ORDINANCE NO. 2126

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE (DGA 01-006) TO ADOPT A RESIDENTIAL INNOVATIVE ZONE, AN AMENDED ZONING MAP AND USE MAP, RESIDENTIAL REGULATIONS. MULTIPLEX REGULATIONS. RESIDENTIAL ARCHITECTURAL, SITE AND LANDSCAPING DESIGN REGULATIONS, CRITICAL WILDLIFE REGULATIONS. COTTAGE HOUSING REGULATIONS, **AMENDED** PLANNED RESIDENTIAL DEVELOPMENT REGULATIONS, AMENDED AFFORDABLE HOUSING REGULATIONS, AMENDED DEFINITIONS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act authorizes the preparation and adoption of neighborhood plans; and

WHEREAS, the City of Redmond Comprehensive Plan directs the preparation and adoption of a neighborhood plan for the Willows/Rose Hill Neighborhood; and

WHEREAS, the City of Redmond has prepared the Willows/Rose Hill Neighborhood Plan, and on October 19, 2001 adopted the March 1995 City of Redmond Comprehensive Plan Final Environmental Impact Statements for the development guide amendments; and

WHEREAS, the Council-appointed Willows/Rose Hill Neighborhood Citizen Advisory Committee conducted 36 public meetings to receive public comments and develop a recommended neighborhood plan; and

WHEREAS, the Planning Commission has conducted a public hearing, and 25 public meetings, to receive public comments on the Willows/Rose Hill Neighborhood Plan proposed by the Willows/Rose Hill Neighborhood Citizen Advisory Committee; and

WHEREAS, the Planning Commission refined the Plan as proposed by the Citizen Advisory Committee, and on April 26, 2002 recommended approval of the Willows/Rose Hill Neighborhood Plan to the Redmond City Council; and

WHEREAS, the City Council has conducted public meetings to review the Plan and receive public comment; and

WHEREAS, the City of Redmond desires to adopt development regulations to implement the Willows/Rose Hill Neighborhood Plan, now, therefore,

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

Section 1. Amend Zoning Map. The official Zoning Map established by Section 20C.10.15-010, *Establishment of Zoning Map*, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended as shown in Exhibit 1, and incorporated herein by this reference as if set forth in full.

Section 2. Amend Business Park Zone Design Requirements. Section 20C.70.50-060, *Business Park Zone Design*, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 3. Amend Residential Zones. Section 20C.30.15, Residential Zones, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 2 incorporated herein by this reference as if set forth in full.

Section 4. Amend Residential Zones Permitted Land Uses Chart. Chart 20C.30.20-030, Land Uses Chart, of the Redmond Municipal Code and the Redmond

Community Development Guide is hereby amended to read as shown in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 5. Amend Residential Zones Site Requirements Chart. Chart 20C.30.25-140, Residential Zones Site Requirements Chart, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 6. Amend Planned Residential Development Requirements. Section 20C.30.105, *Planned Residential Development*, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 7. Amend Affordable Housing Requirements. Section 20D.30.10, Affordable Housing, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 8. Amended Definitions. Section 20A.20, *Definitions*, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 9. New Willows/Rose Hill Neighborhood Regulations. Section 20C.70.50-010, *Introduction*, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 10. New Willows/Rose Hill Neighborhood Regulations. Section 20C.70.50-020, Residential Development: General Provisions, of the Redmond Municipal Code

and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 11. New Willows/Rose Hill Neighborhood Regulations. Section 20C.70.50-030, *Multiplex Housing*, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 12. New Willows/Rose Hill Neighborhood Regulations. Section 20C.70.50-040, Residential Architectural, Site and Landscape Design: General Provisions, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 2 incorporated herein by this reference as if set forth in full.

Section 13. New Willows/Rose Hill Neighborhood Regulations. Section 20C.70.50-050, Residential Architectural, Site and Landscape Design Standards, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 2 incorporated herein by this reference as if set forth in full.

Section 14. New Regulations. Section 20C.70.50-080, *Critical Wildlife Habitat*, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 15. New Regulations. Section 20C.30.82, Residential Innovative Zone, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby

amended to read as shown in Exhibit 2, incorporated herein by this reference as if set forth in

full.

Section 16. New Willows/Rose Hill Neighborhood Regulations. Section

20C.30.52, Cottage Housing Developments, of the Redmond Municipal Code and the Redmond

Community Development Guide is hereby amended to read as shown in Exhibit 2, incorporated

herein by this reference as if set forth in full.

Section 17. New Definitions. Section 20A.20, Definitions, of the Redmond

Municipal Code and the Redmond Community Development Guide is hereby amended to read as

shown in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 18. Repeal. Section 20D.30.10-020 (1)(2)(3), General, of the affordable

housing regulations of the Redmond Municipal Code and Redmond Community Development

Guide are hereby repealed and replaced with Exhibit 2.

Section 19. Duties of the City Clerk. The City Clerk is hereby directed to file

a certified copy of this Ordinance, together with the Exhibit 1 and Exhibit 2, with King County.

Section 20. 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 days after passage and publication of an approved summary thereof consisting of the

title.

CITY OF REDMOND

/S/ ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

/S/ BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

By: /s/ JAMES E. HANEY

Ordinance No. 2126

5

FILED WITH THE CITY CLERK: June 14, 2002 PASSED BY THE CITY COUNCIL: June 18, 2002 June 19, 2002 SIGNED BY THE MAYOR: June 22, 2002 PUBLISHED: EFFECTIVE DATE: June 27, 2002