

ORIGINAL

0020.150.014(F)  
JEH/lfs  
8/02/93

DGA 92-005, Minor  
Housekeeping Amendments

ORDINANCE NO. 1734

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING VARIOUS SECTIONS OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO MAKE MINOR HOUSEKEEPING AMENDMENTS, DGA 92-005.

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WHEREAS, housekeeping amendments to the Community Development Guide are presented annually, if possible, in order to clarify ambiguities or confusing sections in the code, or to address areas modified through recent administrative interpretations, and

WHEREAS, the City of Redmond proposed housekeeping amendments to the Community Development Guide on December 14, 1992, and a SEPA Determination of Non-significance was issued for the amendments on December 22, 1992, and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on June 30, 1993, and as a result thereof, forwarded recommendations to the City Council, and

WHEREAS, the City Council reviewed the proposed amendments at a regular meeting held on July 20, 1993 and determined to adopt the same with one modification relating to the appeal period for hearing examiner decisions, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON  
HEREBY ORDAINS AS FOLLOWS:

Section 1. Rental Services - Passenger Automobiles.

Subsection 20C.10.240(25) of the Redmond Municipal Code and

Community Development Guide is hereby repealed and a new subsection 20C.20.235(70)(m) is hereby adopted to read as follows:

(m) Rental Services: Passenger Automobiles. Passenger automobile rental may be allowed in the Community Business Zone provided the following conditions are met:

1. No more than ten (10) vehicles will be available for rental;
2. Servicing/fueling is not permitted;
3. Storage of vehicles does not occur within one hundred feet of arterial streets; and
4. Advertising displays are not permitted on the vehicles.

Section 2. Dance Schools. The permitted land uses chart adopted by subsection 20C.10.240(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to delete dance schools from the educational uses category and to permit dance schools in BP, LI and HI zones and to read as set forth on Chart 1 attached to this ordinance and incorporated herein by reference as if set forth in full.

Section 3. Front Rear Side Building Setbacks. Subsection 20C.10.250(50)(c) of the Redmond Municipal Code and Community Development Guide is hereby amended to delete reference to the previously repealed subsection 20F.20.150(55) and to read as follows:

- (c) Setback Exceptions - Upon the presentation of a binding site plan, an approved site plan or a PUD processed in accordance with Sections 20F.20.250(50)

and 20F.20.160, setbacks may be modified as follows: side setback distances may be modified to permit a zero side setback to accommodate clustering and attached dwelling units; front setbacks may be modified from access corridors within multi-family and commercial/industrial development, provided front setbacks are maintained from all public streets.

Section 4. Kennels. Subsection 20C.20.020(15) of the Redmond Municipal Code and Community Development Guide is hereby amended and a new subsection 20C.20.235(70)(n) is hereby added to read as follows:

20F.20.020(15) Kennels -

- (a) Structures - Animals shall be sheltered in sheltered in suitable, clean structures. Structures and animal runs associated with the kennel shall be at least one hundred feet from any property line.
- (b) Special Development Criteria - (see Section 20C.20.235(70))

20C.20.235(70)(n) Kennels - The following criteria shall be considered when a Special Development Permit application is being reviewed for a kennel:

- Noise
- Proximity to residents
- Lot size and isolation
- Location of kennel facilities
- Compatibility with setting
- Number of animals
- Sanitation
- Compliance with Chapter 7.04 of the Redmond Municipal Code, "Animal Control."

Section 5. Swimming Pool Fences. Subsection 20C.20.050(25) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.20.050(25) Swimming Pool Fences - Fences a minimum of five feet in height are required around outdoor swimming pools.

Section 6. Landscape Area Requirements. The Landscape Area Requirements Chart adopted by subsection 20C.20.090(30)(b) of the Redmond Municipal Code and Community Development Guide is hereby amended to change the standard vehicle overhang distance from 2.5 feet to 2 feet and to read as set forth on Chart 2 attached to this ordinance and incorporated herein by reference as if set forth in full.

Section 7. Street Tree Program. The seventh bulleted paragraph of section XII(A) of Appendix N of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

- Street trees, on all streets specified in the City of Redmond Street Tree Plan shall be cut or pruned only under the supervision of Redmond Parks Department.

Section 8. Off Street Parking. The Parking Spaces Required Chart adopted as part of subsection 20C.20.150(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to include parking requirements for multi-family development in commercial zones and to read as set forth on Chart 3 attached to this ordinance and incorporated herein by this reference as if set forth in full.

Section 9. Shoreline Protective Structures. Subsection 20C.20.210(60)(c) of the Redmond Municipal Code and Community Development Guide is hereby repealed.

Section 10. Signs and Street Graphics - Exemptions. A new subsection 20C.20.230(20)(e) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

- (e) Standard street signs - Signs designating street names and/or numbers are exempt from the requirements of this section.

Section 11. Sign Requirements per Zoning District. The Sign Requirements per Zoning District Chart adopted as part of subsection 20C.20.230(30) of the Redmond Municipal Code and Community Development Guide is hereby amended to clarify the signs permitted in residential zones and to read as set forth on Chart 4 attached to this ordinance and incorporated herein by this reference as if set forth in full.

Section 12. Mixed Uses. Subsection 20C.20.235(70)(d) of the Redmond Municipal Code and Community Development Guide is hereby repealed.

Section 13. Building Permit Applications. Section 20E.120.025 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.120.025 Application for Permit.  
Determinations of whether a building permit application is complete for purposes of administering Section 20F.10.055(05) shall be made by the Building Official, and shall be based upon the Uniform Building Code as adopted.

Section 14. Hearing Examiner's Authority and Duties.

Subsection 20F.10.080(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.10.080(10) Authority and Duties - The Hearing Examiner shall conduct public hearings on behalf of and make recommendations to the City Council as described in Chapter 20F.20.000, "Permits and Procedures," or as delegated by the Council. In carrying out his duties, the Examiner shall review available information, maintain an accurate record of the proceedings, determine findings of fact from the record, and form conclusions in support of recommendations and decisions. The findings and conclusions shall also set forth the manner in which the recommendation or decision carries out and conforms to the Development Guide. The Examiner shall have the power to issue summons to compel the appearance of witnesses, to preserve order, to reconsider decisions, and shall be free from the interference of individual City Councilmembers, Planning Commission members, City Officials, or any other person. The Hearing Examiner may also exercise administrative powers and such other quasi-judicial powers as may be granted by the City Council. On a periodic basis or as the need arises, the Examiner shall report to the Planning Commission on changes to the Development Guide, the resolution of conflicts within it, and additions that address omissions.

Section 15. Building Official. Section 20F.10.110 of the Redmond Municipal Code and the Community Development Guide is hereby amended to read as follows:

20F.10.110 Building Official

The Office of the Building Official is established to administer and enforce the building and construction codes. The rules, regulations and procedures under which the Building Official shall operate are established in Title 20E.00.000, "Building and Construction Codes." The Building Official shall be the Director of Planning or his/her

designee.

Section 16. Building and Development Related Permit Fee Schedules. Section 20F.20.035 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.035 Building and Development Related Permit Fee Schedules. With respect to development permit applications, building inspection, electrical, mechanical and plumbing permit fees, the Director of Department of Planning and Community Development, and with respect to clearing and grading permit fees, the Director of the Department of Public Works is hereby authorized to promulgate fee schedules, and to periodically revise the same as needed in light of costs of administering said permit systems, subject to approval of the City Council by resolution. Said administrators may alternatively elect to utilize the fee schedule set forth in the applicable uniform code when such code has been adopted by ordinance.

Section 17. Building and Construction Permits - Site Plan Review - Appeals. Section 20F.20.060(05)(d) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

- (d) Building and Construction Permits - Site Plan Review - Appeals - No building and construction permits, with the exception of permits for signs and for tenant improvements not encompassing modification to the exterior of an existing building, shall be granted unless a site plan has been reviewed and approved by the Technical Committee and Design Review Board. The Code Compliance Officer shall review building permit applications for signs and may, at that official's option, submit such applications to the Technical Committee and the Design Review Board for review and approval. Application for site plan

review and approval is required for all multiple family, commercial, industrial, utility, shoreline and public development; signs; the expansion and remodelling of structures; parking and landscaping; or as otherwise specified in the Development Guide. Posting of performance bonds, conditions, compliance with dedication of land for public purposes, or other means to ensure compliance with site plan approval as defined in Subsection 20F.20.080(20), "Performance Assurance," may be required. Site plan review shall not be applied to single-family structures nor to site plans approved through a procedure established in Section 20F.20.020. For developments requiring site plan review, the Technical Committee, Design Review Board or Code Administrator shall take action on the site plan and render a decision within thirty days after completion of the SEPA appeal period, except as specified below. If the Technical Committee or Design Review Board requires additional information from the applicant, then the time limit shall apply from the date all the additional information is received. The applicant and any interest party may appeal site plan review decisions of the Technical Committee and Design Review Board pursuant to Section 20F.20.200.

Section 18. Major Land Use Actions - Responsibility for

Notice. Subsections 20F.20.070(15)(c) and (e) are hereby amended to read follows:

- (c) Major Land Use Actions - All major land use actions as defined in Appendix O shall comply with the notice requirements of Appendix O and (b) of this section.
- (e) Responsibility for Notice - The Code Administrator is responsible for providing notice as required in paragraph (b) of this section. The applicant is responsible for complying with all notice



requirements as contained in Appendix O if the application is defined as a major land use action as described in the Appendix and identified in paragraph (b) of this section.

Section 19. Notice Requirements. The Notice Requirements Chart adopted by subsection 20F.20.070(15)(b) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as set forth on Chart 5 attached to this ordinance and incorporated herein by this reference as if set forth in full.

Section 20. Termination of Final Approval. Subsection 20F.20.110(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.110(10) Termination of Final Approval - For all the following approvals, which include site preparation, construction or remodeling, such approval shall expire one year from the date approval was granted unless significant action proposed in the application has been physically commenced and remains in progress. The one-year period shall apply to General Development Permits, Special Development Permits, Variances, Site Plans, unrecorded final plats, short plats, and Shoreline Permits. The period may be extended on a yearly basis by the approval authority upon showing proper justification. Proper justification consists of one or more of the following conditions:

- (1) Economic hardship
- (2) Change of ownership
- (3) Unanticipated construction and/or site design problems
- (4) Other circumstances beyond the control of the applicant determined acceptable by the Technical Committee.

All applications submitted, being processed or granted final approval prior to the enactment of the Development Guide, shall become subject to the time periods listed in this section as though submitted or approved on the date of enactment of the Development Guide. Once the time period and any extensions have expired, preliminary approval shall terminate and the application is void and deemed withdrawn.

Section 21. Time for Filing Appeals. Subsection

20F.20.200(15) of the Redmond Municipal Code is hereby amended to read as follows:

20F.20.200(15) Time for Filing Appeals - All appeals filed pursuant to this Section must be filed in writing with the Department of Community Development within ten (10) working days of the date of the decision appealed from. In the case of appeals from a determination of non-significance, governed by WAC 197-11-340(2)(a), the "date of the decision appealed from" shall mean the date upon which the determination becomes final (WAC 197-11-340(2)(d) and 390(2)(a)).

Section 22. Right-Of-Way Vacation - Preliminary Action.

Subsection 20F.20.210(20) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.210(20) Preliminary Action - Upon receiving a valid application, the City Council shall set a hearing date by resolution that is not more than sixty (60) days or less than twenty (20) days after the passage of the resolution.

Section 23. Annexation Petitions. Subsection

20F.20.230(25) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

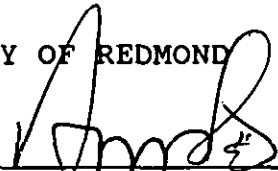
20F.20.230(25) Annexation Petitions - The annexation petition must be signed by owners of sixty percent (60%) of the assessed value of property within the area sought to be

annexed.

Section 24. 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 25. 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 an approved summary thereof consisting of the title.

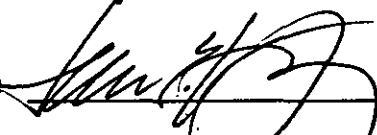
CITY OF REDMOND

  
MAYOR ROSEMARIE IVES  
WALTER APPLSON  
MAYOR PRO TEM

ATTEST/AUTHENTICATED:

  
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	August 11, 1993
PASSED BY THE CITY COUNCIL:	August 17, 1993
SIGNED BY THE MAYOR:	August 17, 1993
PUBLISHED:	August 22, 1993
EFFECTIVE DATE:	August 27, 1993
ORDINANCE NO. <u>1734</u>	

# CHART 1

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
Bulk Food Preparation for catering services - No on-site sales																			P	P		
Contract Construction Services: office and storage of materials and equipment.  office only																		P	P	P	P	
Lawn and Garden Maintenance Services: office and storage of equipment and materials.  office only																					P	
Government Services: offices, administration, post office (but excluding maintenance shops).	S		S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P			
Government Services: fire & police	S		S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P		
Government Services: shops, maintenance.																		P		P	P	
Military																						S
Education: public and private primary and secondary school. 2	S		S	S	S	S	S	S	S	S	S	S	S	G	G	G	G	G				
Education: universities, colleges.																						S
Education: special vocational, trade, business, beautician, barber, driving, extension, <del>dance</del> , gymnastics school.																	P	P	P	P	P	P
Art, Music, Dancing schools and galleries 2 2	S	S	S	S	S	S	S	S	S	S	S	S	S	G	G	P	P	P	P	P	P	
Churches, Temples, 2 Synagogues, related activities and uses				S	S	S	S	S	S	S	S	S	S	S	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					

LEGEND: Permitted Uses; S - Special Development Permit see Section 20F.20.030; G - General Development Permit see Section 20F.20.030; 2- Subject to Section 20C.20.015 Adult Entertainment Facilities

# CHART 2

Part of Sec. 20C.20.090(30)(b) Landscape Area Requirements

Table I. Vehicle Use Areas			
Interior Landscaping	0 - 6000 sq. ft.	6000 - 30,000 sq. ft.	30,000 sq. ft. +
Area required per 100 feet of vehicle use area	0	5 sq. ft.	7 sq. ft.
Maximum contiguous landscape area (except perimeter)	350 sq. ft.	350 sq. ft.	1,500 sq. ft.
Minimum area of landscaping	64 sq. ft.	64 sq. ft.	100 sq. ft.
Perimeter Landscaping	Average Width from Property Line		
	Street Frontage		Interior Lot Line
Parking spaces:			
0 - 100	5'		5'
100 - 499	10'		5'
500 - 1000	15'		10'
1000+	20'		10'
<u>Other Requirements :</u>			
<ol style="list-style-type: none"> <li>1. Parked vehicles may overhang landscaped areas up to <sup>2</sup><del>2.5</del> feet when wheelstops are provided.</li> <li>2. Trees shall be planted in vehicle use landscape areas at a minimum of one per 150 sq. feet of landscape area.</li> </ol>			

(b) Landscape Area Requirements -

- Multi-family residential:

R-8, R-12 - 50%

R-20, R-30 - 50%

of the site shall be landscaped.

- Business (CO, CB, NB, CG): 25% of the site shall be landscaped.

- Business Park (BP): 22% for sites less than one acre in size; 20% for sites one acre or larger in size.

Industrial (LI, HI): 20% of the site for lots less than one acre in size 18% for sites one acre or larger in size.

- City Center Linkage System: Linkage System landscaping requirements (Sec. 20C.10.200(15)) are the landscape area requirements in the City Center.

- Vehicle Use Area: Parking lots, including driveways, service areas and other vehicle use areas, shall provide interior and perimeter landscape areas as indicated in Table I of this section. Parking lot

# CHART-3

## 20C.20.150 PARKING

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 or land use change is made which would require additional parking spaces;

### PARKING SPACES REQUIRED

ZONING DISTRICT	REQUIRED	OFF-STREET PARKING
	Minimum Required	Maximum Allowed
General	G	2/du
Agriculture	A	NS
Ranch Estates	RE	
Residential Estates	R1	
Suburban Estates	R-2-R-3	
Suburban Residence	R-4-R-5-R-6	
Urban Residence	R-8-R-12	1.2/Studio du
Multiple Residence	R-20-R-30 <i>CO-CBA</i>	1.5/1 Bedroom du# 1.8/2 Bedroom du# 2.0/3+ Bedroom du#
Professional Office	PO	3.5/1000 sq. ft. gfa
Neighborhood Business	NB	4/1000 sq. ft. gfa
Commercial Office	CO	3.5/1000 sq. ft. gfa
Community Business	CB	4/1000 sq. ft. gfa
General Commerce	GC	*
City Center	CC	
Convenience Commercial		3.5/1000 sq. ft. gfa
Office:		4.5/1000 sq. ft. gfa
Urban		2.0/1000 sq. ft. gfa
Campus		3.0/1000 sq. ft. gfa
Pedestrian		2.5/1000 sq. ft. gfa
Mixed Use Shopping Center		2.0/1000 sq. ft. gfa
Business Park	BP	3.5/1000 sq. ft. gfa
Light Industry	LI	5.0/1000 sq. ft. gfa**
Heavy Industry	HI	3/1000 sq. ft. gfa**
Planned Unit Developments	PD	3/1000 sq. ft. gfa**

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.
- \*\* - The Technical Committee may consider parking at a ratio as low as 1.5/1000 if a covenant is recorded with the property which limits the uses to warehouse uses and/or limits the number of employees permitted in a building or project. Parking at ratios greater than 3.0/1000 (not to exceed 3.5/1000) is generally not permitted unless the employer/building owner can document that single occupancy vehicle trips can be reduced better through the employer/building owner's parking/traffic mitigation program than they would be reduced through limiting parking stalls to 3.0/1000.
- # - Bedroom shall include all rooms that can be used as permanent sleeping quarters.

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# CHART 4

A Part of Subsection 20C.20.230(30) SIGN REQUIREMENTS PER ZONING DISTRICT

SIGNS	ZONING DISTRICTS		
	GC; CB; CC - OFFICE CONVENIENCE COMMERCIAL	CC - PEDESTRIAN CC - MIXED USE/CENTER PO; NB; CO; LI; HI; BP R-20; R-30; EH-DESIGN DISTRICTS B & C	EH DESIGN DISTRICT A <del>A-G-RE-R1-R12</del> <del>Non-Residential</del> <del>Residential</del> <i>Non-Residential</i> <i>A-G-RE-R1-R12</i>
NUMBER OF SIGNS			
MAXIMUM NUMBER OF FREESTANDING OR PROJECTING SIGNS PER STREET FRONT- AGE PER ESTABLISH- MENT	1	1	1
FREESTANDING SIGNS			
Minimum Setback (feet)	5	5	10
Maximum Height (feet)	a height equal to the sign setback up to 10 feet	a height equal to the sign setback up to 10 feet	10
Maximum Size per Sign Face (Square Feet)	The smaller of 1% of the average gross floor area or 1 sq. foot per 4 feet of street frontage where the sign is to be placed up to a maximum of 75 sq. feet; but in any event, 25 sq. feet is permitted	The smaller of 1% of the average gross floor area of 1 sq. foot per 4 feet of street front- age where the sign is to be placed up to a maxi- mum of 50 sq. feet; but in any event, 25 sq. feet is permitted	25
Maximum number of Sign Faces	4	4	2
WALL SIGNS			
Maximum Area (Square Feet)	The larger of 15% of the facade to which attached or 60 sq. feet up to a maximum of 300 sq. feet	The larger of 15% of the facade to which attached or 30 sq. feet up to a maxi- mum of 100 sq. feet	60
Maximum Height (Feet)	Top of the wall or facade to which attached	Top of the wall or facade to which attached	20
PROJECTING SIGNS			
Maximum Area per Sign Face (Square Feet)	15	15	25
Maximum Area Total All Sign Faces Square Feet)	30	30	50
Maximum Height (Feet)	Top of the wall or facade to which at- tached	Top of the wall or facade to which at- tached	20

Note: Individual Businesses in Multiple Building Complexes Not Permitted to have Freestanding Signs

# CHART 5

20F.20.075(15)(b) NOTICE REQUIREMENTS

TYPE OF APPLICATION	NOTICE REQUIREMENTS											REFER TO APPENDIX E.11A.1 ORDINARY NOTICE REQUIRED
	NUMBER OF DAYS PRIOR TO HEARING OR ACTION			FIRST CLASS MAILING		NEWSPAPER PUBLICATION			POSTING			
	30 days	20 days	10 days	subject & adjoining property owners	subject adjacent property owners within 300 feet	Once	Once a week for two consecutive weeks	Once a week for 3 consecutive weeks	Post Office, City Hall, Library 3 sites on or near property	Post Office, City Hall, Library 1 site on or near property	Special Rqmts.	
SUBDIVISION			X		X	X			X		X	X
Special Development Permit			X		X	X			X			X
General Development Permit												
Short Plat/ Other			X	X	O	X			O	X	X	
Shoreline Permit	X			X	O	O	X		O	X		
Shoreline Variance			X	X			X			X		
Variance			X	X		X				X		
Right-of-Way Vacation		X			X	X			X			
Current Use Tax			X		X	X			X			
Direct Petition Annexation			X		X	X			X			X
Development Guide & Zoning Map			X		X	X			X			X
Shoreline Management Program Amendment		X			X			X	X			
EIS Procedure			O		O	O			O			
City Council			O		O	O			O			

Land Use  
Ordinance  
Map  
REQUIREMENTS

LEGEND: X - Notice Required  
 O - Notice required if hearing held  
 \* - Vicinity location or written description other than legal description.

Ordinance No. 1734