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03/05/97

DGA 95-006, Special Uses

ORIGINAL

ORDINANCE NO. 1930

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING NEW SECTIONS 20C.80.700 - .760 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO APPROVE THE PHASE II UPDATED DEVELOPMENT REGULATIONS: SPECIAL USES, DGA 95-006, AND REPEALING VARIOUS SECTIONS OF CHAPTERS 20C.10, 20C.20, 20A.60, AND APPENDIX J WHICH ARE REPLACED BY THE NEW SPECIAL USE REGULATIONS.

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CITY OF REDMOND  
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HEARING EXAMINER  
EX FILE # 99

WHEREAS, the City's special use regulations are scattered throughout the City's development codes, making it confusing for decision makers and other readers to locate regulations pertaining to any particular use, and

WHEREAS, the City desires to consolidate its special use regulations in one place and to improve and clarify criteria for the approval of such special uses, and

WHEREAS, the Planning Commission held at least one public hearing on the special use regulations set forth in this Ordinance, and after considering all public testimony presented and all other relevant information and input, determined to recommend approval of the regulations to the City Council, and

WHEREAS, the City Council has considered the Planning Commission's recommendation and has determined to approve the regulations as set forth below, NOW, THEREFORE,

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

Section 1. Findings and Conclusions. In support of the special use regulations set forth in this Ordinance, the City Council adopts the Recommended Findings of Fact and Recommended Conclusions set forth in the Planning Commission Report on DGA-95-006, Phase II Updated Development Regulations: Special Use Regulations, dated February 27, 1997.

Section 2. Special Use Regulations. New Sections 20C.80.700-.760 are

hereby added to the Redmond Municipal Code and Community Development Guide to read as set forth in Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Repeal of Replaced Regulations. The following sections or sub-sections of the Redmond Municipal Code and Community Development Guide are hereby repealed, having been replaced by the regulations adopted in Section 2 above:

<u>Section Number</u>	<u>Subject</u>
20C.10.240(15)	Unclassified Uses
20C.20.020	Animal Boarding Facilities
20C.20.025	Automobile and Boat Sales
20C.20.027	Banks with Multiple Drive-Through Facilities
20C.20.030	Day Care
20C.20.063	General Development Permit - Churches, Temples, Synagogues and Accessories Activities and Uses
20C.20.065	Hazardous Waste Treatment and Storage Facilities
20C.20.185	Satellite Receiving Systems
20C.20.235(70)(i)	Special Review Criteria for Automobile Sales
20C.20.235(70)(m)	Special Review Criteria for Rental Services: Passenger Automobiles
20C.20.235(70)(n)	Special Review Criteria for Kennels
20C.20.235(70)(o)	Special Review Criteria for Churches, Temples, Synagogues and Accessory Activities

Section 4. Repealed Definitions. The following definitions in Chapter 20A.60 of the Redmond Municipal Code and Community Development Guide, as adopted by Ordinance 1901, are hereby repealed: Day Care Center, Essential Public Facilities, and Hazardous Waste/Substances.

Section 5. Repeal of Appendix J - Satellite Receiving Systems. Appendix J to the Redmond Municipal Code and Community Development Guide, adopted by the Technical Committee pursuant to Section 20C.20.185(15), is hereby repealed.

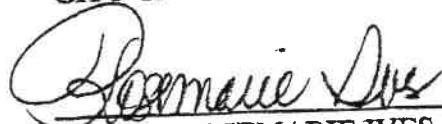
Section 6. References. Any reference in any section of the Redmond Municipal Code and Community Development Guide which is rendered outdated by adoption

of the new sections in this ordinance shall be construed as referring to the new section or sections which contain the substantive regulations most closely analogous to the outdated reference. The Planning Director is authorized to make such interpretations as are necessary to implement this ordinance and to correct such references. The code reviser responsible for codification of the Community Development Guide is further authorized to correct such references in consultation with the Planning Department.

Section 7. 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 8. 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:

  
CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
SIGNED BY THE MAYOR:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO. 1930

March 5, 1997  
March 18, 1997  
March 18, 1997  
March 22, 1997  
March 27, 1997

- b. Location. No portion of such an operation or service shall occupy:
  1. A required parking space.
  2. A driving aisle or driveway entrance.
  3. An area that would result in obstruction of emergency access to or from a building.
  4. An area that would result in obstruction of utility or fire hydrant access.
  5. Any required landscaping.
- c. Access. No such operation or service shall reduce or interfere with the functional use of a walkway or a plaza pathway to below the standards of the American Disabilities Act.
- d. Safety. These structures shall be secured by tie-downs, chaining, wheel locks, or other such method as to prevent tipping or movement that would endanger the public safety. The method used to secure the structure as necessary to ensure reasonable safety shall require approval by the Technical Committee, however in no case shall the use be placed on a permanent foundation.
- e. Circulation. Drive-up facilities shall submit a circulation plan indicating how traffic queuing is to be handled. The plan must be approved by the Technical Committee.
- f. Signage. Signs shall conform to 20C.80.450, Signs and Street Graphics but in no case shall exceed 30 percent of any facade.
- g. Size. Vending carts, kiosks, and drive-up stands will be limited to a maximum size of six feet wide by ten feet long.
- h. Design Review. For all structures used by street vendors and vending carts, kiosks, drive-up stands or similar permanent or temporary structures, the structure, site and parking design shall be reviewed in accordance with Section 20C.90, Design Standards and if acceptable, approved by the Administrator. Design Review shall not be required for structures used for temporary uses authorized by Section 20C.20.245, Temporary Uses.

## **20C.80.735 CHURCHES, TEMPLES, SYNAGOGUES, AND OTHER PLACES OF WORSHIP.**

### **20C.80.7355 Purpose.**

This section is intended to ensure that the unique impacts associated with church, temple, synagogue, and mosque uses are addressed while still allowing for a wide range of possible locations for religious assembly.

**20C.80.7360 Calculation of Seating Capacity.**

- a. For the purposes of this regulation, a seat shall be defined as either:
1. One individual fixed seat, or
  2. A length of 18 inches on a pew or bench, or
  3. A measurement of seven square feet per person for the area seating the general assembly with movable chairs or other portable seating fixtures. The total area includes aisle space, but excludes areas such as stage and podium areas, space for musical instruments, and lobbies.

**20C.80.7370 General Development Criteria.**

The following development criteria shall apply to places of worship and related activities without regard to the zone in which it is located or the permit under which the use is processed:

- a. Lighting for parking lot areas, structures, statuary and signage shall comply with the development regulations for parking, lighting and signs and the Design Standards of Section 20C.90.
- b. The use shall comply with the parking regulations for assembly uses, except that in no event shall parking be in excess of one space per three seats in a residential zone.
- c. 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 the time of application;
  2. 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;
  3. Vehicles shall not intrude into public rights-of-way or obstruct sight visibility from any driveway;
  4. Structural and/or natural screening, as approved by the City, shall screen the vehicles from neighboring properties. The screening requirement or amount of screening may be eliminated or reduced in light industrial zones to the extent that the storage of vehicles is treated uniformly with other uses in the same zone.
- d. A Transportation Management Plan (TMP) shall be submitted for approval by the City. The TMP shall address the following: traffic control, parking management (including the mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. In addition to on-site parking requirements, parking in excess of the maximum may be permitted on existing off-site satellite parking lots, 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.

- e. The maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons shall be 15 feet.
- f. The proposed structure(s) shall comply with the applicable design criteria contained in Section 20C.90, Design Standards, for the zone in which the use is located.
- g. Additional standards are applicable to the use. The underlying zoning and size of the facility shall determine which additional criteria shall apply. The additional criteria can be found in either Sections 20C.80.7380 or .7390 below as the capacity and zone apply.

#### **20C.80.7380 Development Criteria for Seating Capacities in a Residential Zone.**

- a. **Places of worship with a seating capacity of less than 250 seats.**
  - 1. The facility shall be located within 1,200 feet, as measured along the centerline of the right of-way, of an arterial (collector, minor or principal);
  - 2. The facility shall be located on a paved road having two lanes with a minimum width equal to the Public Works standard for a local access street;
  - 3. Buildings shall maintain a minimum setback of 20 feet from all property lines; Building setbacks shall be increased by five feet for every one foot in building height over 30 feet;
  - 4. The maximum building height does not exceed 50 feet inclusive of steeples, bell towers, crosses, or other symbolic religious icons;
  - 5. The minimum lot size shall be the same as that required in the zone in which the proposed facility is located;
  - 6. The maximum lot coverage of structures may not exceed 35 percent; total impervious surfaces may not exceed 75 percent of lot area; and
  - 7. No more than two large vehicles may be stored on-site at a given period of time.
  - 8. 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.
- b. **Places of worship with a seating capacity between 250 to 750.**
  - 1. The proposed facility must be located adjacent to at least one arterial (collector, minor or principal);
  - 2. Buildings shall maintain a minimum setback of 20 feet from all property lines;

3. The maximum building height may not exceed 50 feet, inclusive of steeples, bell towers, crosses, or other symbolic religious icons. However, building setbacks shall be increased five feet for every one foot in building height over 30 feet;
4. The maximum lot coverage of structures may not exceed 35 percent; total impervious surfaces may not exceed 75 percent of the lot area; and
5. No more than two large vehicles may be stored on-site at a given period of time.

**20C.80.7390 Development Criteria for Seating Capacities in a Manufacturing Park Zone.**

- a. **Places of worship with a seating capacity between 500 to 7,500 Seats.** Site development shall comply with the general standards for the zone in which it is located with the exception of the following:
  1. The proposed facility must be located adjacent to at least one arterial (collector, minor or principal);
  2. The maximum building height permitted is 50 feet. An additional allowance of 15 feet for a steeple, bell tower, cross, or other symbolic religious icon is permitted. Building setbacks shall be increased five feet for every one foot in building height over 45 feet;
  3. Accessory/stand-alone parking facilities are prohibited;
  4. Primary and secondary schools are not permitted as a related or accessory use;
  5. The proposed structure(s) shall comply with the applicable Design Standards contained in Section 20C.90; and
  6. Notice shall be required in the form of a large white sign per *Appendix O*.
  7. Lighting for parking lot areas, structures and statuary shall comply with the development regulations for parking and lighting and with the Design Standards in Section 20C.90.
  
- b. **Places of worship with a seating capacity greater than 7,500 seats.**
  1. The proposed facility must be located adjacent to at least one arterial (collector, minor or principal);
  2. Site development shall comply with the general standards for the zone in which it is located with the exception of the following: The maximum building height permitted is 50 feet. An additional allowance of 15 feet is allowed for a steeple, bell tower, cross, or other symbolic religious icon. Building setbacks shall be increased five feet for every one foot in building height over 45 feet;
  3. Accessory/stand-alone parking facilities are prohibited; and
  4. Primary and secondary schools are not permitted as a related or accessory use.