

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 897

AN ORDINANCE, relating to land use, buildings, structures, and other incidents involving real property as regulated by the Community Development Guide; and adding, amending and repealing certain sections and subsections thereof as enumerated and set forth in this ordinance.

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

Section 1. New Section. There is hereby added to the Community Development Guide a new section to read as follows:

20A.25.000 Format - Amendments. The Community Development Guide is divided into Divisions, Chapters, Sections, Subsections and Paragraphs in accordance with the following format:

Division	<u>10A.</u>
Chapter	<u>10A.10</u>
Section	<u>10A.10.010</u>
Subsection	<u>10A.10.010(05)</u>
Paragraph	<u>10A.10.010(05)(a)</u>

to comply with the requirements of RCW 35A.12.130, any revision or amendment to the Community Development Guide must set forth at least the entire amended subsection in full.

Section 2. Amendment. Section 20A.60.000 of the Community Development Guide is amended to read as follows:

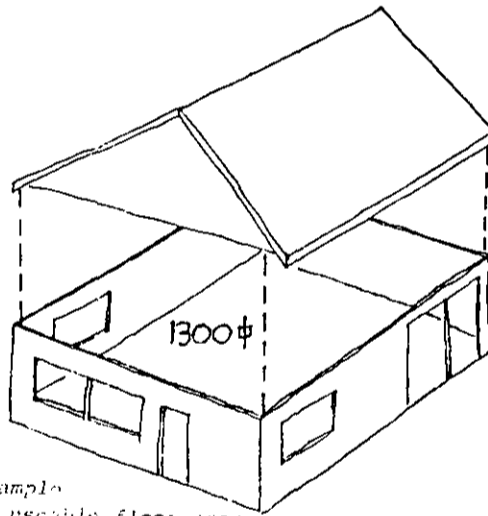
20A.60.000 Definitions

- 60.010 ACCESS is ingress and egress to and from premises. This also means access to public way and general road system.
- 60.020 ACCESS CORRIDOR is a strip of land in private ownership including easements, over which access is afforded to more than one lot.
- 60.030 ACCESS (PRIMARY) is a principal entrance to a structure through which pedestrians enter during normal operating hours of the facility.
- 60.040 ACCESSORY USE/STRUCTURE is a detached, subordinate use structure, the use of which is clearly incidental and related to that of the principal structure or use of the land, and which is located on the same lot as that of the principal structure or use.
- 60.050 AVERAGE WEEKDAY VEHICLE TRIPS is the average number of all vehicles entering and leaving a site during a 24-hour period, Monday through Friday.
- 60.060 BALCONY is that portion of the seating space of an assembly room, the lowest part of which is raised 4 feet or more above the level of the main floor.

- 60.070 EASEMENT is that portion of a building between floor and ceiling, which is partly below and partly above grade (as defined in this Chapter), but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.
- 60.080 BUILDING See "Structure."
- 60.090 DAY-CARE CENTER is a day-care operation involving thirteen (13) or more children in any 24-hour period and could include a public or private school.
- 60.100 DAY-CARE OPERATION is the temporary care of children between the ages of 6 weeks to 12 years in a residence or structure other than the parent's home on a regular reoccurring basis for pay or other valuable consideration, including but not limited to the furnishing of shelter, sustenance, supervision, education and other supportive services. The term is not intended to include baby-sitting services of a casual, non-reoccurring nature.
- 60.110 DWELLING, SINGLE FAMILY is a detached building containing but one kitchen, designed for and occupied exclusively by one family and the household employees of that family. This definition applies to modular housing but not to mobile homes.
- 60.120 DWELLING UNIT is a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. A mobile home, apartment, condominium, townhouse, or single-family detached house is considered to be a dwelling unit.
- 60.130 FACADE is the architectural elevation view of the front, side or back surface of a structure to include doors, windows, and rooftop screening that is an extension of the facade but excluding any roof area and rooftop equipment or structures.
- 60.140 FAMILY is an individual or two or more persons related by blood or marriage or a group of not more than five persons (including servants) who need not be related by blood or marriage living together in a dwelling unit.
- 60.150 FAMILY DAY CARE HOME is a day care operation involving no more than six (6) children in any 24-hour period, except that additional (part-time) children involving three hours or less per child may also be allowed so long as the total number at any given time does not exceed ten.
- 60.160 FLOODWAY is the path of storm water runoff which will contain the anticipated flow computed by using the 100-year frequency storm and the run-off characteristics of the tributary area based on the land use designations in Section 20B.90.040, "Land Use Plan," and the latest data defining the 1% probability flood (100-year flood

plain). The floodway is delineated as that portion of the watercourse channel plus adjacent flood plain areas that must be kept free of encroachment in order that the 100-year flood be carried without increasing the flood height greater than one (1) foot nor increasing the velocity greater than 10%.

- 60.170 FLOODWAY FRINGE is that area of flood plain between the floodway and the boundary of the 100-year flood plain.
- 60.180 FLOOD PLAIN is that area of land that would be covered by water as a result of a 1% probability flood (100-year flood plain) as based on the latest available data.
- 60.190 FLOOR AREA (AVERAGE) is determined by dividing the floor area by the number of floors.
- 60.200 FLOOR AREA (GROSS) is the area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

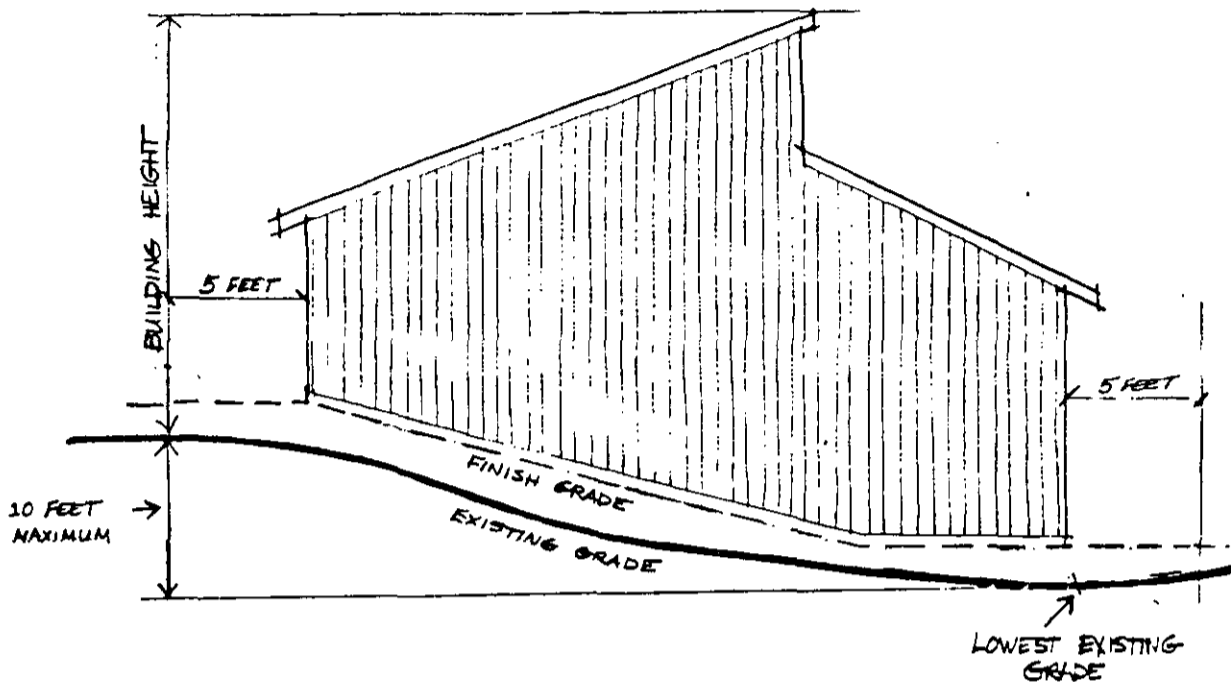


Example
of usable floor area.

- 60.210 GRADE (EXISTING) is the elevation of the ground or site prior to any work being done or any changes being made to the ground or site.
- 60.220 HEIGHT OF BUILDING OR STRUCTURE is the vertical distance above existing grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The measurement may be taken from the highest ground surface within a 5-foot horizontal distance from the exterior wall of the building provided the ground surface is not more than 10 feet above the lowest existing grade within a 5-foot horizontal distance from the building. The height of a stepped or terraced building is the maximum height of any segment of the building.

EXAMPLE OF HEIGHT MEASUREMENT

A-3, Section 20A.60.000, DEFINITIONS, HEIGHT OF BUILDING OR STRUCTURE



- 60.230 HOME BUSINESS is a 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 the premises as a residence.
- 60.240 KENNEL is more than three dogs and more than one litter of unweaned pups.
- 60.250 LINE (PROPERTY) is the line defining the extend of a lot in a given direction.
- 60.260 LINE, SETBACK is a line beyond which, toward a property line, no structure may extend or be placed except as permitted by the regulations of this title.
- 60.270 LOT is a specifically-described area of land which is devoted to or proposed to be devoted to some use or is vacant. A lot may be a lot of record, more than one lot of record or portion of a lot of record.
- 60.280 MINI DAY CARE CENTER is a day care operation involving seven (7) to twelve (12) children in any 24-hour period.
- 60.290 MOBILE HOME is any vehicle or similar portable structure mounted or designed for mounting on wheels and used or intended for use for dwelling purposes, including structural additions, except parked and unoccupied camping-type trailers. Any such vehicle or structure shall be deemed to be a mobile home whether or not resting upon a temporary or permanent foundation.

- 60.300 (MOBILE) HOUSE TRAILERS are movable living structures intended for permanent occupancy at their present locations. They do not require disassembly before moving, their wheels and axles are attached, and they have no foundation, patio or other type of permanent structure attached.
- 60.310 MULTIPLE TENANT BUILDING is a single structure housing more than one retail business office or commercial venture.
- 60.320 OPEN SPACE is an area of land or water which is substantially free of structures, impervious surfaces and other land-altering activities.
- 60.330 RIGHT-OF-WAY is the land owned by a public agency and used or planned to be used as a public thoroughfare.
- 60.340 SCHOOLS, ELEMENTARY, JUNIOR HIGH AND HIGH, are public or private institutions of learning having a curriculum below the college level as required by the common school provisions of the State of Washington.
- 60.350 SERVICE AREA is defined as any area devoted to garbage or refuse containers, incinerators, the shipping or receiving of commodities, or the parking of trucks or other large vehicles used in the operation of an enterprise.
- 60.360 SETBACK is the distance between a property line and the corresponding parallel setback line.
- 60.370 SHORELINES shall mean water areas and their associated wetlands within the City of Redmond together with the lands underlying as designated by RCW 90.58. These areas are further delineated in paragraphs 20F.20.180(15)(a) and (b), "Shoreline Areas and Adjacent Areas."
- 60.380 SIGN is any communication device, structure, or fixture (including the supporting structure) that attracts attention to any activity, product, service, place, business, corporation, article, merchandise or any other thing.
- 60.390 STORAGE (OUTDOOR) is defined as the storage of any material, including items for sale, lease, processing and repair (including vehicles) not in an enclosed building.
- 60.400 STORY is that portion of a building included between the upper surface of any floor and the upper surface of the next above floor, except the topmost story, which shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused under-floor space is more than 6 feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such basement, cellar or unused under-floor space shall be considered a story.

- 60.410 STREET is any thoroughfare which affords the principal means of access to abutting properties or which has been dedicated or deeded to the public for public use.
- 60.420 STREET FRONTAGE is the length along a street upon which a structure, business, or lot is abutting or fronts.
- 60.430 STRUCTURE is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner.
- 60.440 STRUCTURE, ACCESSORY is a structure on the same lot with the main structure which does not share a common wall with the main structure for a distance of more than two feet measured from outside to outside of wall surfaces.

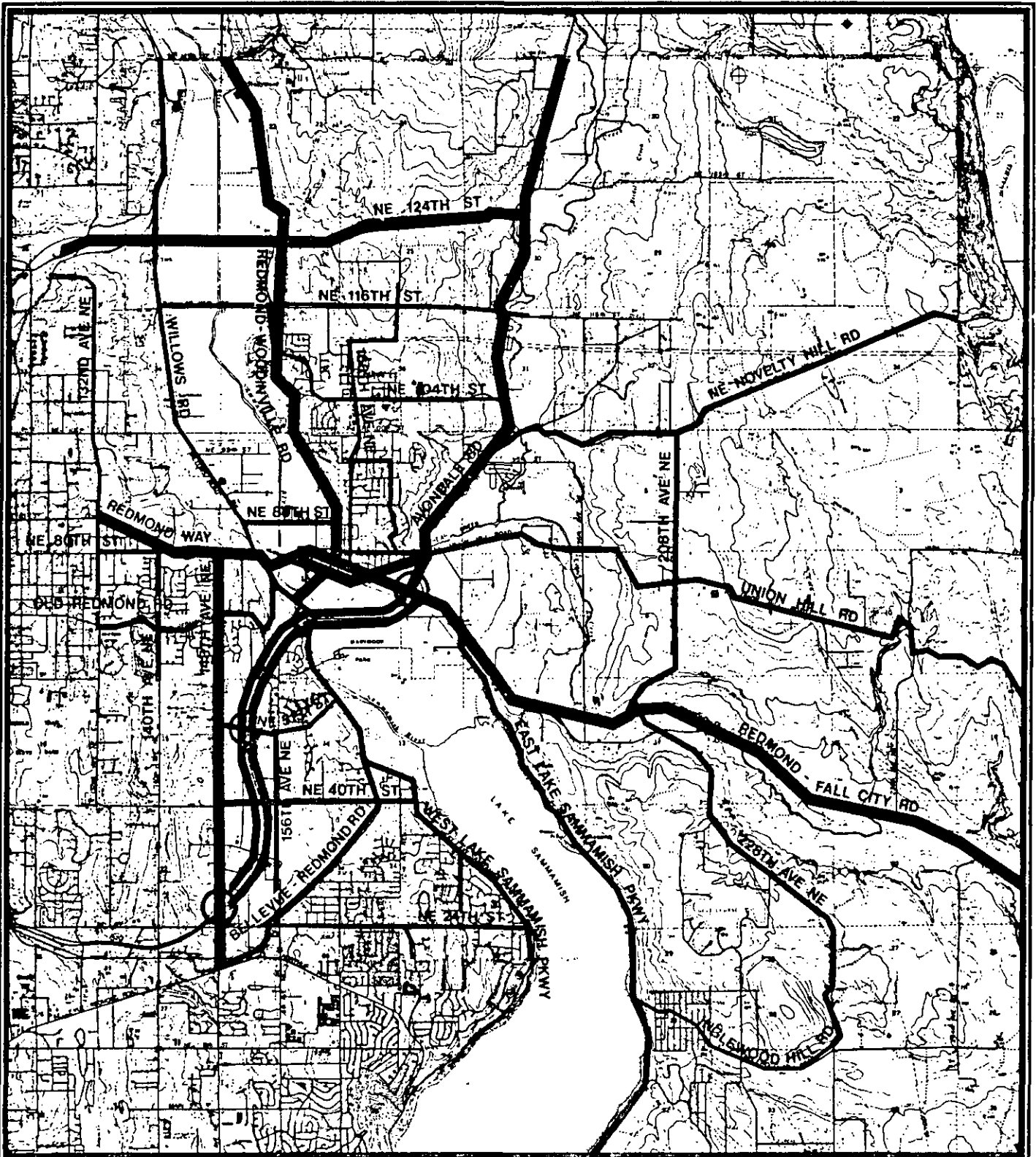
Section 3. Repeal. Subsection 20B.10.020(10) of the Community Development Guide is hereby repealed.

Section 4. Amendment. Subsection 20B.10.040(10) of the Community Development Guide is amended to read as follows:





10.040(10) Policy. Restrict development on land with severe and moderate development limitations unless the physical limitations can be overcome with acceptable building and site design.

Section 5. Repeal. Subsection 20B.10.040(15) of the Community Development Guide is hereby repealed.

Section 6. Amendment. The map entitled "Arterial Street Plan," incorporated as a part of Subsection 20B.60.050(05) of the Community Development Guide and immediately following said Subsection as page 52, is amended as shown in the following map.



ARTERIAL STREET PLAN

-  expressway
-  principal arterial
-  minor arterial
-  collector arterial

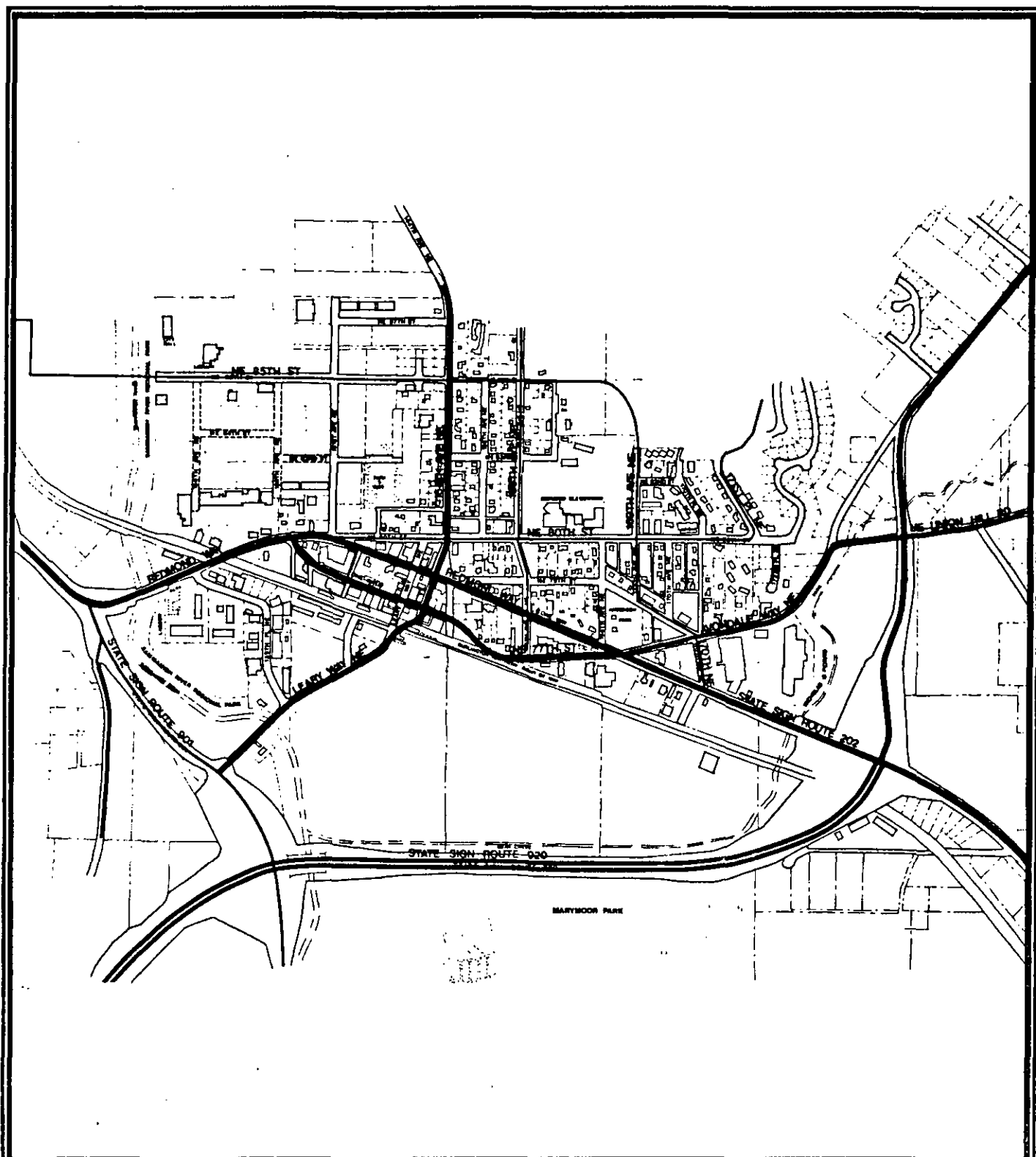
Redmond




NOVEMBER 30 1978

6-52

Section 7. Amendment. The map entitled "City Center Arterial Street Plan," of the Community Development Guide which follows Subsection 20B.60.050(05) as page 53, is amended as shown in the following map.






Redmond

**CITY CENTER
ARTERIAL STREET
PLAN**

- expressway
- principal arterial
- minor arterial
- collector arterial

North



NOVEMBER 30 1978

Section 8. Amendment. Section 20B.85.070 of the Community Development Guide is amended to read as follows:

20B.85.070 Education Hill. Moderate density residential uses are specified for the plateau and uplands. Steep and moderate slope areas are designated as low density residential except for the existing multiple residence areas along Avondale Road, on the Redmond-Woodinville Road south of N.E. 95th and the area north of N.E. 80th Street east of Redmond Elementary School. Semi-rural residential densities are planned directly south of N.E. 116th Street to provide transition from urban to low density uses.

Section 9. Amendment. Section 20B.85.090 of the Community Development Guide is amended to read as follows:

20B.85.090 Bear Creek. The creek valleys are designated agricultural and ranch estate. Development along the Redmond-Fall City Road should be industrial, but provide an attractive entrance to the City Center. Commercial uses requiring outdoor storage shall be restricted to the area west of and bordering 178th Place N.E. Industrial park developments are encouraged between Marymoor Park, the gravel mining area and a buffer area south of Bear and Evans Creeks and the hillside west of 196th Avenue N.E.

Section 10. Amendment. The charts entitled "Permitted Land Uses in the City Center," incorporated as a part of Subsection 20C.10.200(10) of the Community Development Guide and immediately following said Subsection as pages C-6 and C-7, are amended as shown in the following charts.

A Part of Subsection 20C.10.200(10) PERMITTED LAND USES IN THE CITY CENTER

LAND USES	DESIGN AREAS							LEGEND:
	Area 1	Area 3	Area 7	Area 2	Area 5	Area 6	Area 4	
Retail and commercial enterprises that dispense food, commodities, personal and professional services	P	P	P	P	P	P	P	<p>P - Permitted Use</p> <p>S - Requires Special Development Permit See Section 20F.20.030</p> <p>G - Requires General Development Permit See Section 20F.20.030</p> <p>All uses must comply with the Goals and Policies of Section 20B.85.130, "City Center."</p> <p>Permitted Uses which in the judgment of the Technical Committee appear to be inconsistent with the Goals and Policies due to their nature or appearance, require a Special Development Permit</p> <p>*The Dept. of Planning and Community Development maintains a record of uses known to meet traffic criteria</p>
Business, Commercial and Corporate Offices	P	P	P	P	P	P	P	
Enterprises that provide indoor entertainment and recreation such as theaters, sports centers and bowling alleys	P	P	P	P	P	P	P	
Lodges, private clubs and fraternal organizations	P	P	P	P	P	P	P	
Restaurants, taverns and cafes	P	P	P	P	P	P	P	
Off-street parking facilities as specified in Section 20C.20.240	P	P	P	P	P	P	P	
Public facilities that include governmental administrative offices, parks libraries, multi-purpose community centers or senior citizen centers, cultural facilities and fire and police stations	P	P	P	P	P	P	P	
Public and private schools and training centers	P	P	P	P	P	P	P	
Lodging such as hotels and motels	P	P	P	P	P	P	P	
Religious facilities	P	P	P	P	P	P	P	

A Part of Subsection 20C.10.200(10) PERMITTED LAND USES IN THE CITY CENTER

LAND USES	DESIGN AREAS							LEGEND:
	Area 1	Area 3	Area 7	Area 2	Area 5	Area 6	Area 4	
Mixed uses (commercial and/or multi-family housing not to exceed 30 dwellings per acre) where indicated by Subsection 20C.10.200(05), "City Center Design Areas"				P		P	S	<p>P - Permitted Use</p> <p>S - Requires Special Development Permit See Section 20F.20.030</p> <p>G - Requires General Development Permit See Section 20F.20.030</p> <p>All uses must comply with the Goals and Policies of Section 20B.85.130, "City Center."</p> <p>Permitted Uses which in the judgment of the Technical Committee appear to be inconsistent with the Goals and Policies due to their nature or appearance, require a Special Development Permit</p> <p>*The Dept. of Planning and Community Development maintains a record of uses known to meet traffic criteria</p>
Mixed uses (commercial and/or multi-family housing not to exceed 30 dwelling per acre) outside locations indicated by Subsection 20C.10.200(45), "City Center Design Areas"	S	S	S	S	S	S	S	
Commercial parking lots and garages	S	S	S	S	S	S	S	
Utilities and communications - local storage distribution and substations	S	S	S	S	S	S	S	
Automobile Service Stations	S	S	S				S	
Employee living quarters associated with permitted or special use	P	P	P	P	P	P	P	
Uses from Subsection 20C.10.240(05), "Permitted Land Uses, General Commercial except the following: <ul style="list-style-type: none"> . Plastic Products Manufacturing . Auto Impoundment Yards . Farm Equipment, Mobile Homes and Heavy Equipment (Retail) . Mini-warehouse . Rental Service - Heavy Equipment, Construction Equipment and Heavy Hauling . Uses determined to be inconsistent with Section 20B.85.130, "City Center" 							P	

Section 11. Amendment. The charts entitled "Permitted Land Uses," incorporated as a part of Subsection 20C.10.240(05) of the Community Development Guide and following said Subsection as pages C-20, C-21, and C-23, are amended as shown in the following charts:

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS																				LEGEND:			
	General	Agriculture	Ranch Estate	Residential Estate	Suburban Estate	Suburban Residence	Urban Residence	Multiple Residence	Professional Office	Neighborhood Business	Commercial Office	Community Business	General Business	City Center	Business Park	Light Industry	Heavy Industry	Unclassified						
	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	RJ2	R20	R30	PO	NB	CO	CB	CC	CC	BP	LI	HI		
SERVICES																								P - Permitted Use
Finance, Insurance, Real Estate: Banks, Savings and Loan, Securities, Title and other insurance															P		P	P						S - Requires Special Development Permit - see Section 20F.20.030
Personal Services: Laundry, Dry Cleaning, Barber, Beauty Salon, Photo Studio, Shoe Repair															P		P							G - Requires General Development Permit - see Section 20F.20.030
Cemeteries, Mausoleum																							S	* - Density is the same as for least dense adjoining residential area
Funeral Home and Service																P	P							
Family Day-Care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P			
Mini Day-Care **	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G			G			**Permitted in churches without general or special development permit - see Section 20C.20.030 (02).
Day-Care Center **	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S			
Business Services: Duplicating, Blueprints, Steno, Printing, Employment															P		P	P			P			
Warehousing, Storage and Services (excluding livestock)																			P		P	P		
Building Maintenance																			P		P	P		
Mini-Warehouses - Storage only with no businesses permitted to operate out of a storage area																			G			P		
Rental Services: Furniture, Tools, Light Equipment - no outdoor storage																		P	P		P	P		
Rental Services: Heavy Equipment, Construction Equipment, Heavy Hauling																			P			P	P	
Rental Services: Vehicles, Trailers, Recreation Vehicles																			P			P		
Auto Repair Services																		P	P			P		
Boat Repair Services																			P			P	P	
Repair Services: Watches, Appliances, TV, Electrical, Jewelry, Furniture and Upholstery																		P	P	P				
Professional Services: Medical, Dental, Clinics													S	S	P	P	P	P						

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS																								
	General	Agriculture	Ranch Estate	Residential Estate	Suburban Estate	Suburban Residence	Urban Residence	Multiple Residence	Professional Office	Neighborhood Business	Commercial Office	Community Business	General Business	City Center	Business Park	Light Industry	Heavy Industry	Unclassified							
	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	RI2	R20	R30	PO	ME	CO	CB	CC	CA	CV	CI	IT			
Professional Services: Legal, Engineering, Architectural, Planning, Consulting, etc.																									
Hospitals																									
Convalescent, Nursing, Retirement Homes										S	S	P	P				P	P							
Contract Construction Services: Office and storage of Materials and Equipment Office Only																		S	P	P					
Government Services: Offices, Administration, Fire, Police, Post Office (but excluding maintenance shops)	S		S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P							
Government Services: Shops, Maintenance																									
Military Installations																							S		
Education: Preschool, Nursery School, Private School	S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S							
Education: Public and Private Primary and Secondary School	S		S	S	S	S	S	S	S	S	S	S	S	P	C	P	P								
Education: Universities, Colleges																							S		
Education: Special Vocational, Trade, Business, Beautician, Barber, Driving, Extension																		P	P	P					
Art, Music, Dancing	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P							
Churches, Temples, Synagogues, related activities and uses				C	S	S	S	S	S	S	S	S	S	P	P	P	P								
Charitable, Social, Professional, Labor Organizations															P	P	P								
Massage Parlor, Bath House, Saunas and similar facilities																	P	P							
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								
Truck, Heavy Equipment Repair and Storage																		S							

LEGEND:
P - Permitted Use
S - Requires Special Development Permit - see Section 20F.20.030
G - Requires General Development Permit - see Section 20F.20.030
* - Density is the same as for least dense adjoining residential area

Permitted Land Uses in the City Center are in Section 20C.10.200, "City Center District"

Section 12. Amendment. Subsection 20C.10.250(15) of the Community Development Guide is amended to read as follows:

10.250(15) Maximum Number Of Dwelling Units Permitted Per Net Acre. Dwelling unit densities shall be determined by using the following formulas:

(a) The maximum number of units permitted on a site equals the total site area in acres less any area having severe development limitations in acres less the area of streets and other access corridor in acres times the maximum number of dwelling units permitted per net acre."

Maximum dwelling units = Site area (ac.) - very severe development limitations (ac.) - area of streets, etc. (ac.) x maximum dwelling units per net acre.

(b) Other regulations in the Development Guide may reduce the number of dwelling units otherwise permitted by this subsection.

Section 13. Amendment. Subsection 20C.10.250(35) of the Community Development Guide is amended to read as follows:

10.250(35) Building Site Circle. The chart establishes the diameter of a circle that does not exceed a 25% cross slope, or include any very severe development limitation areas, and that must fit within every lot created to define the minimum lot dimensions and potential building sites. Where a structure would overlap a lot line, such as could occur with attached housing units, the diameter shall be increased by 50% to determine the building structure pad. In the West Lake Sammamish area (WLS), the diameter shall be 45 feet.

Section 14. Amendment. Subsection 20C.10.250(50) of the Community Development Guide is amended to read as follows:

10.250(50) Front, Rear, and Side Building Setbacks. All setbacks shall be measured perpendicularly from the nearest property line to the foundation line of the structure. Front, side, and rear directions shall be determined as provided in paragraph (e) of this subsection.

(a) The following features are permitted within front, rear and corner sideyard setback areas: building extremities such as chimneys, decks, porches, or roof structures which extend beyond the building line may project up to 5 feet into the setback area but no closer than 5 feet to the property line. In interior sideyard setback areas, building extremities are not permitted any closer than 5 feet to a property line except chimneys and roof overhangs which may extend 30 inches into the 5-foot setback.

(b) Projections of the marquee type, including canopies, awnings and covered walkways, whose lowest portion is at least 8 feet high and mounted on commercial and industrial buildings, may project into setback areas adjoining a street a maximum distance of 10 feet.

(c) Side Setback Exceptions - Side setback distances may be modified to permit a zero side setback to accommodate clustering and attached dwelling units upon the presentation of a coordinated development plan of a PUD processed in accordance with Section 20F.20.030. "Development Permits and Procedures." Required building separation distances shall be maintained.

(d) Improvements less than 30 inches above grade including decks, patios, walks and driveways are permitted in setbacks. Fences and landscaping are permitted in setback areas provided that all other applicable requirements are met. No other structures including accessory structures are permitted in setback areas.

(e) Lot Orientation - For the purpose of applying regulations having a directional relationship to lots, the following shall be applied: the front shall be toward the street or easement the lot is addressed from or which provides the primary access; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are ninety degrees to the front or as nearly so as the lot shape permits.

Section 15. Amendment. Subsection 20C.10.250(90) of the Community Development Guide is amended to read as follows:

10.250(90) Lots

(a) Lots shall be created by following the procedures of 20F.20.030, "Development Permits and Procedures."

(b) No lot shall be established which is in violation of the Development Guide.

(c) Parcels smaller than permitted by the Development Guide may be temporarily created if they are merged in title with an adjacent parcel to create a lot that complies with the Development Guide.

(d) Parcels smaller than otherwise permitted by the Development Guide may be created through the action of governmental agencies including the City of Redmond by procedures not contained in Article 20F, "Administration and Procedures." Such actions include eminent domain and the splitting of a parcel by dedicated right-of-way. Wherever possible, such parcels shall be merged in title with adjacent lots to create lots in compliance with the Development Guide.

(e) Substandard Lots - A lot of record created prior to the effective date of the Development Guide that does not meet the minimum area or dimensional requirements of the land use zone in which located shall be considered a confirming lot of record if the following requirements are met: there must be no adjoining lots of record of continuous boundary in the same ownership to which the substandard lot can be merged in title or with which the lot lines can be adjusted to create lots of record which would comply with the Development Guide.

(f) Area of Waterfront Lots - The area of waterfront lots is considered to be the area landward of the line of ordinary high water on Lake Sammamish (elevation 27 feet above mean sea level), regardless of the extent of ownership; or the area landward of the top of the bank or property line along major watercourses; or the area landward of the centerline of minor watercourses.

(g) Area of Lots with Private Street or Access Easement - The area of a lot having access to an improved street by a private street or easement shall not include the area of this corridor.

(h) Lots for Building Pads - In industrial, business park, business, and multiple residence zones, lots with boundaries coterminous or nearly so with building walls may be created. The standards that normally would apply to such lots shall apply instead to the project tract of which such lots are a part.

(i) Lot shapes shall be designed to avoid awkward configurations or appendages.

Section 16. New Section. There is hereby added to Section 20C.20.034 of the Community Development Guide a new subsection to read as follows:

20.030(20) Day-Care Operations in Churches. Day-care operations are permitted in churches without general or special Development Permit approval provided that all other requirements of this section are met."

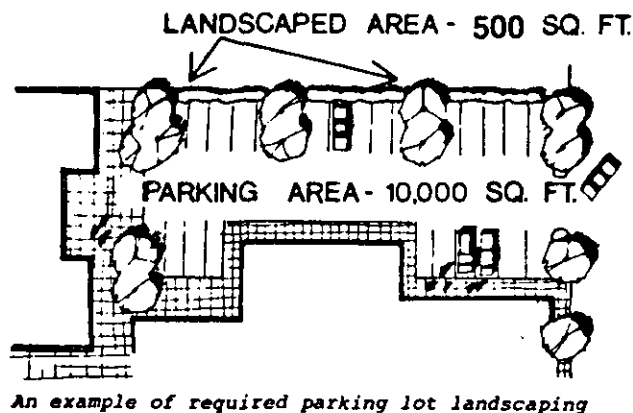
Section 17. Amendment Subsection 20C.20.050(05) of the Community Development Guide is amended to read as follows:

20.050(05) Height. The maximum height of fences shall be as follows, provided that the requirements of Section 20C.20.220 "Sight Clearance," shall control:

(a) Residential, general and agricultural zones and uses: 6 feet anywhere on the lot.

(b) Commercial, industrial, business park, utility and public zones and uses: 8 feet anywhere on the lot subject to landscaping requirements.

Section 18. Amendment. The diagram in Subsection 20C.20.090(50) of the Community Development Guide is amended as follows. (Changes "Landscaped Area" from 200 feet to 500 feet):



Section 19. Amendment. Subsection 20C.20.090(50) (exclusive of diagrams) of the Community Development Guide is amended to read as follows:

20.090(50) Parking Lot Landscaping and Screening. Parking lots, including driveways and service areas, shall be landscaped and screened in conformance with this subsection.

(a) Interior Lot Landscaping - All parking lots that contain twenty (20) or more parking spaces or are larger than 6000 square feet in area shall have interior lot landscaping as follows:

Landscaped Area - Parking lots that contain twenty (20) or more parking stalls or are 6000 to 30,000 square feet in area shall have five (5) square feet of landscaped area per 100 square feet of vehicle use area or fraction thereof. Parking lots larger than 30,000 square feet shall have seven (7) square feet of landscaped area per (100) square feet of vehicle use area or fraction thereof.

Minimum Area - The minimum area of required landscaping shall be sixty-four (64) square feet to provide a proper plant environment.

Maximum Contiguous Area - To encourage the proper distribution of landscaping throughout parking areas, no required landscaped area shall be larger than 350 square feet in parking lots that are less than 30,000 square feet in area; and 1,500 square feet in larger lots, unless otherwise permitted by the Technical Committee. Larger landscaped areas may be provided when the excess over the minimum requirement exceeds the total area requirement for the entire lot. Interior lot landscaping may be peninsular or island in shape and may accent pedestrian ways.

Trees Required - Trees are required at a ratio of at least one per 150 square feet of landscaped area or fraction thereof. They shall have a clear trunk to a height of at least five (5) feet above the ground. Trees shall be planted no closer than four (4) feet from pavement edges where vehicles overhang planted areas.

Shrubs and Ground Cover - Required landscaped areas remaining after tree planting shall be planted in shrubs and/or groundcover. The distribution of plants shall be adequate to achieve 75% ground coverage within three years of planting.

Vehicle Overhang - Parked vehicles may overhang landscaped areas up to 2.5 feet when wheel stops are provided.

Plant Species - Plant material shall be selected from the recommended Plant List referenced in Subsection 70.090(45), "Landscaping Standards and Design Specifications."

(b) Adjacent Rights-of-Way - Rights of Way adjacent to parking lots, driveways and service areas, except for streets and walkways, shall be landscaped in conformance with Subsection 20C.20.090(45), "Landscaping Standards and Design Specifications."

(c) Parking Lot Perimeters - Parking lot perimeters, except those in the City Center District, shall be landscaped in conformance with this paragraph. Perimeter landscaping in the City Center shall be in conformance with Subsection 20C.10.200(15), "City Center Linkage System."

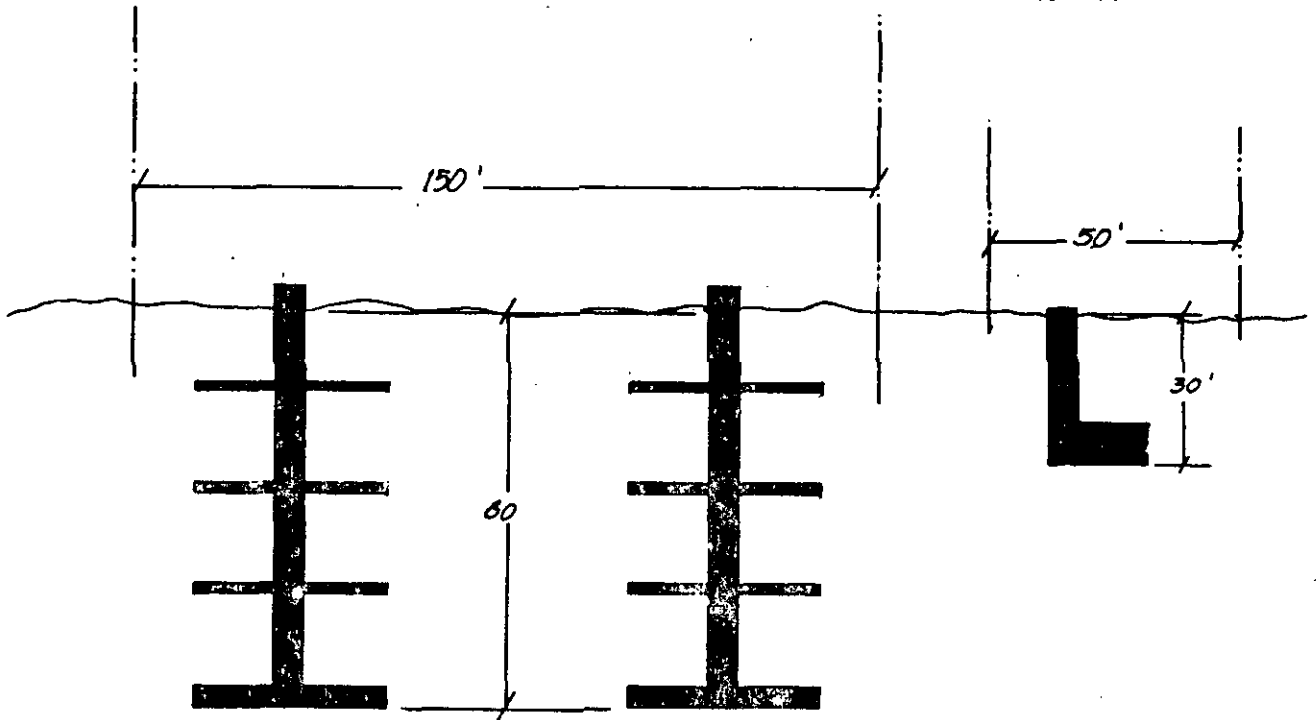
Section 20. Amendment. Subsection 20C.20.100(20) of the Community Development Guide is amended by the addition of the following diagram entitled "Example of Pier Coverage":

EXAMPLE OF PIER COVERAGE

C-37, Section 20.100(20) PIER COVERAGE

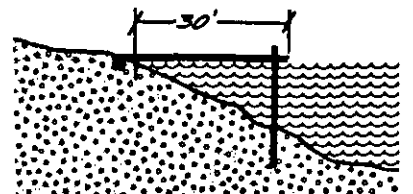
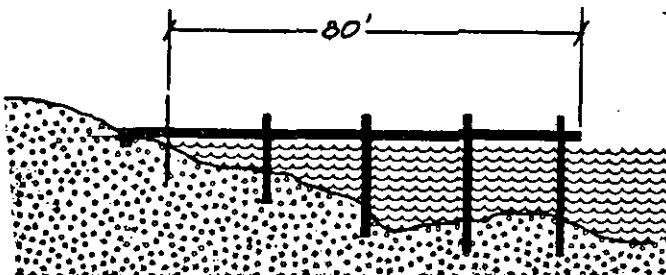
WATER AREA 12,000 SQ. FT.
TOTAL PIER SIZE 1,328 SQ. FT.
COVERAGE 11%

WATER AREA 1,500 SQ. FT.
PIER SIZE 300 SQ. FT.
PIER COVERAGE 20%



ELEVATION: 27 FEET
ABOVE SEA LEVEL

ELEVATION: 27 FEET
ABOVE SEA LEVEL



WATER DEPTH
LESS THAN 13 FEET

WATER DEPTH
13 FEET

Section 21. Amendment. Subsection 20C.20.110(15) of the Community Development Guide is amended to read as follows:

20.110(15) Temporary Mobile Homes and Structures. Mobile home structures may be permitted on a temporary basis subject to the following provisions:

- (a) A mobile home with adequate water and sewer service may be permitted as a dwelling while a residential building on the same lot is being constructed or while a damaged residential building is being repaired.
- (b) When elderly or disabled relatives of the occupant of an existing residence require constant supervision and care, a mobile home with adequate water and sewer services located adjacent to such residence may be permitted to house the relatives.
- (c) A mobile home type structure may be used as a contractor's office or for other permitted uses subject to Technical Committee approval during the design and construction of a development which includes the lot occupied by such structure, but not to exceed one year.
- (d) A mobile home may be placed in industrial zones to house watchmen or caretakers.
- (e) Mobile homes shall comply with Article 20E, "Building and Construction Codes."
- (f) Temporary mobile homes regulated by this subsection require General Development Permits; see Section 20F.20.030, "Development Permits and Procedures."

Section 22. Amendment. Subsection 20C.20.150(06) of the Community Development Guide is amended to read as follows:

20.150(05) Administration. In the administration of this section, the following rules shall be used where applicable:

(a) Pre-existing Parking Spaces - A development in existence prior to the adoption of the Development Guide or at the time of its annexation to the City if later, which does not have sufficient parking space on the basis of this section, may continue to operate with the parking deficiency as long as no enlargement land use change or other change is made which would require additional parking spaces;

When a pre-existing use is enlarged so as to require additional parking spaces, the requirements of this section shall apply only to the enlargement;

When additional uses are placed on the same lot with the pre-existing use or an enlarged lot of which the pre-existing use lot is a part, the requirements of this section shall apply only to the additional use;

When a pre-existing use is terminated, the area vacated shall not be occupied by a use requiring more parking spaces than the terminated use, unless the required additional parking spaces are provided.

(b) Separate Parking Facilities - A parking facility which is required for one establishment shall not be considered as part of the parking facility required for any other enterprise, except for cooperative parking as provided in subsection (20) of this section, "General Parking Requirements."

(c) Site Plan Review Required - All proposed parking facilities are subject to the Site Plan Review Process of Section 20F.20.030, "Development Permits and Procedures."

Section 23. Amendment. Subsection 20C.20.150(10) of the Community Development Guide is amended to read as follows:

20.150(10) Required Off-Street Parking. The minimum required and maximum permitted number of parking spaces for each zoning district and land use is noted in the tables entitled, "Required Off-Street Parking," and "Required Spaces for Specific Land Uses," which are incorporated as a part of this subsection. The requirements for land uses that have special parking needs supercede those based on zoning districts for the uses specified, regardless of location.

Section 24. Amendment. The tables entitled "Parking Spaces Required" and "Spaces for Specific Land Uses," incorporated as a part of Subsection 20C.20.150(10) of the Community Development Guide and immediately following said Subsection on pages C-41 and C-42, are amended as shown in the following tables:

A Part of Subsection 20C.20.150(10): PARKING SPACES REQUIRED		
ZONING DISTRICT	REQUIRED OFF-STREET PARKING	
	Minimum Required	Maximum Allowed
General Agriculture Ranch Estates Residential Estates Suburban Estates Suburban Residence	G A RE R1 R2-R3 R4-R5-R6	2/du NS
Urban Residence Multiple Residence	R8-R12 R20-R30	1.2/Studio du 1.5/1 Bedroom du# 1.8/2 Bedroom du# 2.0/3+ Bedroom du# NS
Professional Office	PO	3.5/1000 sq.ft.gfa 4.5/1000 sq.ft.gfa
Neighborhood Business	NB	4/1000 sq.ft.gfa 5/1000 sq.ft.gfa
Commercial Office	CO	3.5/1000 sq.ft.gfa 4.5/1000 sq.ft.gfa
Community Business	CB	4/1000 sq.ft.gfa 5/1000 sq.ft.gfa
General Commerce	GC	
City Center	CC	
Design Area 1		4/1000 sq.ft.gfa 5/1000 sq.ft.gfa
Design Area 2		3.5/1000 sq.ft.gfa 4.5/1000 sq.ft.gfa
Design Area 3		4/1000 sq.ft.gfa 5/1000 sq.ft.gfa
Design Area 4		*
Design Area 5		2.5/1000 sq.ft.gfa 3.5/1000 sq.ft.gfa
Design Area 6		3.5/1000 sq.ft.gfa 4.5/1000 sq.ft.gfa
Design Area 7		4/1000 sq.ft.gfa 5/1000 sq.ft.gfa
Design Area 8		4/1000 sq.ft.gfa 5/1000 sq.ft.gfa
Business Park	BP	*
Light Industry	LI	
Heavy Industry	HI	
Planned Unit Developments	PD	

Notes: du - Dwelling Unit
gfa - Gross Floor Area
NS - No Specification
* - The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.
- Bedroom shall include all rooms that can be used as permanent sleeping quarters.

A Part of Subsection 20C.20.150(10)

SPACES FOR SPECIFIC LAND USES	
LAND USE	MINIMUM PARKING SPACES REQUIRED
Assembly, including auditoriums, theatres and banquet rooms	10/1000 sq.ft. of gfa for assembly or 1/5 fixed seats
Bowling	5/lane
Hotel, motel, excluding restaurant and assembly	1/rental room
Multi-family housing designed for senior citizens	.5 to 2/du as found adequate by the Code Administrator
Multi-family housing in business districts	See requirement for Urban Residence and Multiple Residence Districts
Nursing home	1/4 patient beds
Restaurant: Sit down Take out	9/1000 sq.ft.gfa 10/1000 sq.ft.gfa
Schools, hospitals, institutions, public facilities and similar uses	The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.
Notes: du - Dwelling Unit gfa - Gross Floor Area	

Section 25. Amendment. Subsection 20C.20.150(15) of the Community Development Guide is amended to read as follows:

20.150(15) Design Requirements for Parking Facilities.

- (a) Minimum Parking Space and Aisle Dimensions - Refer to table entitled "MINIMUM PARKING SPACE AND AISLE DIMENSIONS."
- (b) Surface of Parking Facilities - Parking facilities for commercial and industrial establishments shall be paved. Other facilities shall have a gravel or other surface at the discretion of the Technical Committee.
- (c) Markings for Parking Spaces and Traffic Flow - Parking facilities shall have a permanent means of showing entrances and exits, traffic direction and parking spaces, except where the Code Administrator finds such requirements are inapplicable.
- (d) Vehicle Circulation Between Adjoining Property Required - Parking lots shall be designed to provide for off-street vehicle circulation to adjoining property and parking areas where physically feasible, except that driveways and parking aisles may not cross Type I and II walkways in the City Center; see Section 20C.10.200(15), "City Center Linkage System."
- (e) Driveway Location - Driveways shall be located at least twenty (20) feet from any crosswalk or street intersection. They may not be permitted where, in the opinion of the Technical Committee, dangerous or confusing traffic patterns would result.

(f) Driveway Limitations - Driveways shall be limited to one per parcel per street frontage, except that the following is permitted subject to the approval of the Technical Committee: one driveway for each 150 feet of street frontage, or three driveways for two adjoining lots that have common parking.

(g) Driveway Reservoir Space Required - Access driveways shall have reservoir space adequate to substantially eliminate traffic backup on public streets.

(h) Driveway Width - Each traffic lane shall be at least ten (10) feet wide.

(i) Backing Into Streets Generally Prohibited - Parking facilities shall be designed so existing vehicles are not required to back into streets, except for residential uses of less than four dwellings per lot on local access streets.

(j) Wheel Stops Required in Parking Facility - Suitable wheel or bumper stops are required to prevent vehicles from overhanging walkways, property lines or other limits of a parking facility and to prevent damage to landscaping.

(k) Off-Street Loading Space - Parking facilities for service vehicles shall be designed to avoid encroaching on other parking areas or public streets while loading vehicles are parked or maneuvering to park.

(l) Walkways Required - Marked walkways, separated from traffic lanes and vehicle overhangs, shall be provided from parking areas to the entrances of establishments.

(m) Pedestrian Access from Parking to Major Walkway System - Convenient, marked pedestrian access shall be provided from parking areas to Type I and II walkways and the Sammamish River Trail where appropriate, as determined by the Technical Committee.

(n) Landscaping Required - Landscaping requirements for parking facilities are in Section 20C.20.090, "Landscaping and Natural Screening."

(o) Sight Screening Required - Sight screening requirements for parking facilities are in Paragraph 20C.20.090(55)(c), "Screening of Parking and Loading Areas."

Section 26. Amendment. The table entitled "Sight Distance Triangle," contained in Subsection 20C.20.220(20) of the Community Development Guide is amended as follows:

20.220(20) Sight Distance Triangle -

<u>Type of Intersection</u>	<u>Horizontal Sight Clearance for Intersection Legs Noted</u>	
Controlled by Traffic Signal of Stop Sign	(a)	(b)
. Intersections that Involve Arterials	20	45
. Others (local access, drive-ways, etc.)	20	45
Uncontrolled or Yield-Right-of-Way		
. Intersections that involve arterials	60	60

Section 27. Amendment. Subsection 20C.20.230(35) of the Community Development Guide is amended to read as follows:

20.230(35) Permitted Temporary Signs - Temporary signs, exempt from paragraph (30) of this section unless otherwise provided, are permitted in any zoning district subject to the following requirements:

(a) Banners on Redmond Way Railroad Overpass - Nonprofit, charitable community organizations which are located in the City shall be allowed to erect sign banners not to exceed 100 square feet in area on the Burlington Northern Railroad bridge overcrossing Redmond Way on a temporary basis not to exceed fourteen (14) days. Permits are to be issued and administered by the Director of Public Works, subject to the furnishing of a certificate of public liability insurance in a minimum amount of one hundred thousand dollars for each person, three hundred thousand dollars for each occurrence and fifty thousand dollars property damage, with the City as a named insured, and subject to the payment of a permit fee sufficient to cover the costs of processing, not to be less than ten dollars.

(b) Construction Signs - Non-illuminated signs that identify the architects, engineers, planners, contractors or other individuals or firms involved with a construction project, or announce the character or purpose of the project may be displayed at the project site. There may be one sign on each street the project fronts upon, but no more than a total of two signs. No sign shall exceed 32 square feet in area and ten (10) feet in height. The signs shall be removed upon occupancy of the project.

(c) Celebration Displays - Temporary signs, banners, posters, festoons and clusters of lights, flags, pennants and balloons and searchlights are permitted only for a period of seventeen (17) days to announce the opening of a new enterprise, celebrate business anniversaries or announce major sales. These displays must be used on the site of the enterprise and must be removed at the end of the time period. Searchlights are permitted for those occasions only if they are used for a maximum period of seventeen (17) consecutive days and the beam of the searchlight does not flash against any building or does not sweep an arch lower than 45 degrees from vertical.

(d) Political Signs - On-premises political signs located at the headquarters of a political party, candidate for public elective office, or a public issue decided by ballot are permitted. All on-premise political signs shall comply with the dimensional and locational requirements of the sign district in which located. Off-premise political signs that do not exceed four square feet in area are permitted from the closing date for filing for an election until fourteen (14) days after the general election, except that after a primary election, candidates not advancing to the general election shall remove their signs within the time limit. Political signs shall not be placed in the public right-of-way. Permits for political signs are not required. A \$250 bond shall be posted with the City by each campaign headquarters for candidates and issues decided by ballot to ensure that signs are removed within the specified

time limit after the election. Failure to remove signs will result in the forfeiture of the bond.

(e) Real Estate Signs - Real Estate signs and for rent or lease signs shall meet the following requirements:

<u>Items Being Advertised</u>	<u>Max. Size in Sq. Ft.</u>	<u>Max. Ht. in Feet</u>	<u>Max. No. of Signs</u>
Single-Family House or Lot	4	6	2
Commercial, Industrial or Multiple-Family Lots	32	6	2
Commercial, Industrial or Multiple-Family Building or Portion of Building	16	6	2

Three off-premise portable open house or other directional real estate signs are permitted only during times specified by the Director of Public Works.

(f) Temporary Window Signs - Temporary window signs shall not be included in the sign area for each facade, provided that such signs do not exceed the smaller of a total of fifty (50) square feet or ten percent (10%) of the window area.

(g) Signs on Kiosks - Temporary signs on kiosks are permitted but the signs shall not exceed four (4) square feet in area.

Section 28. Amendment. Subsection 20F.10.020(05) of the Community Development Guide is amended to read as follows:

10.020(05) Responsibility for Interpretation. Responsibility for interpreting the Development Guide shall be as follows: The Code Administrator shall interpret Article 20C, "Land Use Regulations," other than those interpreted by the Director of Public Works; the Building Official shall interpret Article 20E, "Building and Construction Codes"; the Director of Fire and Emergency Medical Services shall interpret the "Fire Code" and "Requirements for Sprinkler Systems"; the Director of Public Works shall interpret those portions of Article 20D, "Public Development Programs," prepared by that department, and those portions of Chapter 20C.20.000, "General Development Requirements" administered by that department; the Director of Planning and Community Development shall interpret Articles 20A, "Preface," 20B, "Goals, Policies, Plans," and 20F, "Administration and Procedures." Any decision shall be final subject to an appeal to the Hearing Examiner.

Section 29. Amendment. Subsection 20F.10.050(25) of the Community Development Guide is amended to read as follows:

10.050(25) Abatement Order. Upon finding a violation, the Code Administrator shall cause the person(s) responsible to be served by certified mail with a written notice of the violation and an abatement order establishing a time limit for com-

pliance. The time limit shall be one (1) to ninety (90) days based on the discretionary judgment of the Code Administrator in evaluating the nature of the violation and the action required to achieve compliance. The time limit may be extended only under extenuating circumstances, but in no case shall exceed a total of one hundred and eighty (180) days.

Section 30. Repeal. Subsection 20F.10.050(30) of the Community Development Guide is hereby repealed.

Section 31. Amendment. Subsection 20F.10.070(15) of the Community Development Guide is amended to read as follows:

10.070(15) Appeals. Final decisions of the Code Administrator in the interpretation, administration and enforcement of the Development Guide may be appealed to the Hearing Examiner under the procedure set forth in 20F.20.200, Administrative Appeal. Code enforcement actions under Section 20F.10.050, Enforcement, are not final decisions for the purpose of this section.

Section 32. New Section. There is hereby added to the Community Development Guide a new subsection to read as follows:

20F.10.090(65) Quorum. A majority of the appointed and qualified members shall constitute a quorum for the transaction of business, provided that at least four (4) shall be required to constitute a quorum, excluding any disqualifications. Any action taken by a majority of those present, when those present constitute a quorum, at any regular or special meeting of the Commission, shall be deemed and taken as the action of the Commission. Any number less than a quorum shall be authorized to convene a meeting at the time set and to adjourn, recess or continue a regular or special meeting to a date and time certain and entered upon the minutes without the necessity of further notice.

Section 33. Amendment. The chart entitled "Development Permit Procedures and Responsible Authority," incorporated as a part of Section 20F.20.030 of the Community Development Guide and immediately following said Section on page F-8, is amended as shown in the following chart:

MAJOR STEPS IN PROCESSING APPLICATIONS		TYPE OF APPLICATION														LEGEND: RESPONSIBLE AUTHORITY
		Subdivision	Special Development Permit	General Development Permit	Short Subdivision	Shoreline Permit	Variance	Administrative Appeal	Right-of-Way Vacation	Current Use Tax	Direct Petition	Annexation	Development Amendment	Zoning Map Amendment	Building and Construction Permits	
Pre-Application Conference	20F.20.040	TC	TC	TC	TC	TC	TC		TC	TC	CC	TC	TC		TC: Technical Committee HE: Hearing Examiner PAC: Policy Advisory Commission CC: City Council DPCD: Dept. of Planning & Community Development RKC: Redmond-King County Council's Committee KCA: King County Assessor AD: Appropriate City Dept.	
Filing of Application	20F.20.050	DPCD	DPCD	DPCP	DPCD	DPCD		DPCD	DPCD	KCA	DPCD	DPCD	DPCD			
Staff Review, SPR & Environmental Assessment	20F.20.060	TC	TC	TC	TC	TC	TC	TC	TC	TC	TC	TC	TC			
Public Hearing (Recommendation)	20F.20.070	HE	HE				HE	HE	CC	RKC	CC	PAC	HE			
Preliminary Approval	20F.20.080	CC														
Compliance Review and Plan Check	20F.20.090	AD	AD													
Pre-Construction Conference	20F.20.100	AD	AD													
Final Application Approval	20F.20.110	CC	CC	TC	TC	TC	HE	HE	CC	RKC	CC	CC	CC			
Compliance Review and Plan Check	20F.20.090	AD	AD	AD	AD	AD										
Pre-Construction Conference	20F.20.100	AD	AD	AD	AD	AD										
Modification of Final Order - Major	20F.20.120	CC	CC	TC	TC	TC	HE	HE	CC		CC	CC	CC			
Modification of Final Order - Minor	20F.20.120	TC	TC	TC	TC	TC	HE	HE								
Revocation of Approval	20F.20.130	CC	CC	TC	TC	TC	HE	HE	CC		CC	CC	CC			
Appeals from Hearing Examiner	20F.20.140						CC	CC								

Use of the Chart - Sections 20F.20.040 through 20F.20.140 explain procedural steps, and Sections 20F.20.150 through 20F.20.260 explain each application. The sections describing the individual applications may contain paragraphs that modify or add special requirements to the procedures indicated on the chart. Procedural steps may be combined for projects requiring one or more applications where feasible, at the discretion of the Technical Committee.

Section 34. Amendment. The table entitled "Application Requirements," incorporated as a part of Subsection 20F.20.050(10) of the Community Development Guide and immediately following said Subsection as page F-9, is amended as shown in the following table:

A Part of Subsection 20F.20.050(10) APPLICATION REQUIREMENTS

THE ITEMS NOTED MUST ACCOMPANY APPLICATIONS	TYPE OF APPLICATION												
	Subdivision	Special Development Permit 20F.20.150	General Development Permit 20F.20.160	Short Subdivision 20F.20.170	Shoreline Permit	Variance	Administrative Appeal 20F.20.190	Right-of-way Vacation 20F.20.200	Current Use Tax 20F.20.210	Direct Use 20F.20.220	Annexation Development Amendment 20F.20.230	Zoning Map Amendment 20F.20.240	Building and Construction Permits 20F.20.250
Name, Address, Phone Number, & Signature of Applicant & Property Owners	●	●	●	●	●	●	●	●	●	●	●	●	●
Name of Proposed Action or Development	●	●	●	●	●	●	●	●	●	●	●	●	●
Vicinity Map Showing Location of Subject Property	●	●	●	●	○	○	●	●	○	●	○	●	●
Legal Description of Subject Property	●	●	●	●	●	○	○	●	●	○	○	●	●
Area of Subject Property	●	●	●	●	○	○	○	○	○	○	○	○	○
Nature of Application & Description of Proposed Action	●	●	●	●	●	●	●	●	●	●	●	●	●
Combined City/SEPA Checklist	●	●	●	●	●	○	○	○	○	○	○	○	○
Application Fee	●	●	●	●	●	○	○	○	○	○	○	○	○
Names of Property Owners within 300 Feet of Subject Property	●	●	●	●	●	○	○	○	○	○	○	○	○
Existing Topography & Preliminary Grading Plans	●	○	○	○	○	○	○	○	○	○	○	○	○
Map Showing Property Boundary Lines & All Proposed & Existing Lots, Tracts & Easements	●	●	●	●	○	○	○	○	○	○	○	○	○
Site Plan, Building Elevation, Lot Coverage, Parking & other Development Features	●	○	○	○	○	○	○	○	○	○	○	○	○
Explanation of any Modifications Sought from Code Standards	●	○	○	○	○	○	○	○	○	○	○	○	○
Draft of Any Proposed Covenants, Restrictions, & Easements	●	○	○	○	○	○	○	○	○	○	○	○	○
Landscaping Plans Showing Existing & Proposed Vegetation, Screening & Fencing	●	○	○	○	○	○	○	○	○	○	○	○	○
Existing Buildings & Structures Relating to Proposed Action	●	○	○	○	○	○	○	○	○	○	○	○	○
Existing & Proposed Utilities, Streets, Access Easements & Dedications of Property.	●	○	○	○	○	○	○	○	○	○	○	○	○
Proposed Water Supply System and Proposed Sewer Disposal System	●	○	○	○	○	○	○	○	○	○	○	○	○
Existing & Proposed Storm Water Runoff System & Peak Flow Rates	●	○	○	○	○	○	○	○	○	○	○	○	○
Location of Existing & Proposed Public & Common Use Areas	●	○	○	○	○	○	○	○	○	○	○	○	○
Analysis of Soil & Geological Conditions	○	○	○	○	○	○	○	○	○	○	○	○	○
Location of Water Bodies, Wetlands & Flood Prone Areas	●	○	○	○	○	○	○	○	○	○	○	○	○
Proposed Signs	○	○	○	○	○	○	○	○	○	○	○	○	○

LEGEND:
 ● Required with Application
 ○ May be required with Application by Technical Committee

See Article 20E.00, "Building and Construction Codes."

Section 35. Amendment. Subsection 20F.20.050(15) of the Community Development Guide is amended to read as follows:

20.050(15) Application and Inspection Fees.

(a) Fee Schedule - The schedule contained in the chart entitled, "Application and Inspection Fees," is established to cover costs incurred by the City in considering action on the land use and development applications noted and is included as part of this subsection.

(b) Fee Administration - 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. 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. 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 Code Administrator. In the event that actions of an applicant result in the repetition of the reviews, inspection 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. 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 Code Administrator. The fee for any inspection shall be the larger of the totals computed on a lot, per acre or per application basis. The fee for any single application shall be the smaller of the totals computed on a per lot, per acre, or per application basis.

(c) Fee Waivers - The fee for applications made by public agencies will be waived.

Section 36. Amendment. The chart entitled "Application and Inspection Fees," incorporated as a part of Subsection 20F.20.050 (15) of the Community Development Guide and immediately following said Subsection on page F-10, is amended as shown in the following chart:

A Part of Section 20F.20.050(15) APPLICATION AND INSPECTION FEES

Itemized Costs	Type of Application												
	Subdivision	Special Development Permit	General Development Permit	Short Subdivision	Shoreline Permit	Variance	Administrative Appeal	Right-of-Way Vacation	Current Use Tax	Direct Petition Annexation	Development Guide Amendment	Zoning Map Amendment	Building and Construction Permits
APPLICATION FEE (IN DOLLARS)													LEGEND: * Special Development Permit Fee for Day-Care Center is \$75 ** General Development Permit Fee for Mini Day-Care Center is \$50 See Article 20E.00, "Building and Construction Codes."
Pre-Application Conference	75+ 50/LOT OR 2AC	50	20	20	40						40	40	
City Staff Review	175+ 3/LOT OR 12/AC	170	40	40+ 10/LOT	100	20	20				100	100	
Technical Committee Review	80+ 1.50/LOT OR 6/AC	80	40	20	40	20	20				40	40	
Public Hearing	40	40	140 IF REQ'D	140 IF REQ'D	140 IF REQ'D	40	40				40	40	
Consideration of Application Approval	40	80									80	80	
Totals	380+ 5/LOT OR 20AC	* 400	** 100 (140)	80+ 10/LOT	180 (220)	80	80				300	300	
Environmental Impact Statement Preparation	Total cost to be borne by applicant												
INSPECTION FEE (IN DOLLARS)													
Pre-Construction Meeting(s)	40	40	20	20									
Staff Review for Compliance with Requirements	10+ 5/LOT OR 20/AC	10+ 5/LOT OR 20AC											
Consideration of Final Approval	40	100											
Soil Testing	10/LOT OR 40AC	10/LOT OR 40AC											
Inspection	20/LOT OR 80AC	20/LOT OR 80AC	20	20									
Final Inspection	3/LOT OR 12/AC	3/LOT OR 12/AC											
Plat Check Fee	50+ 1/LOT												
Totals	150+ 5/LOT OR 152AC	150+ 38/LOT OR 152AC	40	40									

Section 37. Amendment. The chart entitled "Notice Requirements," incorporated as a part of Subsection 20F.20.070(15) of the Community Development Guide and immediately following said Subsection on page F-13, is amended as shown in the following chart:

NOTICE REQUIREMENTS	TYPE OF APPLICATION														
	Subdivision	Special Development Permit	General Development Permit	Short Subdivision	Shoreline Permit	Variance	Administrative Appeal	Right-of-Way Vacation	Current Use Tax	Direct Petition	Annexation	Development Amendment	Zoning Map Amendment	Environmental Impact Procedures	Building and Construction Permits
WHEN REQUIRED															
after filing of application			●	●											
four weeks prior to public hearing	●	●	○	○	●	●	●	●	●	●	●	●	○		
FIRST CLASS MAILING															
to subject property owners and adjoining property owners and residents			●	●	●	●									
to subject property owners and property owners within 300 feet	●	●	○	○			●	●	●	●	●	○			
NEWSPAPER PUBLICATIONS															
once	●	●	●	○	●	●	●	●	●	●	●	○			
once a week for two consecutive weeks				●											
POSTING															
City Hall, Library, Post Office and 3 places on or near the subject property	●	●	○	○			●	●	●	●	●	○			
City Hall, Library, Post Office and one place on or near the subject property			●	●	●	●									

LEGEND:
 ● NOTICE REQUIRED
 ○ NOTICE REQUIRED IF HEARING REQUIRED
 See Article 20E.00, "Building and Construction Codes."

Section 38. Amendment. Subsection 20F.20.140(05) of the Community Development Guide is amended to read as follows:

20.140(05) Hearing Examiner's Final Decisions. Final decisions of the Hearing Examiner may be appealed to the City Council. Appeals must be written and be filed with the Department of Planning and Community Development no later than two weeks after the date of the Hearing Examiner's decision. Recommendations and advisory determinations are not final decisions.

Section 39. New Section. There is hereby added to the Community Development Guide a new subsection to read as follows:

20F.20.160(15) Procedure. Applications for Special Development Permits shall follow the procedures defined in Section 20F.20.030, Development Permit Procedures.

Section 40. Amendment. Subsection 20F.20.170(10) of the Community Development Guide is amended to read as follows:

20.170(10) Scope. The General Development Permit procedures shall apply where required by the Development Guide, by Section 20C.10.240, "Permitted Uses," and for short subdivisions and shoreline development approval.

Section 41. Effective date. This ordinance shall take effect and be in force five (5) days after the date of 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 15 day of January, 1980.

CITY OF REDMOND

Christine T. Himes

CHRISTINE T. HIMES
MAYOR

ATTEST:

Paul F. Kusakabe

PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:

James H. Dailey

JAMES H. DAILEY
CITY ATTORNEY

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