

ORDINANCE NO. 2413

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE UNIT LOT SUBDIVISION REGULATIONS OF THE CITY IN ORDER TO EXTEND THE EXPIRATION DATE OF SUCH REGULATIONS FROM THREE YEARS TO EIGHT YEARS AFTER THEIR EFFECTIVE DATE AND TO DELETE A PROVISION REQUIRING ADOPTION OF DESIGN STANDARDS BEFORE SUCH REGULATIONS COULD BECOME EFFECTIVE IN THE PERRIGO'S PLAT SUBAREA OF THE EAST HILL DISTRICT OF DOWNTOWN; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, Subsection 20D.180.10-060(6) of the Redmond Municipal Code and Community Development Guide authorizes the approval of unit lot subdivisions and

WHEREAS, when the unit lot subdivision regulations were first enacted, a three year "sunset clause" was inserted as RCDG 20D.180.10-060(6)(i) in order to allow to allow the City to evaluate the concept of unit lot subdivisions and determine whether such development should become a permanent part of the City's development regulations and

WHEREAS, as the housing economy has slowed dramatically, the physical products of unit lot subdivisions have not been completed to evaluate and the Planning Commission and Technical Committee have therefore recommended that the automatic sunset date of the regulations be extended for an additional five years, i.e., from three years to eight years after the effective date of the original enactment and

WHEREAS, at the time the unit lot subdivision regulations were adopted, a provision was also inserted as RCDG 20D.180.10-060(6)(h) to prohibit the use of unit

lot subdivisions in a small subarea of Downtown until certain design standards were adopted and

WHEREAS, the subarea design standards have now been adopted and the Planning Commission and Technical Committee have recommended that the outdated prohibition be repealed.

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

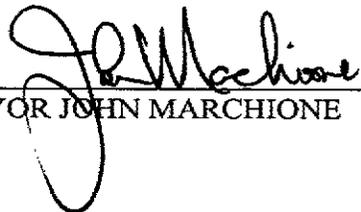
Section 1.     Unit lot subdivision regulations. Subsection 20D.180.10-060(6) of the Redmond Municipal Code and Community Development Guide is hereby amended in order to delete subsection (h) prohibiting unit lot subdivisions in the Perrigo's Plat subarea of the East Hill District of Downtown, to amend subsection (i) to extend the automatic expiration date for the unit lot subdivision regulations from three years after enactment to eight years after enactment, and to renumber subsection (i) as subsection (h). The amended Subsection 20D.180.10-060(6) is attached to this ordinance as Exhibit A and incorporated herein by this reference as if set forth in full.

Section 2.     Severability. If any section, sentence, clause or phrase of this ordinance or any code or comprehensive plan section adopted or amended hereby 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 or the adopted or amended code or comprehensive plan section.

Section 3.     Effective date. This ordinance shall take effect and be in full force five days after its passage and publication of a summary as provided by law.

ADOPTED by the Redmond City Council this 19 day of August, 2008.

APPROVED:

  
MAYOR JOHN MARCHIONE

ATTEST/AUTHENTICATED:

  
CITY CLERK MICHELLE M. MCGEHEE, CMC (SEAL)

APPROVED AS TO FORM:

  
CITY ATTORNEY JAMES E. HANEY

FILED WITH THE CITY CLERK:	August 13, 2008
PASSED BY THE CITY COUNCIL:	August 19, 2008
PUBLISHED:	August 25, 2008
EFFECTIVE DATE:	August 30, 2008
ORDINANCE NO. <u>2413</u>	

## 20D.180.10.060 Exceptions to Lot Standards

- 6) **Unit Lot Subdivisions.** The provisions of this subsection apply exclusively to the unit subdivision of land for townhouses that have land use approval through either Site Plan Entitlement, RCDG 20F.40.130; Planned Residential Development, RCDG 20C.30.105; Planned Commercial Development, RCDG 20C.60.60 or Innovative Housing Demonstration Project, RCDG 20C.30.62. The purpose of this provision is to allow for the creation of unit lots under each separate residential unit while applying site development standards to the building(s) on the parent lot as a whole, instead of to the individual unit lots created subsequent to site plan entitlement approval.
- (a) Sites developed or proposed to be developed with townhouses may be subdivided into individual unit lots. The development as a whole shall conform to the regulations of the zone the site is in and plans granted approval through either Site Plan Entitlement, RCDG 20F.40.130; Planned Residential Development, RCDG 20C.30.105; Planned Commercial Development, RCDG 20C.60.60; or Innovative Housing Demonstration Project, RCDG 20C.30.62. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the site development standards based on analysis of the individual unit lots. Each unit lot shall comply with respective building codes. Fire protection for the buildings shall be based on the aggregate square footage on the parent lot.
  - (b) Internal vehicular courts and driveways providing vehicular access to unit lots in the subdivision from public streets shall not be considered public or private streets when considering subdivisions under these provisions.
  - (c) Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.
  - (d) Access easements, joint use and maintenance agreements, and CC&Rs identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; underground utilities; common open space (such as common courtyard open space); exterior building facades and roofs; and other similar features, and shall be recorded with the Director of the King County Department of Records and Elections.
  - (e) Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use the parking is formalized by an easement on the plat or short plat, as recorded with the Director of the King County Department of Records and Elections.
  - (f) The minimum residential density required for unit lot subdivision in the Sammamish Trail and Town Square districts of Downtown shall be 35 dwelling

units per acre. There shall be no minimum residential density requirement for unit lot subdivisions elsewhere in the City unless required by the zone in which the site is located.

- (g) Notes shall be placed on the face of the plat or short plat as recorded with the Director of the King County Department of Records and Elections to acknowledge the following:
  - (i) Approval of the design of the units on each of the lots was granted by the review of the development, as a whole, on the parent lot by site plan entitlement, planned residential development, planned commercial development, or innovative housing demonstration project (stating the subject file application number).
  - (ii) Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the City through (subject file number as stated in subsection (6)(g)(i) of this section).
- (h) The unit lot subdivision regulations set forth in this subsection (6) shall automatically expire and be repealed eight years from the effective date of the first ordinance adopting this subsection (6), unless further action is taken by the Redmond City Council to extend the same. (Ord. 2271. Formerly 20C.20.242(30))

**Deleted:** (b) The unit lot subdivision regulations set forth in this subsection (6) shall not apply in the Perrigo's Plat subarea of the East Hill District of Downtown unless and until such time as the design standards proposed in the Development Guide Amendment commonly known as the 2005 Downtown DGA, City File No. L050276, are adopted and effective.¶

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