

0020.150.158
JEH/are
06/23/93
rev. 07/07/93

DGA93-001, Churches
in Light Industry District

ORDINANCE NO. 1731

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE PERMITTED LAND USES CHART ADOPTED BY SUBSECTION 20C.10.240(05) OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO PERMIT CHURCHES, TEMPLES, SYNAGOGUES, AND RELATED ACTIVITIES AND USES IN THE LIGHT INDUSTRY (LI) ZONE SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Overlake Christian Church has requested that the City consider an amendment to its Community Development Guide in order to allow churches and other religious assembly uses to locate in the Light Industry (LI) zones within the City, and

WHEREAS, the Planning Commission held public hearings on the request and thereafter forwarded a recommendation to the City Council that such uses be allowed, subject to a requirement that accessory parking be prohibited, and

WHEREAS, the City Council held its own public hearing to consider the proposed amendments to the Community Development Guide on May 18, 1993, which was left open for written comment until May 25, 1993, and after which the Council deliberated and reached a decision on June 8 and 15, 1993, and

WHEREAS, the City Council has determined that religious assembly uses with more than 500 seats should be allowed in the LI zones subject to the parking restriction recommended by the Planning Commission, and in addition, subject to an application

process which ensures more intensive public input and review as the size of the church or religious institution increases, and

WHEREAS, the City Council specifically considered the issue of whether parochial schools should be allowed as an accessory use to such religious institutions and has determined that such schools should be treated the same as other private and public schools which are not allowed in the LI zone, NOW, THEREFORE,

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

Section 1. Development Guide Amended. 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 read as set forth on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full. The intent of such revision is to allow churches, temples, synagogues, and other related activities and uses in the Light Industry (LI) zones within the City, subject to the following requirements:

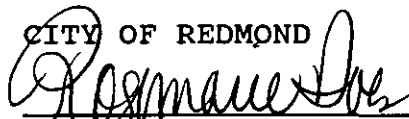
- A. Churches, temples, synagogues, and other similar religious assembly uses with a seating capacity of less than 500 seats shall not be permitted.
- B. Churches, temples, synagogues, and other similar religious assembly uses with a seating capacity of between 500 and 7,500 seats shall be processed as a general development permit.
- C. Churches, temples, synagogues, and other similar religious assembly uses with a seating capacity of 7,500 seats or more shall be processed as a special

development permit.

- D. The signboard notice requirements of Section 2.90.010 of the Redmond Municipal Code for major land use actions shall apply to both general and special development permits for churches, temples, synagogues, and other similar religious assembly uses in the LI zone.
- E. Private, primary and secondary schools shall be prohibited as accessory uses for churches, temples, synagogues and other similar religious assembly uses.
- F. Accessory/stand alone parking facilities for churches, temples, synagogues and other religious assembly uses are prohibited.
- G. Public notice and input shall be assured along each step of the process pursuant to administrative guidelines prepared by staff and reviewed by City Council.

Section 2. 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.

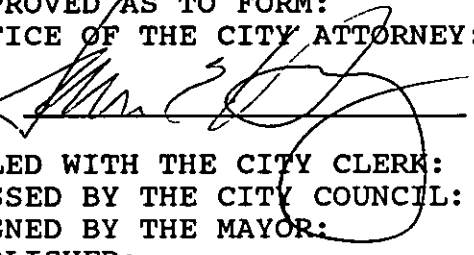
Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

Sandra L. Martin
for CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	June 30, 1993
PASSED BY THE CITY COUNCIL:	July 6, 1993
SIGNED BY THE MAYOR:	July 13, 1993
PUBLISHED:	July 11, 1993
EFFECTIVE DATE:	July 16, 1993
ORDINANCE NO. <u>1731</u>	

ATTACHMENT

PERMITTED LAND USE CHART

EXISTING

ADDED

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 Churches, Temples, 2 Synagogues, related activities and uses				S	S	S	S	S	S	S	S	S	S	S	P	P	P					
2 Churches, Temples, 2 and Synagogues (500-7500 seats); and related activities and uses																					G ^{3,4,5}	
2 Churches, Temples, 2 and Synagogues (>7500 seats); and related activities and uses																					S ^{3,4}	
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. 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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