

# ORIGINAL

Rezoning - ZCI #14  
Sewer Lagoon Property  
(Amendment to Conditions)

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 753

AN ORDINANCE, relating to land use districts (zoning) and amending Section 2 of Ordinance No. 627.

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

Section 1. Amendment. Section 2 of Ordinance No. 627, passed October 16, 1973, is hereby amended to read as follows:

Section 2. Additional restrictions. Because of the particular location of the property described in Section 1 and to insure a minimum level of appearance on a par with a business park type of use, the following restrictions shall be required in addition to the provisions of the Redmond Zoning Plan applicable to the zoning classification of Commercial-Industrial (C-I):

- (1) The maximum height of all buildings and structures shall be 35 feet.
- (2) Maximum lot area coverage by all buildings and structures shall be 35%.
- (3) The minimum building setback from all rights-of-way shall be twenty (20) feet with a minimum side and rear yard setback of twenty (20) feet.
- (4) No building or structures above ground shall extend beyond the building lines and it is hereby declared that a minimum of 10% of the total land area between the building lines and the perimeter property lines must be used for open landscaped and green areas including natural growth; however, this shall include a minimum of 10' at landscaping inside the front property line. Perimeter side and rear property lines for the total rezone area shall have a minimum of 10 feet of landscaping or that necessary to provide comparable screening (low fencing and tree plantings).
- (5) Landscape plans shall be submitted for review at the time the building permit application is made.
- (6) No loading docks may be located on any street frontage unless architectural screening is provided. The loading area shall be screened with evergreen plantings and/or attractively designed architectural screens, so as to conceal the dock from view from the street and from neighboring properties.
- (7) No materials or supplies shall be stored or permitted to remain on any part of the property outside the buildings constructed thereon. Any finished products or semi-finished products stored on the property outside of said building shall be confined to permanently screened areas within building setback lines. The said finished or semi-finished products shall be stored in orderly piles not exceeding a height of six (6) feet and shall be completely screened by architecturally designed and constructed screens so

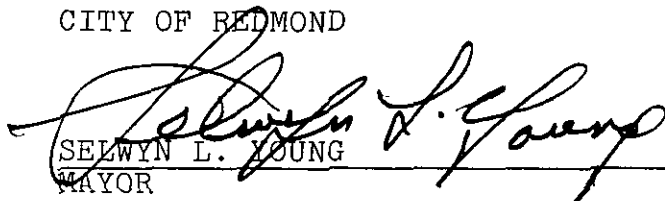
as to conceal the view of the products from all sides of the property. The storage area shall be a drained and gravel surface or better. Storage areas for official vehicles shall be subject to the screening requirements of this section.

- (8) No billboards or advertising signs other than those identifying the name, business and products of the person or firm occupying premises shall be permitted, and in this case must be a part of the architectural treatment, except that a sign not to exceed five (5) feet by ten (10) feet in size, placed horizontally, offering the premises for sale or lease may be permitted.
- (9) Temporary buildings, other than a contractor's field office or construction shelter, shall not be permitted. Furthermore, these shelters may remain for the period of construction only, after which time they must be removed.
- (10) Any buildings erected shall be of timber, steel, or masonry construction, or their equivalents, or better. The exterior finish of the walls must be face brick, masonry or their equivalents, exclusive of trim features. Site and building plans shall meet the approval of a design review committee consisting of the Planning Commission Chairman, and the Public Works and Planning Director, or their successors.
- (11) Parking areas must be paved with a year-round surface (asphalt or concrete).

Section 2. Effective date. This ordinance shall take effect and be in force five (5) 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 5<sup>TH</sup> day of April, 1977.

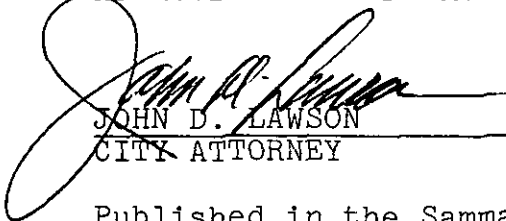
CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
PAUL F. KUSAKABE  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY

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