

00020.150.025

:jeh

09/06/05

ORDINANCE NO. 2271

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO UNIT LOT SUBDIVISIONS; ADDING NEW DEFINITIONS OF "LOT, PARENT," AND "LOT, UNIT," TO SECTION 20A.20.120 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE; ADDING A NEW SUBSECTION 20D.180.10-060(6) GOVERNING THE APPROVAL OF UNIT LOT SUBDIVISIONS; AMENDING SECTION 20C.40.40-030 REGARDING ADMINISTRATIVE DESIGN FLEXIBILITY FOR UNIT LOT SUBDIVISIONS; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in order to provide for greater flexibility in the development of residential land within the City and to better provide for the City's housing needs, planning staff has proposed that the City authorize unit lot subdivisions in which unit lots may be created under separate residential units in a single or multiple buildings, and

WHEREAS, the Redmond Planning Commission held at least one public hearing on proposed amendments to the Redmond Municipal Code and Community Development Guide in order to authorize such subdivisions and has recommended to the City Council that such amendments be approved, and

WHEREAS, the City Council has considered such amendments in a public meeting and has determined to approve those amendments set forth in this ordinance, now, therefore,

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

Section 1. Definitions. New definitions of “Lot, Parent,” and “Lot, Unit,” are hereby added to Section 20A.20.120 of the Redmond Municipal Code and Community Development Guide to read as set forth on Exhibit 1 to this Ordinance, which exhibit is incorporated herein by this reference as if set forth in full.

Section 2. Unit Lot Subdivisions. A new Subsection 20D.180.10-060(6) entitled “Unit Lot Subdivisions” is hereby added to the Redmond Municipal Code and Community Development Guide to read as set forth on Exhibit 1 to this Ordinance, which exhibit is incorporated herein by this reference as if set forth in full.

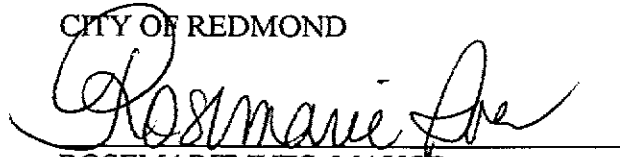
Section 3. Administrative Design Flexibility. Section 20C.40.40-030 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as set forth on Exhibit 1 to this Ordinance, which exhibit is incorporated herein by this reference as if set forth in full.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance, or any provision the Redmond Municipal Code and Community Development Guide 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 any Redmond Municipal Code or Community Development Guide provision adopted or amended hereby.


Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and

shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND


ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:


MALISA FILES, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	October 12, 2005
PASSED BY THE CITY COUNCIL:	October 18, 2005
SIGNED BY THE MAYOR:	October 18, 2005
PUBLISHED:	October 24, 2005
EFFECTIVE DATE:	October 29, 2005
ORDINANCE NO.: <u>2271</u>	

UNIT LOT SUBDIVISION PROVISION

Add below to 20D.180.10-060 – Exceptions to Lot Standards

(6) Unit Lot Subdivisions. The provisions of this section 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. 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 Projects. 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

Ordinance No. 2271
Exhibit 1

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 (i) above).
- (h) 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.
- (i) The unit lot subdivision regulations set forth in this subsection (6) shall automatically expire and be repealed three 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.

Add New Definitions as follows

NEW DEFINITIONS – SECTION 20A.20.120

Lot, Parent.

The initial lot from which unit lots are subdivided for the exclusive use of townhouses.

Lot, Unit.

One (1) of the individual lots created from the subdivision of a parent lot for the exclusive use of townhouses.

Revise Section 20C.40.40-030 as follows

20C.40.40-030 Administrative Design Flexibility (ADF).

The purpose of this section is to promote creativity in site layout and design, and to allow flexibility in the application of standards for commercial, office, retail, mixed use and residential development within the Downtown Neighborhood. The purpose is also to achieve the creation of sites and uses that may benefit the public by the application of special design policies and standards not otherwise possible under conventional development regulations and standards. Departure from standards included in this section may be permitted as part of the Site Plan Entitlement process.

(1) Deviations from these standards may be allowed if an applicant demonstrates that the deviations from the standards would result in a development that:

- (i) Better meets the intent of the goals and policies for the design area in which the site is located;
- (ii) Is superior in design in terms of architecture, building materials, site design, landscaping and open space; and
- (iii) Provides benefit to the Downtown Neighborhood in terms of desired use, activity, and design.

(2) ADF – Flexibility of Design Standards in Downtown. Requirements of RCDG Title 20C, Land Use Regulations that may be modified by application of this subsection are defined specifically as follows:

(a) Parking Lot Location. Requirements for the location of on-site parking lots may be modified within the development (except for parking within residential yard areas) to provide for greater joint-use and quasi-public parking opportunities and uses which are highly desirable in the subject design area.

(b) Mid-Block Pedestrian Walkways and Vehicular Lanes. Requirements for mid-block pedestrian and vehicular lanes per RCDG 20C.40.105, Downtown Pedestrian System, may be modified to allow variations in locations and minimum widths for these items to provide superiority in site design and function which benefits both the property owner and public.

(c) Street standards for townhouse subdivision developments.

(d) Other Site Requirements and Standards. All other site requirements and standards for Downtown except density, height and FAR may be modified within the development to provide superiority in site design: i.e., greater amounts of privacy, maintenance of views, preservation of vegetation, provision of usable open space, adequate light, air, and security. (Ord. 1901)