

Introduced: 2/20/24
Adopted: 2/20/24

CODE

**CITY OF REDMOND
ORDINANCE NO. 3154**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND ZONING CODE AS A PERIODIC REWRITING OF DEVELOPMENT REGULATIONS, HEREIN REFERRED TO AS THE REDMOND ZONING CODE (RZC) REWRITE PROJECT PHASE 2, TO PROVIDE TIMELY IMPROVEMENTS AND MAINTENANCE TO THE REDMOND ZONING CODE AND STATE LEGISLATIVE UPDATES, AND TO CLARIFY AMBULATORY OR OUTPATIENT SERVICES AS AN ALLOWED USES WITHIN THE NORTHWEST DESIGN DISTRICT, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Growth Management Act requires that development regulations be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act requires that development regulations must be consistent with and implement comprehensive plans adopted pursuant to the act; and

WHEREAS, the Growth Management Act clarifies that the use of implement in text context of WAC 365-196-800 connotes not only a lack of conflict but also a sufficient scope to fully carry out

the goals, vision, policies, standards, and directions contained in the comprehensive plan; and

WHEREAS, City staff has identified, within the Redmond Zoning Code, opportunities for improvements to consistency between the Redmond Comprehensive Plan and development regulations, as well as to the format and structure, terminology, and narrative of the development regulations; for strategic and timely revisions to further reflect the City's goals, vision, functional and strategic plans, and priorities; and to portions of the development regulations for conformance with updated laws and regulations; and

WHEREAS, state agencies received 60-day notice of the proposed amendments on August 18, 2023; and

WHEREAS, a State Environmental Policy Act (SEPA) checklist was prepared, and a Determination of Non-significance was issued on August 1, 2023, for the proposed amendments; and

WHEREAS, the Technical Committee reviewed and approved the proposed amendments and on August 30, 2023, made a recommendation for approval of the amendments to the Planning Commission; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed amendments on September 27, 2023, to receive public

comment, and held the public hearing open through October 25, 2023, to receive additional written comment; and

WHEREAS, the Planning Commission received testimony from four individuals regarding the proposed amendments and requested resolution of the issues to be reflected in the Commission's issues matrix, approved by the Commission on October 25, 2023; and

WHEREAS, testimony identified inadvertent omission of ambulatory or outpatient services as allowed land uses within the Northwest Design District; and

WHEREAS, upon completion of the public hearing the Planning Commission issued findings, conclusions, and recommendations in a report to the Redmond City Council dated November 1, 2023; and

WHEREAS, the City Council held public meetings on December 5, 2023; January 16, 2024; January 23, 2024; and February 20, 2024, to consider the proposed amendments and the Planning Commission's recommendation; and

WHEREAS, notice of City Council action on this proposed amendment was provided on January 30, 2024; and

WHEREAS, the City Council desires to adopt the amendments set forth in this ordinance.

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

Section 1. Classification. The amendments set forth by this ordinance are of a general and permanent nature and shall become a part of the Redmond Zoning Code.

Section 2. Findings and Conclusions. In support of the proposed amendments to the Redmond Zoning Code, the City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated November 1, 2023, including all related attachments and exhibits.

Section 3. Amendments to Redmond Zoning Code (RZC) Section 21.04.030 Comprehensive Allowed Use Chart. The provisions of RZC Paragraph 21.04.030.F Mixed Use Zones, Table 21.04.030C Comprehensive Allowed Use Chart: Mixed Use Zones is hereby amended to read as follows:

RZC 21.04.030.F Mixed Use Zones.

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<i>Online Users: Click on District Abbreviation to View Map --></i>	OT, AP, TWNC, BC, VV, TR, SMT,	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD

	TSQ, RVBD									
Residential										
...										
Education, Public Administration, Health Care, and other Institutions										
Educational	P	P	P	P	P	P	P	P	P	P
Government and Administration	P	P	P	P	P	P	P	P	P	N
Institutional, Health and Human Services	P	P	P	P	P	P	P	P	P	[N] <u>L</u>
Day care center	P	P	P	P	P	P	P	P	P	P
Family day care provider	P	P	P	P	P	P	P	P	P	N
Faith-Based and Funerary	P	P	P/C	L	L	P/C	L	L	L	N
Secure community transition facility	N	N	N	N	N	N	N	N	N	N
Construction Related Business										
...										

Section 4. Amendments to Redmond Zoning Code (RZC)

Chapter 21.14 Commercial Regulations. The provisions of RZC Section 21.14.080 Northwest Design District, paragraphs C. General Allowed Uses and Cross References.; and D. Allowed Uses and Basic Development Standards. are hereby amended to read as follows:

RZC 21.14 Commercial Regulations.

21.14.080 Northwest Design District.

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C. General Allowed Uses and Cross-References.

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Table 21.14.080.2. General Allowed Uses and Cross-References in NWDD Zone (Nonresidential)

Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Sales and retail	Consumer goods sales or service, other than heavy or durable; grocery, food, beverage, and dairy; health and personal care	L	M	800 - 899
Business and service	Finance and insurance; real estate services; professional services	L	B	700 - 799, 900 - 999, 600 - 699
<u>Excluding the following that are not permitted uses:</u> 1. Self-storage facilities.		N		
Food and beverage	Full-service restaurant; cafeteria or limited-service restaurant	P	A	900 - 999

...				
Arts, entertainment, recreation, and assembly	Amusement, sports, or recreation establishment; community indoor recreation	L	A	400 - 499, 500 - 599
1. [LIMITED] <u>Is limited</u> to fitness and athletic clubs only.		L		
Natural and other recreational park	Natural and other recreational park	P		400 - 499
Natural and other recreational park	Parks, open space trails, and gardens	P		400 - 499
<u>Institutional, health, and human services</u>		<u>L</u>		
1. <u>Is limited to Ambulatory or outpatient services and to Day care center only.</u>	Day care center	P	<u>B, E</u>	500 - 599, <u>600-699, 700-799</u>

D. Allowed Uses and Basic Development Standards.

Table 21.14.080B Allowed Uses and Basic Development Standards				
	Use	Maximums		Special Regulations

Section		Height (Stories) w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	Parking Ratio: Unit of Measure (Minimum Required; Maximum Allowed)	
Residential ¹					
...					
Education, Public Administration, Health Care, and Other Institutions					
#	<u>Ambulatory or outpatient services</u>	4; 5	0.45; 1.0	<u>See Special Regulations</u>	<u>Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.</u>
16	Day care center			Employee on maximum shift (1.0, 1.0)	See RZC 21.08.310.

Section 5. 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 of any other section, sentence, clause, or phrase of this ordinance.

Section 6. Effective Date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.


ADOPTED by the Redmond City Council this 20th day of February,

2024

CITY OF REDMOND


ANGELA BIRNEY, MAYOR

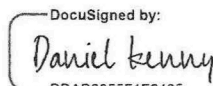
ATTEST:



CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

DocuSigned by:


DANIEL P. KENNY, CITY ATTORNEY

FILED WITH THE CITY CLERK: February 6, 2024
PASSED BY THE CITY COUNCIL: February 20, 2024
SIGNED BY THE MAYOR: February 23, 2024
PUBLISHED: February 26, 2024
EFFECTIVE DATE: March 2, 2024
ORDINANCE NO. 3154

YES: ANDERSON, FIELDS, FORSYTHE, KRITZER, NUEVACAMINA, SALAHUDDIN,
STUART

NO: NONE