beds plus one (1) stall per staff member on the maximum shift. Nursing homes and convalescent homes shall have one (1) stall per four (4)

patient beds plus one (1) stall per employee on the maximum shift.

Section 24. Section 17.54.480 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.480 Medical office. A medical or dental clinic or office shall have one (1) stall per one hundred sixty (160) square feet of useable floor area with a minimum of four (4) stalls.

Section 25. Section 17.54.510 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.510 Business office. Business offices shall have one (1) stall per one hundred sixty (160) square feet of useable floor area with a minimum of four (4) stalls.

Section 26. Section 17.54.520 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.520 Restaurant.

- (1) A restaurant which serves all customers seated within a building shall have one (1) stall per eighty-five (85) square feet of useable floor area;
- (2) A drive-in restaurant which serves persons within vehicles shall have one (1) stall per thirty (30) square feet of useable floor area with a minimum of thirty (30) stalls per enterprise;
- (3) A "customer take-out" restaurant shall have one (1) stall per sixty (60) square feet of useable floor area with a minimum of five (5) stalls per enterprise.

Section 27. Section 17.54.550 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.550 Stores, shops not otherwise specified.

- (1) Stores (food and drug) shall have one (1) stall per two hundred fifty (250) square feet of useable floor area for the first two thousand (2,000) square feet of such area, One (1) stall per two hundred (200) square feet of useable floor area in excess of two thousand (2,000) but not more than five thousand (5,000) square feet of such area and One (1) stall per one hundred eighty (180) square feet of useable floor area in excess of five thousand (5,000) square feet of such area.
- (2) Stores and shops (clothing, furniture, hardware, personal service, small repair shops and similar uses), shall have one (1) stall per three hundred (300) square feet of useable floor area for the first four thousand (4,000) square feet of such area, and one (1) stall per four hundred (400) square feet of useable floor area in excess of four thousand (4,000) square feet.

Section 28. Section 17.54.560 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.560 Taverns. Taverns shall have one (1) stall per eighty-five (85) square feet of useable floor area.

Section 29. Section 17.54.570 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.570 Veterinary facilities. Veterinary offices and small animal hospital shall have one (1) stall per three hundred (300) square feet of useable floor area with a minimum of three (3) stalls.

Section 30. Section 17.54.590 of the Redmond Municipal Code is hereby amended to read as follows:

17.54.590 Industrial and other uses not stated. The minimum number of parking stalls required for industrial and other uses not stated in this chapter shall be determined by the Planning Director upon establishment of the traffic and parking characteristics for the type of use and shall be based on the number of employee, customer and service vehicles that can reasonably be anticipated during the peak shift.

Section 31. Section 17.88.020 (2) is hereby amended to read as follows:

17.88.020 Notices. When a public hearing involving real property is required to be heard before the planning commission, notice of such hearing shall be given in the following manner:

- (1) Mail notice. The Planning Director shall be responsible for the preparation of notice of hearing for mailing to the owners of property within the area involved and to the owners of property within a distance of two hundred (200) feet from the boundaries of the area involved as their names and addresses appear in the King County Treasurer's record or as otherwise known. The notice shall be by first-class mail deposited for mailing not less than ten (10) days prior to the hearing date and shall contain the following information:
 - A. Place where the hearing will be held;
 - B. Public body holding hearing;
 - C. Date and time of hearing;
 - D. Nature of hearing;
 - E. Brief description of the property location;

which may be augmented by a sketch.

- (2) Publication notice. The Planning Director shall be responsible for the preparation of a notice of hearing, containing the information noted in (1) of this section and for placing such notice with the official newspaper of the City of Redmond for a publication date not less than ten (10) days prior to the hearing date.

Section 32. Section 17.88.030 is hereby amended to read as follows:

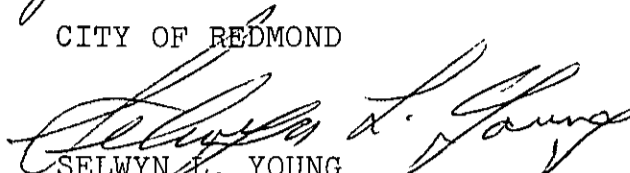
17.88.030 City council hearing notice. When a public hearing involving real property is required to be heard before the City Council, notice of such hearing shall be given by legal notice published in the official newspaper of the City of Redmond. The Planning Director shall be responsible for the preparation and placing of such notice for a publication date not less than ten (10) days prior to the hearing date.

Section 33. The following sections of the Redmond Municipal Code are hereby repealed: 17.54.100, 17.54.320, 17.54.330, 17.54.350 and 17.54.600.

Section 34. 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 6 day of June, 1972.

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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