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

CODE

CITY OF REDMOND ORDINANCE NO. 3154

ORDINANCE OF AN THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND ZONING CODE DEVELOPMENT AS A PERIODIC REWRITING OF 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 TO CLARIFY AMBULATORY UPDATES, AND 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

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| | | Ordinance | No. | 3149 |
| | | Ordinance | No. | 3150 |
| | 3 | Ordinance | No. | 3151 |
| | | Ordinance | No. | 3152 |
| | | Ordinance | No. | 3153 |
| | | Ordinance | No. | 3155 |
| | | Ordinance | No. | 3156 |
| | | Ordinance | No. | 3157 |
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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

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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.

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| | Ordinance No. 3149 |
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NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

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

<u>Section 2</u>. <u>Findings and Conclusions.</u> 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.

<u>Section 3.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Section 21.04.030 Comprehensive Allowed Use Chart.</u> 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.

| C | omprehen | sive Al | | 21.04 Ises Ci | | Mized U | se Zone | s ^{1,2} | | |
|---|----------|--------------------|---------------------|------------------|-----|---------|---------|------------------|------|------|
| Online Users: Click on District Abbreviation to View Map> | OT, | RVT, CTR, EH | OV1, OV2, OV3 | OV4 | OV5 | OBAT | MDD1 | MDD2 | MDD5 | NWDD |

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| | TSQ, RVBD | | | | | | | | | |
|--|--------------|--------|--------|------|-----|-------|----------|------|---|-----------------|
| Residential | | | | | | | | | | |
| Education, Public | Administ | ration | Health | Caro | bae | other | Institut | ions | | |
| Educational | P | 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 | Р | Ρ | Ρ | P | P | Ρ | P | [₩] Ľ |
| Day care center | P | Р | P | P | P | P | P | P | P | P |
| Family day care provider | P | P | Р | P | Р | P | P | Ρ | 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 Rela | ted Busir | ness | | | | | | | | |
| | | | | | | | | | | |

<u>Section 4.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.14 Commercial Regulations.</u> 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.

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

| ial Use ClassClassification (Prior to Dec. 31, 2021)Permissio nsg Code Occupan cy (ClassGenerati on Manual Land Use CodeSales and retailConsumer goods sales or service, other than heavy or durable; grocery, food, beverage, and dairy; health and personal careLM800 - 899Business and serviceFinance and insurance; real estate services; profession al servicesLB700 - 799, 600 - 999, 600 - 600 - 699Excluding the following that are not permitted usses: 1. Self- storage facilities.NNSume service 900 - 999, 600 - 999 | [| | [| | |
|---|---|----------------------|-----------|---------|----------|
| Class(Prior to Dec. 31, 2021)nsOccupan cy Classon Manual Land Use CodeSales and retailConsumer goods sales or service, other than heavy or durable; grocery, food, beverage, and dairy; health and personal careLM800 - 899Business and serviceFinance and insurance; real estate servicesLB700 - 999, 600 - 699Excluding tha the following that are not permitted uses: 1. Self- storage facilities.NNFood and beverageFull-service restaurant; cafeteri a or limited-servicePA900 - 999 | Nonresident | Former Use | Use | Buildin | ITE Trip |
| 2021)cy ClassManual Land Use CodeSales and retailConsumer goods sales or service, other than heavy or durable; grocery, food, beverage, and dairy; health and personal careLM800 - 899Business and serviceFinance and insurance; real estate services; profession al servicesLB700 - 799, 900 - 999, 600 - 699Excluding the following that are not permitted uses: 1. Self- storage facilities.NNFood and beverageFull-service restaurant; cafeteri a or limited-servicePA900 - 999 | | | Permissio | g Code | Generati |
| Sales and retailConsumer goods sales or service, other than heavy or durable; grocery, food, beverage, and dairy; health and personal careLM800 - 899Business and serviceFinance and insurance; real estate services; profession al servicesLB700 - 799, 999, 600 - 600 - 699Excluding the following that are not permitted uses: 1. Self- storage facilities.NNNFull-service restaurant; cafeteri a or limited-servicePA900 - 999 | Class | (Prior to Dec. 31, | ns | Occupan | on |
| Sales and retailConsumer goods sales or service, other than heavy or durable; grocery, food, beverage, and dairy; health and personal careM800 - 899Business and serviceFinance and insurance; real estate services; profession al servicesLB700 - 799, 900 - 999, 600 - 609Excluding the following that are not permitted uses: 1. Self- storage facilities.NNFod and beverageFull-service restaurant; cafeteri a or limited-servicePA900 - 999 | | 2021) | | су | Manual |
| Sales and retailConsumer goods sales or service, other than heavy or durable; grocery, food, beverage, and dairy; health and personal careM800 - 899Business and serviceFinance and insurance; real estate servicesLB700 - 799, 900 - 999, 600 - 600 - 699Excluding the following that are not permitted uses: 1. Self- storage facilities.NNFull-service restaurant; cafeteri a or limited-servicePA900 - 999, 600 - 999 | | | | Class | Land Use |
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| durable; grocery, food, beverage, and dairy; health and personal careB700 - 799, 900 - 999, 600 - 999, 600 - 699Excluding the following that are not permitted uses: 1. Self- storage facilities.NNFood and beverageFull-service restaurant; cafeteri a or limited-servicePA900 - 999 | retail | or service, other | | | 899 |
| durable; grocery, food, beverage, and dairy; health and personal careB700 - 799, 900 - 999, 600 - 999, 600 - 699Excluding the following that are not permitted uses: 1. Self- storage facilities.NNFood and beverageFull-service restaurant; cafeteri a or limited-servicePA900 - 999 | | than heavy or | | | |
| dairy; health and personal careLB700 -Business and serviceFinance and insurance; real estate services; profession al servicesLB700 -Excluding the following that are not permitted uses: 1. Self- storage facilities.NNServicesFood and beverageFull-service restaurant; cafeteri a or limited-servicePA900 -999 999, 600 - 999, 600 - 600 - 999900 | | durable; grocery, | | | |
| dairy; health and personal careLB700 -Business and serviceFinance and insurance; real estate services; profession al servicesLB700 -Excluding the following that are not permitted uses: 1. Self- storage facilities.NNServicesFood and beverageFull-service restaurant; cafeteri a or limited-servicePA900 -999 999, 600 - 999, 600 - 600 - 999ServicesPA900 - | | | | | |
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| estate services; profession al services900 - 999, 600 - 699Excluding the following that are not | Business | - | L | В | 700 - |
| estate services; profession al services900 - 999, 600 - 699Excluding the following that are not permitted uses: 1. Self- storage facilities.NNFod and beverageFull-service restaurant; cafeteri a or limited-servicePA900 - 999, 600 - 699 | and service | insurance; real | | | 799, |
| al services600 - 699Excluding the following that are not permitted uses: 1. Self- storage facilities.NFood and beverageFull-service restaurant; cafeteri a or limited-servicePA900 - 999 | and the second | | | | |
| al services600 - 699Excluding the following that are not permitted uses: 1. Self- storage facilities.NFood and beverageFull-service restaurant; cafeteri a or limited-servicePA900 - 999 | | services; profession | | | 999. |
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| the following that are not permitted uses: 1. Self- storage facilities.kkFood and beverageFull-service restaurant; cafeteri a or limited-servicePA900 - | | | | | 699 |
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| facilities.PA900 -Food and beverageFull-servicePA900 -a or limited-service0000 | 1. Self- | | | | |
| facilities.PA900 -Food and beverageFull-servicePA900 -a or limited-service0000 | storage | | | | |
| beverage restaurant; cafeteri 999 a or limited-service | _ | | | | |
| a or limited-service | Food and | Full-service | P | A | 900 - |
| The Article High-Production Article Control Products Products | beverage | restaurant; cafeteri | | | 999 |
| restaurant | | a or limited-service | | | |
| restaurant | | restaurant | | | |

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

D. Allowed Uses and Basic Development Standards.

| | Table 21 | .14.080B |
|---------|----------------|-----------------------|
| Allowed | Uses and Basic | Development Standards |
| Use | Maximums | Special Regulations |

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| Sec- tion Height (Storie w/o Rat. s) FAR Park (Storie w/o Rat. s) Park Rat. Sor NWDD Unit w/o TDR or Meas or NWDD NWDD (Min Green Gree m Incenti n Requ ves; Ince d w/TDR ntiv Maxi or NWDD es; Allo Green w/TD) or NWDD es; Allo Green w/TD) Incenti R or ves NWDD Gree n ince ntiv es Residential ¹ Education, Public Administration, He Institutions | lo: of ure imu ire mum wed |
|---|---|
| # Ambulatory or 4; 0.45; See Spe | The second |
| outpatient 5 1.0 Regulat | ions spaces must be adequate to |
| Services | 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. |
| 16 Day care Employe | |
| center maximum | |
| shift (| |

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<u>Section 5</u>. <u>Severability.</u> 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.

<u>Section 6.</u> <u>Effective Date.</u> 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.

| Ordinance | No. | 3154 |
|-----------|-------|------|
| Ordinance | No. | 3149 |
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ADOPTED by the Redmond City Council this 20th day of February,

2024

CITY OF REDMOND

BIRNEY, MAYOR

(SEAL)

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

APPROVED AS TO FORM:

DocuSigned by:

Daniel Kenny ______DDAD3355F1F2425...

DANIEL P. KENNY, CITY ATTORNEY

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

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

NO: NONE

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