

ORIGINAL

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 768

AN ORDINANCE, relating to land use (zoning); amending Sections 17.42.080, 17.42.130, 17.44.010, 17.99.040, and adding a new section 17.42.140 to the Redmond Municipal Code.

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

Section 1. Amendment. Section 17.42.080 of the Redmond Municipal Code is hereby amended to read as follows:

17.42.080 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, twenty acres;
- (3) For residential use with subordinate commercial use in a residential or agricultural use zone, forty acres;
- (4) For commercial use, twenty acres;
- (5) For industrial use, seventy-five acres;
- (6) For residential use with commercial use in a commercial use zone, three acres.

Section 2. Amendment. Section 17.42.130 of the Redmond Municipal Code is hereby amended to read as follows:

17.42.130 Residential developments. In a residential planned development in a residential or agricultural use zone no commercial use shall be permitted when less than four hundred dwelling units are planned. When permissible:

- (1) No permits for such use shall be issued until occupancy permission has been granted for at least two hundred dwelling units.
- (2) Such use shall be distinctly subordinate to the residential use and shall be oriented to the providing of goods and services to the residents of the planned development itself, and not to the general community.
- (3) Identification signs may be visible from outside the building housing such use but no commercial messages shall be permitted.

Section 3. New Section. There is hereby added to Title 17 of the Redmond Municipal Code a new section 17.42.140 to read as follows:

17.42.140 Mixed residential/commercial use - occupancy. In a mixed residential/commercial use planned development in a commercial use zone, no residential occupancy shall be permitted to be constructed until seventy-five (75) percent of the commercial space is completed or under construction. Nothing shall prohibit construction of the uses simultaneously.

Section 4. Amendment. Section 17.44.010 is hereby amended to read as follows:

17.44.010 Classified uses. Each use listed in the sections of this section which follows 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:

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
Bakery (off premises source) .. .	C-N		C-C	C-L	C-M	C-I
Bakery (baking on premises			C-C	C-L	C-M	C-I
Bank			C-C	C-L	C-M	C-I
Barber shop	C-N		C-C	C-L	C-M	C-I
Baths			C-C	C-L	C-M	C-I
Beauty shop.....	C-N		C-C	C-L	C-M	....
Blacksmith shop						C-I
Blueprint equipment, supplies					C-M	C-I
Blueprinting, photocopying			C-C	C-L	C-M	C-I
Boats (sales only, no fabrication)					C-M	C-I
Boat fabrication (new, repair)						C-I
Bondsman (office)	P-C	....	C-C	C-L	C-M	....
Bookstore			C-C	C-L	C-M	....
Book binding					C-M	C-I
Bookkeeping service (office)	P-C	....	C-C	C-L	C-M	....
Bowling alley			C-C	...	C-M	C-I
Building and loan association (office)			C-C	C-L	C-M	....
Building material, supplies						C-I

Building repair, maintenance service							C-I
Business school	C-C	C-L	C-M				....
Cabinet shop, custom woodworking							C-I
Cafe	C-C	C-L	C-M				C-I
Cafeteria	C-C	C-L	C-M				C-I
Catering service		C-L	C-M				C-I
Ceramic equipment, supplies instruction, studio						C-M	C-I
Chain saws (sales only)	C-C	C-L	C-M				C-I
Chain saws (sales, service, repair)							C-I
Church	P-C	C-N	C-C	C-L	C-M		....
Church supplies			C-C	C-L	C-M		....
Clothes cleaning (agency only)	C-N	C-C	C-L	C-M			....
Clothes cleaning (on premises)					C-M		C-I
Clothes pressing service	C-N	C-C	C-L	C-M			....
Clothes rental service (costume, formal, special)	C-C	C-L	C-M				....
Clothing salon	C-C	C-L					....
Clothing store - general, specialized	C-C	C-L	C-M				....
Cocktail lounge	C-C	C-L	C-M				....
Collection service (office)	C-C	C-L	C-M				....
Confectionery store	C-C	C-L	C-M				....
Consultant (office)	P-C		C-C	C-L	C-M		....
Contractor's equipment - light (sales, service, repair)							C-I
Contractor (office only)	C-C	C-L	C-M				C-I
Contractor - light (office, enclosed shop)					C-M		C-I
Contractor - medium (office, enclosed shop)							C-I
Credit reporting (office) ..	P-C		C-C	C-L	C-M		....
Dance instruction - ballroom, interpretive	C-C	C-L	C-M				....
Delicatessen	C-C	C-L	C-M				....
Delivery service - contract, custom, package					C-M		C-I
Department store	C-C	C-L	C-M				....
Detective service (office, laboratory)	P-C		C-C	C-L	C-M		....
Drug store	C-N	C-C	C-L	C-M			....
Drygoods store	C-C	C-L	C-M				....
Duplicating, addressing, mailing service	C-C	C-L	C-M				....
Electric motor repair					C-M		C-I
Employment service.....	C-C	C-L	C-M				....
Enameling service							C-I
Engineering service (office, drafting room, laboratory)	P-C		C-C	C-L	C-M		....
Escrow (office)	P-C		C-C	C-L	C-M		....
Farm equipment (sales, service, repair)							C-I
Feedstore - animal (no processing or mixing)					C-M		C-I
Fencing material (sales, installation)							C-I
Financing and loan service	C-C	C-L	C-M				....

Floor coverings (sales, installation)				C-M	C-I
Florist	C-C	C-L	C-M		
Foodmarket ("Supermarket", grocery store, dairy products, meat, fruit, vegetables and other specialized markets but not including delicatessen)	C-N	C-C	C-L	C-M	C-I
Footwear store	C-C	C-L	C-M		
Frozen food locker rental, cutting and packaging service ...	C-N	C-C	C-L	C-M	C-I
Fuel yard - oil, solid					C-I
Furniture store - new (trade-ins permitted)	C-C	C-L	C-M		
Furniture store - used, trading			C-M		C-I
Furniture and furnishings rental	C-C	C-L	C-M		
Furniture repairs, refinish			C-M		C-I
Garden equipment, supplied	C-C	C-L	C-M		C-I
Glass shop (dishes, novelties, etc.) ...	C-C	C-L	C-M		
Glass shop (windows, glazing, etc.)			C-M		C-I
Gun shop			C-M		C-I
Hall - fraternal order, veterans organization, non-profit association		C-L	C-M		
Hair goods store	C-C	C-L	C-M		
Handyman shop			C-M		C-I
Hardware store	C-C	C-L	C-M		C-I
Hearing aids	C-C	C-L	C-M		
Heating systems equipment - electrical (sales, installations, service, repair)			C-M		C-I
Heating systems equipment - combustion type (sales, installation, service, repair)					C-I
Hobby supplies	C-C	C-L	C-M		
Hospital	P-C	C-C	C-L		
Hospital equipment, supplies (sales, rental)	C-C	C-L	C-M		
Hotel - commercial		C-L	C-M		
Household equipment (sales, installa- tion, service, repair)	C-C	C-L	C-M		C-I
Insurance (office)	P-C	C-C	C-L	C-M	
Interior decorator (supplies, service)		C-C	C-L	C-M	
Investigating service (office)	P-C	C-C	C-L	C-M	
Investment service (office)	P-C	C-C	C-L	C-M	
Janitor and cleaning service.....			C-M		C-I
Janitor supplies		C-L	C-M		C-I
Jeweler.....	C-C	C-L	C-M		
Laboratory - analysis, testing	P-C	C-L	C-M		C-I
Laboratory - medical	P-C	C-C	C-L	C-M	
Land surveyor (office, drafting room)	P-C	C-C	C-L	C-M	C-I
Landscaping service					C-I
Laundry (agency only)	C-N	C-C	C-L	C-M	
Laundry - self service	C-N	C-C	C-L	C-M	

Library - rental	C-C	C-L	C-M	....
Liquor store - state	C-C	C-L	C-M	C-I
Locksmith	C-C	C-L	C-M	....
Lumber yard				C-I
Machine shop				C-I
Magazine service	C-C	C-L	C-M	....
Mail order office	C-C	C-L	C-M	....
Marine equipment, supplies (sales, service, repair)				C-I
Mattress rebuilding			C-M	C-I
Medical and dental service - individual office, clinic (general practice, specialized practice, laboratory)	P-C	C-C	C-L	C-M
Mortuary	P-C		C-L	C-M
Motel		C-L	C-M	C-I
Motion picture equipment, supplies (sales, service, repair)	C-C	C-L	C-M	....
Motor scooters and carts (sales, service, repair)			C-M	C-I
Motorcycles (sales, service, repair)			C-M	C-I
Music store	C-C	C-L	C-M	....
Music studio	P-C	C-C	C-L	C-M
Newspaper service	C-C	C-L	C-M	....
Notions and novelties	C-C	C-L	C-M	....
Nursery - day	C-C	C-L	C-M	....
Nursery - horticultural				C-I
Office - business (not otherwise classified)	P-C	C-C	C-L	C-M
Office - executive, admini- strative	P-C	C-C	C-L	C-M
Office equipment, machines, furniture, furnishings (sales, service, repair)	C-C	C-L	C-M	....
Office supplies	C-C	C-L	C-M	....
Optician	P-C	C-C	C-L	C-M
Optometrist	P-C	C-C	C-L	C-M
Paint store	C-C	C-L	C-M	....
Pest control service				C-I
Pet shop, supplies, grooming	C-C	C-L	C-M	C-I
Photographic equipment, supplies	C-C	C-L	C-M	....
Photographic service - commercial	C-C	C-L	C-M	C-I
Photographic service - portrait	C-C	C-L	C-M	C-I
Plumbing shop				C-I
Printing equipment, supplies			C-M	....
Printing shop (custom, publisher)			C-M	C-I
Profession (not otherwise classified office, draft- ing room, laboratory)	P-C	C-C	C-L	C-M
Public utility (commercial office)	C-C	C-L	C-M	....
Publisher (office)	C-C	C-L	C-M	....
Radio equipment, supplies (sales, service, repair)	C-C	C-L	C-M	....
Radio communication equipment supplies (sales, service, repair)	C-C	C-L	C-M	....
Real estate (office)	P-C	C-C	C-L	C-M
Recording equipment, supplies (sales, service, repair)	C-C	C-L	C-M	....

Restaurant (inside service only)	C-C	C-L	C-M	C-I
Restaurant (drive-in service)			C-M	C-I
Rug cleaning, repair				C-I
Safety equipment, supplies			C-M	C-I
Secretarial, stenographic service	P-C	C-C	C-L	C-M
Seed store	C-C	C-L	C-M	C-I
Sewing center	C-C	C-L	C-M	....
Sewing machines (sales, service, repair)	C-C	C-L	C-M	....
Sheet metal shop				C-I
Shoe repair shop	C-C	C-L	C-M	C-I
Sign shop			C-M	C-I
Skating rink - ice, roller	C-C	....	C-M	C-I
Specialty store	C-C	C-L	C-M	....
Sporting goods store	C-C	C-L	C-M	....
Stationery store	C-C	C-L	C-M	....
Swimming pool - commercial	C-C	....	C-M	C-I
Swimming pool (home) construction service				C-I
Swimming pool (home) equipment, supplies			C-M	C-I
Tailor shop	C-C	C-L	C-M	....
Tavern			C-M	C-I
Tax service - income (office)	P-C	C-C	C-L	C-M
Taxidermist shop				C-I
Telephone answering service (office)	P-C	C-C	C-L	C-M
Television equipment, supplies (sales, installation, service, repair)	C-C	C-L	C-M	C-I
Theater (indoor)	C-C	C-L	C-M	C-I
Tile shop - ceramic (sales only)	C-C	C-L	C-M	C-I
Tire shop (no retreading or recapping)			C-M	C-I
Tire shop (retreading and recapping permitted)				C-I
Title insurance (office)	P-C	C-C	C-L	C-M
Tool and equipment rental			C-M	C-I
Trailer - boat, light hauling (sales, rental) ...			C-M	C-I
Trailer - house, mobile home (sales, rental)			C-M	C-I
Transportation service (office for tickets, information, travel ser- vice, charter)	P-C	C-C	C-L	C-M
Upholstery cleaning service			C-M	C-I
Upholstery shop (new, repair, replacement)			C-M	C-I
Urban planning service (office, drafting room) ...	P-C	C-C	C-L	C-M
Variety store (five and ten)	C-C	C-L	C-M	....
Veterinarian (office, small animal hospital, including boarding)				C-I
Veterinarian (office only for treatment of small animals)	C-C	C-L	C-M	....
Welding equipment, supplies (sales, service, custom welding)				C-I

Section 5. Amendment. Section 17.99.040 of the Redmond Municipal Code is hereby amended to read as follows:

17.99.040 Administration and collection of fees. The administration and collection of application fees, inspection

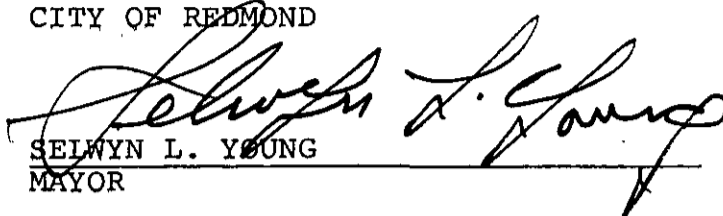
fees and other costs incurred by the city in connection with land use and development as established by this chapter shall be administered and collected in accordance with the following provisions:

- (1) An application fee consisting of the appropriate itemized costs from the fee schedule shall be collected from the applicant and receipted by the city prior to taking any action on an application.
- (2) A final inspection fee, consisting of the appropriate components from the fee schedule shall be collected from the applicant and receipted by the city prior to undertaking any steps to check plans of construction drawings, inspect improvements or authorize final project approval or occupancy.
- (3) If at any time an applicant withdraws an application from the approval process prior to final approval, those itemized costs not incurred to any extent by the city shall be refunded as determined by the director of planning and community development.
- (4) In the event that actions of an applicant result in the repetition of the reviews, inspections and other steps in the approval process, those items repeated shall be charged to and paid by the applicant according to the fee schedule prior to any further processing of the application by the city.
- (5) In the event that a technical committee, composed of the director of public works and the director of planning and community development, determines that an environmental impact statement is required for a proposed action, the city shall prepare the draft and final environmental impact statement itself or retain consultants to prepare such a statement at the expense of the initiating agency or party of the proposed action. Such expenses as appropriate from the fee schedule shall be collected and paid by the applicant prior to any work being undertaken toward the preparation of an environmental impact statement for any action requiring approval by the city in such event.
- (6) Applicants seeking approval of multiple applications which are processed simultaneously, whereby single review costs are reduced, shall be charged the larger of the itemized costs from the fee schedule as determined by the director of planning and community development.
- (7) The application fee for any application type shall be smaller of the totals computed on a per lot or per acre basis. The final inspection fee for any application type shall be the larger of the totals computed on a per lot, per acre or per application basis.

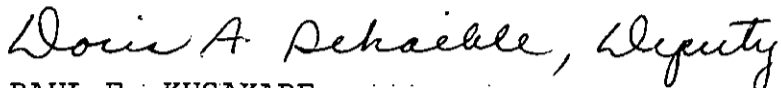
Section 6. Effective date. This ordinance shall take effect and be in force five (5) days after the date of its publication in the manner provided by law.

PASSED by the Council of the City of Redmond, Washington, at a special meeting thereof, and APPROVED by the Mayor this 14th day of June, 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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