

**CITY OF REDMOND
ORDINANCE NO. 2614**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING PORTIONS OF THE REDMOND MUNICIPAL CODE AND REDMOND ZONING CODE AS RELATED TO NEIGHBORHOOD COMMERCIAL REGULATIONS INCLUDING PORTIONS OF PREFACE; ARTICLE I, CHAPTER 21.04 GENERAL PROVISIONS; CHAPTER 21.04.020, MAP 4.1 ZONING MAP; CHAPTER 21.14 COMMERCIAL REGULATIONS; ARTICLE II, CHAPTER 21.32 LANDSCAPING; CHAPTER 21.34 LIGHTING STANDARDS; CHAPTER 21.38 OUTDOOR STORAGE, RETAIL DISPLAY, GARBAGE/RECYCLING ENCLOSURES; CHAPTER 21.44 SIGNS; CHAPTER 21.48 TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM; CHAPTER 21.50 TRANSITION OVERLAY AREAS; CHAPTER 21.56 WIRELESS COMMUNICATION FACILITIES; ARTICLE III, CHAPTERS 21.58 THROUGH 21.62 INTRODUCTION AND CITYWIDE DESIGN STANDARDS; AND ARTICLE VI, CHAPTER 21.76 REVIEW PROCEDURES; 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, through Ordinance No. 2606, effective July 30, 2011, the City Council set the content of Redmond's 2011 Annual Comprehensive Plan Amendment Package, which includes the proposed amendments to Neighborhood Commercial policies and regulations; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on November 22, 2010; and

WHEREAS, state agencies received 60-day notice of the proposed amendments to the Redmond Comprehensive Plan and Zoning Code on November 23, 2010; and

WHEREAS, on December 15, 2010, the Planning Commission conducted a public hearing and held the hearing open for written comment through January 12, 2011; and

WHEREAS, the Planning Commission held study sessions on November 17, 2010, December 1, 2010, December 8, 2010, December 15, 2010, January 12, 2011, and January 19, 2011, to receive public comment regarding the proposed amendments to Neighborhood Commercial policies and regulations; and

WHEREAS, the City Council held public meetings on February 15, 2011, February 22, 2011, March 22, 2011, May 24, 2011, and June 14, 2011, to review the recommended amendments and held a public hearing on July 19, 2011, to receive public testimony regarding policies and regulations that were not within the scope of the Planning Commissions December 15, 2010, public hearing; and

WHEREAS, the City of Redmond desires to amend portions of the Redmond Zoning Code pertaining to Neighborhood Commercial regulations and address needs and interest related to neighborhood commercial uses.

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 and Conclusions. The City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated January 26, 2011, including all related attachments and exhibits to that report, City File No. L100393.

Section 3. Amendment of the Redmond Zoning Code to Adopt Neighborhood Commercial regulations, portions of Article I. Portions of Article I, Chapter 21.14 Commercial Regulations, are amended as shown in Exhibit 1 incorporated herein by this reference as if set forth in full to this ordinance.

Section 4. Amendment of the Redmond Zoning Code to Adopt Neighborhood Commercial regulations, portions of Article II. Portions of Article II, Chapter 21.32 Landscaping Regulations, Chapter 21.34 Lighting Standards, Chapter 21.38 Outdoor Storage, Retail Display, Garbage/Recycling Enclosures, and Chapter 21.44 Sign Regulations, are amended as shown in Exhibit 2 incorporated herein by this reference as if set forth in full to this ordinance.

Section 5. Amendment of the Redmond Zoning Code to Adopt Neighborhood Commercial regulations, portions of Article III. Portions of Article III, Chapters 21.58 through 21.62

Introduction and Citywide Design Standards, are amended as shown in Exhibit 3 incorporated herein by this reference as if set forth in full to this ordinance.

Section 6. Amendment of the Redmond Zoning Code to Adopt Neighborhood Commercial regulations, portions of Article VI. Portions of Article VI, Chapter 21.76 Review Procedures, are amended as shown in Exhibit 4 incorporated herein by this reference as if set forth in full to this ordinance.

Section 7. Amendment of the Redmond Zoning Code to Adopt Neighborhood Commercial regulations, additional portions of Redmond Zoning Code reflecting the terms Neighborhood Commercial, NC-1 and NC-2. Portions of Preface; Article I, Chapter 21.04 General Provisions; Article II, Chapter 21.48 Transfer of Development Rights (TDR) Program, Chapter 21.50 Transition Overlay Areas, and Chapter 21.56 Wireless Communication Facilities, are amended as shown in Exhibit 5 incorporated herein by this reference as if set forth in full to this ordinance.

Section 8. Amendment of the Redmond Zoning Code to Adopt Neighborhood Commercial regulations, Article I, Chapter 21.04.020, Map 4.1 Zoning Map. Article I, Chapter 21.04.020, Map 4.1 Zoning Map, is amended as shown in Exhibit 6 incorporated herein by this reference as if set forth in full to this ordinance.

Section 9. 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 10. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Redmond City Council this 6th day of
September, 2011.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

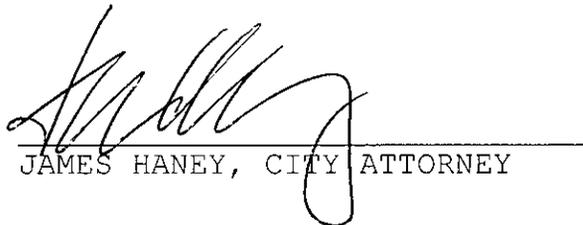
ATTEST:



MICHELLE M. MCGEHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	August 24, 2011
PASSED BY THE CITY COUNCIL:	September 6, 2011
SIGNED BY THE MAYOR:	September 6, 2011
PUBLISHED:	September 12, 2011
EFFECTIVE DATE:	September 17, 2011
ORDINANCE NO. 2614	

ADOPTED 6-1: YES: Allen, Carson, Margeson, Myers, Stilin and Vache
NO: Cole