CITY OF REDMOND
ORDINANCE NO. 2559

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE, REDMOND COMMUNITY DEVELOPMENT GUIDE, 20D.170.40-050 DEVELOPMENT CRITERIA FOR SEATING CAPACITIES IN A MANUFACTURING PARK ZONE (A SUB-SECTION OF CITYWIDE DEVELOPMENT REGULATIONS - SPECIAL USES - CHURCHES, TEMPLES, SYNAGOGUES, AND OTHER PLACES OF WORSHIP) IN ORDER TO ALLOW RELIGIOUS INSTITUTIONS IN THE MP ZONE ON PROPERTIES THAT ARE NOT ADJACENT TO ARTERIALS IN CERTAIN CIRCUMSTANCES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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

WHEREAS, state agencies received 60-day notice of the proposed amendment to the Redmond Community Development Guide regarding the Manufacturing Park zone on September 3, 2010; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on September 3, 2010; and

WHEREAS, on September 29, 2010, the Planning Commission conducted a public hearing to receive public comment and conducted a study sessions on September 22, 2010, to discuss the proposed amendment to the Redmond Community Development Guide regarding the Manufacturing Park zone; and

WHEREAS, on October 13, 2010, the Planning Commission recommended City Council approval of the proposed amendment to the Redmond Community Development Guide regarding the Manufacturing Park zone; and

WHEREAS, the City Council held public meetings on November 1, 2010, and November 16, 2010, to review the recommended amendment; and

WHEREAS, the City of Redmond desires to amend the Community Development Guide as it pertains to the Manufacturing Park zone in order to provide opportunity for religious institutions to be located on parcels not adjacent to an arterial, without compromising the existing policy objectives of the Manufacturing Park zone and without causing significant negative impacts to the surrounding transportation system.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Findings, Conclusions and Analysis. The City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated October 13, 2010, including all related attachments and exhibits to that report.

Section 3. Amendment of the Redmond Community Development Guide, Manufacturing Park zone. The text of the Redmond Community Development Guide, 20D.170.40-050 DEVELOPMENT CRITERIA FOR SEATING CAPACITIES IN A MANUFACTURING PARK ZONE (A Sub-section of CITYWIDE DEVELOPMENT REGULATIONS - SPECIAL USES - CHURCHES, TEMPLES, SYNAGOGUES, AND OTHER PLACES OF WORSHIP), is hereby amended to read as shown in Exhibit 1 incorporated herein by this reference as if set forth in full to this ordinance.

Section 4. 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 5. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Redmond City Council this 7th day of December, 2010.

CITY OF REDMOND

JOHN MARCHIONE, MAYOR

ATTEST:

MICHELLE M. MCGEHEE, CMC, CITY CLERK (SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	November 24, 2010
PASSED BY THE CITY COUNCIL:	December 7, 2010
SIGNED BY THE MAYOR:	December 7, 2010
PUBLISHED:	December 13, 2010
EFFECTIVE DATE:	December 18, 2010
ORDINANCE NO. 2559	

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

Ordinance 2559 , Exhibit 1

20D.170.40 Churches, Temples, Synagogues, and Other Places of Worship.

20D.170.40-010 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. (Ord. 1930 (20C.80.7355))

20D.170.40-020 *Calculation of Seating Capacity.*

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. (Ord. 1930 (20C.80.7360))

20D.170.40-030 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:

(1) Lighting for parking lot areas, structures, statuary and signage shall be designed to minimize excessive glare and light trespass onto neighboring properties and shorelines, and shall comply with the development regulations for parking, lighting and signs and the design standards of Chapter 20D.40 RCDG.

(2) 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.

(3) The storage of buses or vans over 10,000 pounds gross weight is permitted on-site under the following conditions:

(a) The location of the parking areas for these vehicles is indicated on the site plan at the time of application;

(b) 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;

(c) Vehicles shall not intrude into public rights-of-way or obstruct sight visibility from any driveway;

(d) Decorative fencing or decorative walls and landscaping on side or back lots will be required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. 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.

(4) 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.

(5) Places of Worship Within Shorelines. Within the shoreline jurisdiction, site development shall comply with the general standards of the zone in which it is located, except as otherwise provided in RCDG 20D.170.40-040 and 20D.170.40-050. The maximum building height, exclusive of steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop, is 35 feet. An additional building height allowance of 15 feet is allowed for symbolic religious icons located on the building. (SMP)

(6) The maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons shall be 15 feet.

(7) The proposed structure(s) shall comply with the applicable design criteria contained in Chapter 20D.40 RCDG, Design Standards, for the zone in which the use is located.

(8) 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 RCDG 20D.170.40-040 or 20D.170.40-050 as the capacity and zone apply. (Ord. 2486; Ord. 1930 (20C.80.7370))

20D.170.40-040 Development Criteria for Seating Capacities in a Residential Zone.

(1) Places of worship with a seating capacity of less than 250 seats:

(a) 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);

(b) 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;

(c) 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;

(d) The maximum building height does not exceed 50 feet inclusive of steeples, bell towers, crosses, or other symbolic religious icons;

(e) The minimum lot size shall be the same as that required in the zone in which the proposed facility is located;

(f) The maximum lot coverage of structures may not exceed 35 percent; total impervious surfaces may not exceed 75 percent of lot area;

(g) No more than two large vehicles may be stored on-site at a given period of time; and

(h) 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.

(2) Places of worship with a seating capacity between 250 to 750:

(a) The proposed facility must be located adjacent to at least one arterial (collector, minor or principal);

(b) Buildings shall maintain a minimum setback of 20 feet from all property lines;

(c) 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;

(d) The maximum lot coverage of structures may not exceed 35 percent; total impervious surfaces may not exceed 75 percent of the lot area; and

(e) No more than two large vehicles may be stored on-site at a given period of time. (Ord. 1930 (20C.80.7380))

20D.170.40-050 Development Criteria for Seating Capacities in a Manufacturing Park Zone.

(1) 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:

(a) ~~The proposed facility must be located adjacent to at least one arterial (collector, minor or principal)~~ ANTICIPATED TRIP GENERATION FOR THE PROPOSED FACILITY MUST BE SUPPORTED BY A TRAFFIC STUDY OR OTHER DOCUMENTATION DEEMED SUITABLE BY THE TECHNICAL COMMITTEE. THE STUDY SHALL DEMONSTRATE NO SIGNIFICANT ADVERSE IMPACT TO TRAFFIC OPERATIONS ON THE ADJACENT STREET SYSTEM, AND SHALL SUPPORT TRANSPORTATION MANAGEMENT PLAN (TMP) MITIGATION MEASURES PER RCDG 20D.170.40-030(4).

(b) 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;

(c) Accessory/stand-alone parking facilities are prohibited;

(d) Primary and secondary schools are not permitted as a related or accessory use;

(e) The proposed structure(s) shall comply with the applicable design standards contained in Chapter 20D.40 RCDG;

(f) Notice shall be required in the form of a large white sign per RCDG Title 20F;

(g) Lighting for parking lot areas, structures and statuary shall comply with the development regulations for parking and lighting and with the design standards in Chapter 20D.40 RCDG.

(2) Places of worship with a seating capacity greater than 7,500 seats:

(a) The proposed facility must be located adjacent to at least one arterial (collector, minor or principal);

(b) 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;

(c) Accessory/stand-alone parking facilities are prohibited;

(d) Primary and secondary schools are not permitted as a related or accessory use; and

(e) Lighting for parking lot areas, structures and statuary shall comply with the design criteria in RCDG 20C.60.30-060 in Business Park, Manufacturing Park and Industry Regulations. (Ord. 1930 (20C.80.7390))