

CODE ORDINANCE

CITY OF REDMOND  
ORDINANCE NO. 2584

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE REDMOND ZONING CODE AND APPENDICES AS TITLE 21 OF THE REDMOND MUNICIPAL CODE; REPEALING THE REDMOND COMMUNITY DEVELOPMENT GUIDE, RMC TITLES 20A, 20B, 20C, 20D, 20E, AND 20F; ESTABLISHING THE REDMOND COMPREHENSIVE PLAN AS A SEPARATE DOCUMENT NOT CODIFIED AS PART OF THE REDMOND MUNICIPAL CODE; ESTABLISHING A DEADLINE FOR EXISTING RECREATIONAL VEHICLES TO COMPLY WITH RV LOCATION, SCREENING, AND OTHER REQUIREMENTS IN THE PARKING CHAPTER OF THE ZONING CODE; ESTABLISHING A DEADLINE FOR EXISTING STORAGE CONTAINERS TO COMPLY WITH THE REQUIREMENTS FOR SUCH CONTAINERS IN THE OUTDOOR STORAGE CHAPTER OF THE ZONING CODE; ADOPTING A ZONING CODE EVALUATION PLAN; PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, the Redmond Code Rewrite Project was identified and approved through the 2009-2010 Budgeting by Priorities process; and

WHEREAS, the Code Rewrite Project commenced in January 2009 with the goal of adopting a new zoning code by Spring 2011; and

WHEREAS, the goal of the Code Rewrite Project was to rewrite the City's existing development regulations and to provide for a new zoning code that: (1) improves clarity, conciseness, predictability, and usability for residents, development professionals, and the business community; (2) maintains the integrity of code concepts adopted over time by the City Council while utilizing new ideas where appropriate to

achieve these concepts; and (3) implements clearly and effectively the goals, visions and policies of the Redmond Comprehensive Plan; and

WHEREAS, the Redmond City Council created a special-purpose commission, the Redmond Code Rewrite Commission, for the sole purpose of reviewing amendments proposed as part of the Code Rewrite; and

WHEREAS, in order to facilitate revision, the existing Redmond Community Development Guide (RCDG) was broken up into 13 topic-based packages, each of which was reviewed by the Code Rewrite Commission in study sessions and public hearings; and

WHEREAS, recommendations on each of the topic-based packages were forwarded to the Redmond City Council during the course of the Code Rewrite Project and the Council has, based on a series of study sessions and meetings, adopted Resolution Nos. 1322, 1337, 1339, 1343, 1347 and 1350, expressing the Council's intent to adopt each code rewrite package subject to reconciliation; and

WHEREAS, the Redmond City Council has held two additional public hearings to consider six additional amendments proposed after completion of the Code Rewrite Commission's review in November 2010; and

WHEREAS, the Redmond City Council has also determined to concurrently adopt two amendments of the City's development

regulations recommended by the City's Planning Commission: one relating to the amendment of the Overlake Business and Advanced Technology and Overlake Village zoning regulations in order to implement the Overlake Neighborhood Plan (as provided in City Council Resolution No. 1348, with modifications), and one amending the new Redmond Zoning Code in order to implement the Bear Creek Neighborhood Plan (as provided in City Council Resolution No. 1349); and

WHEREAS, after due consideration as detailed above, the Redmond City Council has determined to adopt the Redmond Zoning Code and Appendices in the form attached to this ordinance and to authorize City staff and the codifier to make such minor editing changes as may be necessary to reconcile all of the separate topic-based packages and to compile the same as a single, unified Redmond Zoning Code.

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

Section 1. Classification. Section 2, the Redmond Zoning Code and Appendices contained in Exhibit 1 to this ordinance, is of a general and permanent nature and shall become a part of the City Code. Sections 3 through 10 are non-code.

Section 2. Adoption of Title. RMC Title 21, the Redmond Zoning Code, attached to this ordinance as Exhibit 1 and incorporated herein as if fully set forth, is hereby adopted,

and the Appendices to the Redmond Zoning Code are hereby adopted as appendices to the Redmond Municipal Code. The Redmond Zoning Code and Appendices so adopted include all of the topic-based packages approved by the Redmond Code Rewrite Commission and endorsed by the Redmond City Council in Resolution Nos. 1322, 1337, 1339, 1343, 1347, and 1350, as modified by the Overlake Business and Advanced Technology and Overlake Village regulations endorsed by the Redmond City Council in Resolution No. 1348 (as modified and incorporated into Exhibit 1) and the amendments implementing the Bear Creek Neighborhood Plan endorsed by the Redmond City Council in Resolution No. 1349, and those six amendments approved by the Redmond City Council after completion of the Code Rewrite Commission's work in November 2010.

Section 3. Redmond Comprehensive Plan. The Redmond Comprehensive Plan, as the same currently exists, is repealed as Title 20B of the Redmond Municipal Code and is reenacted as a separate document not codified in the Redmond Municipal Code.

Section 4. Repeal of RCDG. The Redmond Community Development Guide, Titles 20A, 20B, 20C, 20D, 20E, and 20F of the Redmond Municipal Code, and all appendices thereto, are hereby repealed.

Section 5. Deadline for Bringing Recreational Vehicles into Compliance with Screening Regulations. All recreational

vehicles placed on any property within the City of Redmond after the effective date of this ordinance shall be required to comply with the recreational vehicle location, screening and other requirements of the Parking chapter of the Redmond Zoning Code. All recreational vehicles stored on any property within the City of Redmond prior to the effective date of this ordinance shall be brought into compliance with the recreational vehicle location, screening, and other requirements in the Parking chapter of the Redmond Zoning Code no later than August 1, 2011.

Section 6. Deadline for Bringing Storage Containers into Compliance. All storage containers placed on any property within the City of Redmond after the effective date of this ordinance shall be required to comply with the requirements of the Outdoor Storage chapter of the Redmond Zoning Code relating to such containers. All storage containers stored on any property within the City of Redmond prior to the effective date of this ordinance shall be brought into compliance with the requirements for storage containers set forth in the Outdoor Storage chapter of the Redmond Zoning Code no later than August 1, 2011.

Section 7. Zoning Code Evaluation Plan. In order to evaluate the effectiveness of the Redmond Zoning Code in meeting the objectives of the Code Rewrite Process, the Zoning Code Evaluation Plan attached to this ordinance as Exhibit 2 and

incorporated herein by this reference as if set forth in full is hereby adopted.

Section 8.      Authority and Direction to Codifier.      At the time this ordinance is adopted, a final numbering system for the Redmond Zoning Code has not yet been established and the topic-based packages have not been completely integrated.      The codifier of the Zoning Code is therefore authorized and directed, in consultation with the City Clerk and the Planning Director, to establish a numbering system, to insert appropriate cross-references, and to make such minor, editorial changes, and corrections as may be necessary to compile and publish the Zoning Code as a single, consolidated Title 21 of the Redmond Municipal Code and to publish the Zoning Code Appendices as appendices to the Redmond Municipal Code.      The Codifier is also authorized and directed to provide for all words that are defined in the Redmond Zoning Code to be italicized and to provide for the insertion of all graphics provided for and referred to in the Redmond Zoning Code and Appendices.

Section 9.      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 10.      Effective Date.      This ordinance shall take effect five (5) days after publication of an approved summary consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 5<sup>th</sup> day of April, 2011.

CITY OF REDMOND

  
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JOHN MARCHIONE, MAYOR

ATTEST:

  
\_\_\_\_\_  
MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM  
OFFICE OF THE CITY ATTORNEY

  
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JAMES E. HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	March 30, 2011
PASSED BY THE CITY COUNCIL:	April 5, 2011
SIGNED BY THE MAYOR:	April 5, 2011
PUBLISHED:	April 11, 2011
EFFECTIVE DATE:	April 16, 2011
ORDINANCE NO. 2584	

ADOPTED 7-0: Allen, Carson, Cole, Margeson, Myers, Stilin and Vache

EXHIBIT 1

RMC Title 21  
Redmond Zoning Code

Available at:

<http://www.redmond.gov/PlansProjects/ComprehensivePlanning/ZoningCodeRewrite/>



## EXHIBIT 2

### Zoning Code Evaluation Plan

#### I. Survey Element:

A survey will be provided as indicated below for one full year following adoption of the new code.

- A. A survey will be formatted similar to the survey conducted the outset of the rewrite (see Attachment B).
- B. Staff will mail and/or e-mail a survey to each applicant, party of record, and professional that is involved in any application submitted to the planning department.
- C. The survey will be provided at the beginning of application review to be completed after review is complete.
- D. The survey will also be provided to staff that is involved in day-to-day administration of the code.

#### II. Issues Identification Element:

Staff will maintain an ongoing list of any code conflicts or unanticipated issues that arise through application of the new code.

#### III. In-Depth Review Element:

Applicants and staff will use two or three project applications to test the code in-depth.

- A. Staff will seek two or three applicant-volunteers to test the new zoning code. Of the projects used, one will be a single-family residential, one will be in an urban center, and one will be unrestricted, but possibly a public project. If there is an interested neighborhood group, that group will also be part of this test run element.
- B. Staff, the applicant, and the neighborhood group will each keep a detailed log of code issues. Issues could include difficult finding or interpreting regulations, or missing or contradictory regulations.
- C. Staff will offer to meet with participants to discuss the issues identified and gain a better understanding of issues and possible alternatives or solutions.

## EXHIBIT 2

D. Identified issues will be reported per the Reporting Element, described below.

### **IV. Reporting Element:**

- A. Staff will provide quarterly reports to the Council Planning and Public Works Committee regarding survey results and items identified on the “issues identification list”.
- B. Staff will provide the Council and Planning Commission written and verbal status reports every six months. Other parties interested may also be informed via written status report.
- C. After one year of administering the new code, completing the surveys and tracking issues, staff will prepare a work program, if necessary, to bring any necessary Development Guide Amendments through Planning Commission.
- D. The adopting ordinance approving the new zoning code will include provisions for the reporting elements noted above.

## Zoning Code Customer Survey

Dear Stakeholder,

The City of Redmond recently completed a multi-year effort to rewrite its zoning code. A rewrite was needed to achieve greater clarity, conciseness, and usability, while maintaining the goals and vision the City has adopted in its Comprehensive Plan. For more information on this project, please visit the project home page at [www.redmond.gov/rcdgrewrite](http://www.redmond.gov/rcdgrewrite).

Staff is now beginning the implementation phase of this project, which consists of using the new zoning code and determining where tweaks need to be made to achieve code rewrite objectives. Staff would like to know how you think the new zoning code complies with the adopted project principles. Please tell us what you think of the new code by completing the survey below. The survey takes approximately 5 minutes to complete.

Please contact Lynda Aparicio if you have any questions.

### Tell us about yourself

1. Are you a... (check all that apply)

- Resident
- Business representative
- Developer
- City staff
- Other \_\_\_\_\_

## Zoning Code Customer Survey

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2. Based on your experiences over the last 3 years, would you consider yourself a frequent or infrequent user of the zoning code? (check one)
- Frequent user (use the RCDG about once per month)
- Infrequent user (use the RCDG less than once per month)
3. Over the last 3 years, what kind(s) of permits/actions have you used the zoning code for? (check all that apply)
- |   |   |
|---|---|
| <input type="checkbox"/> <b>Type I Planning permits:</b><br><i>Boundary Line Adjustment, Sign Permit or Program, Shoreline Exemption, short-term Temporary Use, Tree Removal, Level I Certificate of Appropriateness</i>    | <input type="checkbox"/> <b>Type II Permits:</b><br><i>Administrative Design Flexibility, Administrative Modification, Binding Site Plan, Level II Certificate of Appropriateness, Short Plat, Site Plan Entitlement, Special Use</i> |
| <input type="checkbox"/> <b>Type I Building permits:</b><br><i>Building, Electrical, Mechanical, Plumbing</i>   | <input type="checkbox"/> <b>Type III Permits:</b><br><i>Preliminary Plat, Reasonable Use Exception, Shoreline Conditional Use, Shoreline Variance, Variance</i>   |
| <input type="checkbox"/> <b>Type I Fire permits:</b><br><i>Fire Protection, Hazardous Materials, UFC</i>  | <input type="checkbox"/> <b>Type IV Permits:</b><br><i>Concurrency Exemption, Conditional Use, Essential Public Facility</i>  |
| <input type="checkbox"/> <b>Type I Public Works permits:</b><br><i>Clearing and Grading, Flood Zone, Hazardous Materials Inventory Statement or Management Plan, Hydrant, Right-of-Way Use, Sewer, Special Event, Water</i> | <input type="checkbox"/> <b>Type V Permits:</b><br><i>Annexation, Final Plat, Plat Alteration, Plat Vacation, Right-of-Way Vacation, long-term Temporary Use</i>  |
| <input type="checkbox"/> <b>Other (please specify):</b><br>_____  | <input type="checkbox"/> <b>Type VI Permits:</b><br><i>Development Guide Amendment</i>  |

### General

4. What works well in the zoning code today?
5. Is there anything else you'd like to tell us about the zoning code?

# Zoning Code Customer Survey

The remaining questions use the following scale. Please circle the answer that most accurately reflects your opinion.

1                      2                      3                      4                      5  
*Strongly Agree      Agree                  Neutral              Disagree              Strongly Disagree*

## **Zoning Code Evaluation – Organization**

These questions relate to the adopted project principles on organization. These principles provide guidance for how the zoning code should be structured, the location and consolidation of important information, the relationships between key components, and how the needs of the stakeholders should be reflected in the organization of the document.

6. Regulations in the code are grouped in a logical and efficient structure

1                      2                      3                      4                      5

7. Basic regulations are found in obvious locations, not in footnotes or other easy to miss places

1                      2                      3                      4                      5

8. Definitions, procedures and regulations are clearly separated

1                      2                      3                      4                      5

9. It is clear when city-wide regulations apply and when unique regulations apply

1                      2                      3                      4                      5

10. The code is easy to use, navigate and search

1                      2                      3                      4                      5

## **Zoning Code Evaluation – Regulations**

These questions relate to the adopted project principles on regulations. These principles promote predictability of permit review and project quality, and regulations that reflect desired outcomes as expressed through public policy.

11. The code makes clear connections between regulations and policy

1                      2                      3                      4                      5

12. Expectations of quality are conveyed clearly and succinctly

1                      2                      3                      4                      5

13. The code promotes environmentally sustainable development practices

1                      2                      3                      4                      5

14. The code provides flexibility and predictability within defined limits

1                      2                      3                      4                      5

15. Regulations are expressed in easily-understood language

1                      2                      3                      4                      5

16. Maximum development potential is clearly conveyed

## Zoning Code Customer Survey

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1                      2                      3                      4                      5

### **Zoning Code Evaluation – Permit Review Procedures**

These questions relate to the adopted project principles on permit review procedures. These principles ensure timely and legally defensible land use decisions, and ensure that decision-making is predictable, transparent, and consistent with adopted standards and policy.

17. Early notice is provided for proposed land use actions and there are sufficient opportunities for timely input

1                      2                      3                      4                      5

18. Decision-making timelines meet or are quicker than statutory requirements

1                      2                      3                      4                      5

19. The administrative review process is used for permits with clear approval criteria

1                      2                      3                      4                      5

20. Procedures are described clearly and succinctly

1                      2                      3                      4                      5

21. When a proposal requires multiple permits, the process is understandable and accessible

1                      2                      3                      4                      5

**Other comments:**

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**Thank you for your input!**