

0020.150.014(F)
JEH/srf
09/24/93

DGA 93-002,
Regulation of Churches
etc.

ORDINANCE NO. 1748

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE PERMITTED LAND USE CHART ADOPTED BY SECTION 20C.10.240(05) OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE TO ESTABLISH THE REQUIREMENT FOR SPECIAL AND GENERAL DEVELOPMENT PERMITS FOR THE LOCATION OF CHURCHES, TEMPLES, SYNAGOGUES, AND ACCESSORY ACTIVITIES AND USES OF VARIOUS SIZES IN RESIDENTIAL ZONES, ADDING NEW SECTIONS 20C.20.063 AND 20C.20.235(70) (O) TO ESTABLISH CRITERIA FOR ISSUANCE OF SUCH SPECIAL AND GENERAL DEVELOPMENT PERMITS, AND AMENDING SUBSECTION 20F.20.170(10) TO REFER TO THE GENERAL DEVELOPMENT CRITERIA FOR SUCH USES, DGA 93-002.

WHEREAS, City's Community Development Guide currently requires a special development permit for the development of churches, temples, synagogues, and other similar uses in residential zones, regardless of the size of these uses, and

WHEREAS, the City's Technical Committee has recommended to the Planning Commission and City Council that the City adopts specific guidelines and regulations to govern such development and has conducted a study of existing churches, temples, synagogues and other such uses in residential areas of the City in order to determine their compatibility with and impacts on residential uses, and

WHEREAS, the Planning Commission held a public hearing on the recommendations of the Technical Committee on July 21, 1993 and, after receiving public input, forwarded a recommendation to

the City Council that the proposed regulations and guidelines be approved with a minor modification and wording, and

WHEREAS, the City Council reviewed the Planning Commission's recommendation at the Council's meeting of September 21, 1993 and determined to adopt the same, NOW, THEREFORE,

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

Section 1. Permitted Land Uses Chart Amended. The Permitted Land Uses Chart adopted by subsection 20C.10.240(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to add the use categories and permit requirements shown on the shaded portion of Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. General Development Permit Criteria. A new Section 20C.20.063 is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20C.20.063 GENERAL DEVELOPMENT PERMIT -
CHURCHES, TEMPLES, SYNAGOGUES AND ACCESSORY
ACTIVITIES AND USES

20C.20.063(010) Applicability - Churches, temples, synagogues and accessory activities and uses may be approved under a General Development Permit provided:

- (a) The seating capacity is fewer than 250 seats;
- (b) The facility is located within 1,200 ft., as measured along the centerline of the right-of-way, of an arterial (collector, minor or principal);
- (c) The facility is located on a paved

road having two lanes with a minimum width of 28 ft.;

- (d) Buildings shall maintain a minimum setback of 20 ft. from all property lines;
- (e) The maximum building height does not exceed 50 ft. However, building setbacks shall be increased by five feet for every one foot in building height over 30 ft.;
- (f) The minimum lot size shall be the same as that required in the zone in which the proposed facility is located;
- (g) The maximum lot coverage of structures may not exceed 35%; total impervious surfaces may not exceed 75% of lot area;
- (h) Structures, parking lots and lighting shall be designed to avoid excessive light and glare impacts on adjacent properties. Restrictions on light pole height and type, deflectors and other such measures may be required as necessary to prevent overspill and excessive intensity of light.
- (i) The use shall comply with the parking regulations of Section 20C.20.150(25), for assembly uses, except that in no event shall parking be in excess of one space per three seats. The storage of buses or vans over 10,000 lbs. gross weight is permitted on-site under the following conditions:
 - 1. The location of the parking areas for these vehicles is indicated on the site plan at time of application;
 - 2. No more than two large vehicles may be stored on-site at a given period of time;

3. Vehicles must be leased or owned by the owner or tenant of the site, must be in operable condition, and must have current vehicle registration;
 4. Vehicles shall not intrude into public rights-of-way or obstruct sight visibility from any driveway;
 5. Structural and/or natural screening, as approved by the City, screens the vehicles from view of neighboring properties.
- (j) A Transportation Management Plan (TMP) shall be submitted for approval by the City. Issues to be covered in the TMP are: traffic control, parking management, including the mitigation of overflow parking into adjoining residential areas, and traffic movement to the arterial street system. Off-site satellite parking lots may be permitted by the City, subject to City approval of a joint use agreement. Off-site parking in residential zones shall be limited to lots shared with existing institutional uses, such as schools.

Section 3. Special Development Permit Criteria. A new subsection 20C.20.235(o) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20C.20.235(70)(o): Churches, temples, synagogues and accessory activities and uses may be allowed in residential areas provided that:

1. The seating capacity of the assembly area is from 250 to 750 people.
2. The maximum lot coverage of structures may not exceed 35%; total impervious surfaces may not exceed 75% of lot area.

3. Buildings shall maintain a minimum setback of 20 ft. from all property lines.
4. The maximum building height may not exceed 50 ft. However, building setbacks shall be increased five feet for every one foot in building height over 30 ft.
5. The proposed structure(s) shall comply with the design criteria contained in Section 20C.30.
6. The proposed facility must be located adjacent to and have direct access from at least one arterial (collector, minor or principal).
7. Structures, parking lots and lighting shall be designed to avoid excessive light and glare impacts on adjacent properties. Restrictions on light pole height and type, deflectors and other such measures may be required as necessary to prevent overspill and excessive intensity of light.
8. The use shall comply with the parking regulations of Section 20C.20.150(25), for assembly uses, except that in no event shall parking be in excess of one space per three seats. The storage of buses or vans over 10,000 lbs. gross weight is permitted on-site under the following conditions:
 - (a) The location of the parking areas for these vehicles is indicated on the site plan at time of application;
 - (b) No more than two large vehicles may be stored on-site at a given period of time;
 - (c) Vehicles must be leased or owned by the owner or tenant of the site, must be in operable

condition, and must have a current vehicle registration;

- (d) Vehicles shall not intrude into public rights-of-way or obstruct sight visibility from any driveway;
- (e) Structural and/or natural screening, as approved by the City, screens the vehicles from neighboring properties.

9. A Transportation Management Plan (TMP) shall be submitted for approval by the City. Issues to be covered in the TMP are: traffic control, parking management, including the mitigation of overflow parking into adjoining residential areas, and traffic movement to the arterial street system. Off-site satellite parking lots may be permitted by the City, subject to City approval of a joint use agreement. Off-site parking in residential zones shall be limited to lots shared with existing institutional uses, such as schools.

Section 4. General Development Permit Procedure.

Subsection 20F.20.170(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.170(10) - The General Development Permit procedure shall apply where required by the Development Guide, by Section 20C.10.240, "Permitted Uses," and for short subdivisions and shoreline development approval. Criteria for the review of churches, temples, synagogues and accessory activities and uses with a seating capacity of less than 250 people are listed in Section 20C.20.063
GENERAL DEVELOPMENT PERMIT - CHURCHES,
TEMPLES, SYNAGOGUES AND ACCESSORY ACTIVITIES
AND USES.

Section 5. Severability. If any section, sentence,

clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of the attached summary, which is hereby approved.

CITY OF REDMOND


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	November 10, 1993
PASSED BY THE CITY COUNCIL:	November 16, 1993
SIGNED BY THE MAYOR:	November 16, 1993
PUBLISHED:	November 21, 1993
EFFECTIVE DATE:	November 26, 1993
ORDINANCE NO. <u>1748</u>	

EXHIBIT A

PERMITTED LAND USE CHART

(Changes to the Permitted Land Uses Chart are shaded)

A part of Subsection 20C.10.240(05) PERMITTED LAND USES																							
Land Uses	ZONING DISTRICTS																						
	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI	U	
2 2 Churches, Temples, 2 Synagogues, and accessory activities and uses														S	P	P	P						
2 2 Churches, Temples, 2 and Synagogues (under 250 seats), and accessory activities and uses				G	G	G	G	G	G	G	G	G	G										
2 2 Churches, Temples, 2 and Synagogues (250-750 seats); and related activities and uses				S	S	S	S	S	S	S	S	S	S										
2 2 Churches, Temples, 2 and Synagogues (500-7,500 seats); related activities and uses																					G ^{3,4,5}		
2 2 Churches, Temples, 2 and Synagogues (>7500 seats); related activities and uses																					S ^{3,4}		
LEGEND: Permitted Uses; S - Special Development Permit, see Section 20F.20.030 and 20F.20.160; G - General Development Permit, see Section 20F.20.030 and 20F.20.170. 2 - Subject to Section 20C.20.015 Adult Entertainment Facilities. 3 - Accessory/stand-alone parking facilities are prohibited. 4 - Primary and secondary schools are not permitted as an accessory use. 5 - Requires large white sign per Appendix O.																							

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