

ATTACHMENT D

CODE

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING SECTION 3.10.030 DEFINITIONS OF THE REDMOND MUNICIPAL CODE TO ADD DEFINITIONS OF "DWELLING UNIT," MULTI-FAMILY DWELLING UNIT, AND SINGLE-FAMILY DWELLING UNIT, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Redmond periodically updates the Redmond Municipal Code to correct non-substantive errors such as those resulting from outdated or incorrect references, to reflect changes to names and terminology, and to ensure the code's clarity; and

WHEREAS, Redmond Municipal Code section 3.10.030 Definitions is absent of definitions for "Dwelling Unit", "Multi-Family Dwelling Unit", and "Single-Family Dwelling Unit" regarding transportation impact fees; and

WHEREAS, the definitions for these three terms are provided for in the land use categories for fire, park, and school impact fees; and

WHEREAS, it is important for clarity and consistent administration of impact fees across the City of Redmond's schedules as set forth by the Redmond Municipal Code; and

WHEREAS, state agencies received 60-day notice of the proposed amendments on August 27, 2020; and

WHEREAS, a State Environmental Policy Act checklist was prepared and a Determination of Non-significance was issued on September 9, 2020 for the proposed amendments; and

WHEREAS, the City Council held a public meeting on December 8, 2020 and January 5, 2021 to consider the proposed amendments; and

WHEREAS, a notice of the City Council's action on this proposed amendment was provided on January 26, 2021; and

WHEREAS, the City of Redmond desires to amend portions of the Redmond Municipal Code as set forth in this ordinance.

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

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

Section 2. Amendment of Section. RMC 3.10 Impact Fees, Subsection 3.10.030 Definitions, is hereby amended to read as follows:

3.10.030 Definitions.

(A) General Definitions. As used in this chapter, terms that are defined in RCW 82.02.090 shall have the meanings set forth in that statute.

(B) Administrator. As used in this chapter, the term "Administrator" means the Director of Planning and Community Development, or designee.

(C) Land Uses in Impact Fee Schedules. The land use categories set forth in the fire, park, and school impact fee schedules adopted in RMC 3.10.080 are defined as follows:

(1) "Dwelling unit" means a single unit providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking and sanitation. A mobile home, manufactured home, modular home, apartment, condominium, townhouse, single-family attached or detached house, or accessory dwelling unit is considered to be a dwelling unit;

(2) "Multi-family dwelling unit" means a dwelling unit within a building which accommodates two or more families in individual, primary dwelling units. The term includes those dwelling units commonly known as flats, apartments, and condominiums;

(3) "Single-family dwelling unit" means a dwelling unit within a building designed for occupancy by

one family on an individually owned lot. The term includes both "attached" dwelling units, i.e., where the building in which the dwelling unit is located abuts one or more lot lines and shares a common wall with an adjacent dwelling unit, and "detached" dwelling units, i.e., dwelling units within detached buildings surrounded by open space and yards;

(4) "Manufacturing" means those facilities or structures that house uses that have 2007 North American Industrial Classification System (NAICS) classifications of Sectors 23, 31-33, 42, and 48-49, and warehouses as defined in the Redmond Zoning Code;

(5) "Office" means:

(a) A structure, room, or series of rooms where the affairs of a business, professional person, or branch of government are carried out; or

(b) Land or structures that house uses that have 2007 NAICS classifications of Sectors 52-56.

(c) Uses which would be primarily classified as one of the other uses defined in this

section shall not be classified as office uses.

(6) "Retail" means land or structures that house uses that have 2007 NAICS classifications of Sectors 44-45.

(D) Land Uses in Transportation Impact Fee Schedule. The land use categories set forth in the Transportation Impact Fee Schedule adopted in RMC 3.10.100 are defined as follows:

- "Administrative office building" means a building that houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building or buildings may be limited to one tenant, either the owner or lessee, or contain a mixture of tenants including professional services, insurance companies, investment brokers, and company headquarters. Services such as a bank or savings and loan, a restaurant or cafeteria, miscellaneous retail facilities, and fitness facilities for building tenants may also be included.
- "Bank/savings and loan" means a freestanding building, with or without a drive-up window, for the custody, loan,

or exchange of money; for the extension of credit; and for facilitating the transmission of funds.

- "Car sales (new and used)" means a facility at which cars, trucks and other light vehicles are offered for sale. Such facilities are generally located as strip development along major arterial streets which already have a preponderance of commercial development. Generally included are auto services and parts sales along with a sometimes substantial used-car operation. Some dealerships also include leasing activities and truck sales and servicing.

- "Car wash" means a manual operation where the driver parks and washes the vehicle in a stall, or an automated facility for the same purpose.

- "Church" means a building providing public worship facilities. A church generally houses an assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining facilities.

- "Congregate care/assisted living" means one or more multi-unit buildings designed for the elderly or those who are unable to live independently due to physical or mental handicap. Facilities may contain dining rooms, medical facilities, and recreational facilities.

• "Convenience store" means a use which combines retail food sales with fast foods or take-out food service; generally open long hours or 24 hours a day.

• "Day care" means a facility for the care of infants and preschool-age children during the daytime hours. A day care generally includes classrooms, offices, eating areas, and a playground.

• "Discount/department store" means a freestanding store with off-street parking. A discount/department store usually offers centralized cashiering and a wide range of products. Often is the only store on a site, but can be found in mutual operation with its own or other supermarkets, garden centers and service stations, or as part of community-sized shopping centers.

• " Dwelling unit " means a single unit providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking and sanitation. A mobile home, manufactured home, modular home, apartment, condominium, townhouse, single-family attached or detached house, or accessory dwelling unit is considered to be a dwelling unit.

- "Elementary school" means an educational institution that serves students between the kindergarten and high school levels.
- "Fast food and take-out restaurant" means an eating establishment which offers quick food service and a limited menu of items. Food is generally served in disposable wrappings or containers, and may be consumed inside or outside the restaurant building. Usually has a drive-up window.
- "Furniture store" means a store that specializes in the sale of furniture and carpeting. The stores are generally large and include storage areas.
- "Health club/racquet club" means privately owned facilities with tennis courts, swimming pools, racquetball courts, handball courts, or other minor gymnastic facilities. A health club/racquet club features exercise, sports, and other active physical conditioning, as well as a broader range of services such as juice bars and meeting rooms.
- "High school" means an educational institution that typically serves ninth, tenth, eleventh, and twelfth grade students.
- "High turnover restaurant" means a sit-down eating establishment where customers generally stay less than

one hour. High turnover restaurants are usually moderately priced and frequently belong to chains. Such restaurants are sometimes open 24 hours per day and usually serve breakfast, lunch, and dinner. Such restaurants generally do not have a drive-up window.

- "Hospital" means a building or buildings designed for the medical, surgical diagnosis, treatment and housing of persons under the care of doctors and nurses. Rest homes, nursing homes, convalescent homes and clinics are not included.

- "Hotel/motel" means a place of lodging providing sleeping accommodations, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities.

- "Industrial park/research and development" means areas containing a number of industrial or related facilities. They are characterized by a mix of manufacturing, service and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities, some with a large number of small businesses and others with one or two dominant industries. Research centers are facilities or groups of facilities devoted nearly exclusively to research and development activities. While they may also contain

offices and some light fabrication areas, the primary function is that of research and development.

- "Library" means a public facility for the use, but not sale, of literary, musical, artistic, or reference materials.

- "Light industrial/manufacturing" means a facility where the primary activity is the conversion of raw materials or parts into finished products. Such uses generally also have offices and associated functions. Typical light industrial uses are printing plants, material testing laboratories, assemblers of data processing equipment, and power stations.

- "Medical office/clinic" means a facility which provides diagnoses and outpatient care on a routine basis but which is unable to provide prolonged in-house medical/surgical care. A medical office is generally operated by either a single private physician/dentist or a group of doctors and/or dentists.

- "Miscellaneous retail" means a store which sells retail goods to the ultimate consumer for direct consumption and not for resale.

- "Movie theater" means a facility that consists of audience seating, one or more screens and auditoriums, and a lobby and refreshment stand.

• "Multi-family dwelling unit" means a dwelling unit within a building which accommodates two or more families in individual, primary dwelling units. The term includes those dwelling units commonly known as flats, apartments, and condominiums.

• "Nursing home" means a facility whose primary function is to provide chronic or convalescent care for persons who by reason of illness or infirmity are unable to care for themselves. The term "nursing home" applies to rest homes, chronic care, and convalescent homes.

• "Post office" means a facility that houses service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.

• "Residential suite" means a type of residence in which all living space other than a bathroom is contained within a single room and which is located in a multifamily structure in which clusters of residential suites share common amenities such as kitchens, laundry facilities, and gathering spaces.

• "Restaurant" means an eating establishment with turnover rates generally of at least one hour or longer. Generally does not serve breakfast and may or may not serve lunch.

- "Retirement community" means residential units similar to apartments or condominiums, restricted to adults or senior citizens.

- "Service station with minimart" means a facility which combines elements of a convenience store and a gas station. Convenience food items are sold along with gasoline and other car products; gas pumps are primarily or completely self-service.

- "Service station without mini-mart" means a facility used for the sale of gasoline, oil, and lubricants. Such uses may include areas for servicing, repairing, and washing vehicles.

- "Shopping center" means an integrated group of commercial establishments which is planned, developed, owned, or managed as a unit. Shared on-site parking facilities are provided, and administrative office areas are usually included.

- **"Single-family dwelling unit" means a dwelling unit within a building designed for occupancy by one family on an individually owned lot. The term includes both "attached" dwelling units, i.e., where the building in which the dwelling unit is located abuts one or more lot lines and shares a common wall with an adjacent dwelling unit, and "detached" dwelling units, i.e., dwelling**

units within detached buildings surrounded by open space and yards.

- "Supermarket" means a retail store which sells a complete assortment of food, food preparation and wrapping materials, and household cleaning and servicing items.

- "Warehousing/storage" means facilities which are primarily devoted to the storage of materials. They may also include office and maintenance areas.

(E) In accordance with RMC 3.10.080(A)(5) and RMC 3.10.100(B)(5), the Administrator may use the definitions in the Redmond Zoning Code 21.78, Definitions, as a guide if the type of use or development activity is not specified on the impact fee schedules or if a term is not defined in this chapter.

Section 3. 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 4. 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 16 day of February,
2021.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.