

ORDINANCE NO. 1901

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING, AMENDING, AND REPEALING VARIOUS SECTIONS OF TITLES 20A, 20C, AND 20F OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO APPROVE THE PHASE 2 UPDATED DEVELOPMENT REGULATIONS: RESIDENTIAL, CITY CENTER, COMMERCIAL, BUSINESS, MANUFACTURING, INDUSTRIAL, NEIGHBORHOOD REGULATIONS AND REVISED CITY-WIDE ZONING MAP, DGA 95-006.

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WHEREAS, the City of Redmond adopted a Growth Management Act Comprehensive Plan in July, 1995 which contemplated, through its policies, revision of the City's existing residential, city center, commercial, business, manufacturing, industrial and neighborhood development regulations, and

WHEREAS, the contemplated development regulations, commonly known as the Phase 2 Updated Development Regulations, DGA 95-006, were analyzed in the Draft and Final Environmental Impact Statements prepared for the Comprehensive Plan and issued in August 1994 and March 1995, respectively, and

WHEREAS, the City of Redmond mailed the sixty day adoption notice required for the Phase 2 Updated Development Regulations by RCW 36.70A.106 to the State Department of Community, Trade and Economic Development on January 29, 1996 and receipt of that notice was confirmed on February 9, 1996, and

WHEREAS, as further detailed in the Findings, Conclusions and analysis adopted in Section 3 below, the Redmond Planning Commission held public meetings, workshops and public hearings on the proposed development regulations between October

1995 and May 1996 in order to ensure early and continuous public participation in the formulation of the regulations, and

WHEREAS, the Planning Commission forwarded its recommendations on the proposed development regulations to the City Council in a report dated May 14, 1996, and the City Council, after having considered the recommendation and after having held its own public hearing to take public testimony on changes to the proposed regulations, has determined to adopt the Planning Commission's recommended regulations with certain modifications as described below, NOW, THEREFORE,

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

Section 1.      Sections Amended and Adopted.      Titles 20C and 20F of the Redmond Municipal Code and Community Development Guide are hereby amended to add and amend those sections identified on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full and to read as set forth on the Exhibit.

Section 2.      Adoption of New Definitions.      Title 20A of the Redmond Municipal Code and Community Development Guide is hereby amended to adopt those definitions set forth on Exhibit B attached hereto and incorporated herein by this reference as if set forth in full and to read as set forth on said Exhibit.

Section 3.      Findings, Conclusions and Analysis.      In support of the added, amended and repealed regulations provided for in this ordinance, the City Council hereby adopts the Findings, Conclusions and analysis contained in the following documents:

- A.      The Planning Commission Report dated May 14, 1996 on DGA 95-006;
- B.      That certain document entitled, "Changes to Proposed Phase 2 Development regulations Tentatively Decided by Redmond City Council;" and
- C.      That certain document entitled, "Adopted Findings of Fact and of Law;"

all of which are attached to this ordinance as Exhibit C and incorporated herein by this reference as if set forth in full.

Section 4.      Construction of References. The City Council has adopted the development regulations necessary to implement the 1995 Comprehensive Plan in phases. Upon completion of that phased process, it is the intent of the Council that all development regulations so adopted will be internally consistent in their references to each other. Until that time, however, some references in the attached exhibits may refer to code sections which have not yet been adopted but which the City intends to adopt in the future. In order to avoid any gaps in regulation, it is therefore the intent of the City Council that where any such reference in the attached regulations is to a section not yet adopted by the City, that reference shall be construed to refer to an existing code section according to the conversion chart attached as Exhibit D to this ordinance and incorporated herein by this reference as if set forth in full until the future section is adopted. Upon adoption of the future code sections referred to in the chart, all references shall be construed as referring to the future code section. The Planning Director and City Clerk are hereby authorized to make such administrative changes to the references in the attached exhibits upon codification in order to provide the reader with clear notice of the construction to be placed upon the code sections set out on the exhibits.

Section 5.      Repealer. The following chapters, sections, and subsections of the Redmond Municipal Code and Community Development Guide are hereby repealed in the manner set forth below:

A. The following sections of Chapter 20A.60 are hereby repealed:

<u>Section</u>	<u>Subject</u>
20A.60.010	Access
20A.60.020	Access Corridor
20A.60.030	Access, Primary
20A.60.035	Accessory Dwelling Units
20A.60.040	Accessory Use/Structure

20A.60.170	Basement
20A.60.177	Binding Site Plan
20A.60.178	Block
20A.60.180	Building
20A.60.190	Compatible Uses
20A.60.200	Condominium
20A.60.202	Corporate Headquarters and Regional Offices
20A.60.205	Convalescent Centers, Nursing Homes
20A.60.210	Day Care Center
20A.60.220	Day Care Operation
20A.60.222	Dedication
20A.60.225	Driveway
20A.60.230	Dwelling Unit
20A.60.240	Dwelling, Single Family (Detached)
20A.60.245	Dwelling Unit, Single Family (Attached)
20A.60.250	Facade
20A.60.260	Family
20A.60.270	Family Day Care
20A.60.275	Final Plat
20A.60.320	Floor Area (Gross)
20A.60.325	Floor Area Ratio (F.A.R.)
20A.60.330	Grade Existing
20A.60.331	Hazardous Substance
20A.60.332	Hazardous Waste
20A.60.333	Hazardous Waste Treatment and Storage Facility
20A.60.334	Hazardous Waste Treatment or Storage Facility, Off Site
20A.60.335	Hazardous Waste Treatment or Storage Facility, On Site
20A.60.340	Height of Building or Structure
20A.60.350	Home Business
20A.60.355	Hospitals
20A.60.356	Household
20A.60.360	Kennel
20A.60.370	Line, Property
20A.60.380	Line, Setback
20A.60.390	Lot
20A.60.395	Manufactured Home
20A.60.400	Mini Day Care Center
20A.60.410	Mixed Use
20A.60.420	Mobile Home
20A.60.430	Modular Home
20A.60.440	Multi-Family Dwelling Unit

20A.60.450	Multiple Tenant Building
20A.60.460	Open Space
20A.60.470	Outdoor Storage
20A.60.501	Plat
20A.60.503	Preschools
20A.60.505	Professional Services (medical, dental clinics)
20A.60.510	Project Limit
20A.60.520	P.U.D. (Planned Unit Development)
20A.60.523	Regional Retail/Wholesale Uses
20A.60.524	Research and Development
20A.60.525	Retirement Residence
20A.60.528	Retailing
20A.60.530	Right of Way
20A.60.560	Schools, Elementary, Junior High and High
20A.60.570	Setback
20A.60.585	Short Subdivision
20A.60.587	Short Plat
20A.60.640	Story
20A.60.650	Street
20A.60.660	Street Frontage
20A.60.670	Structure
20A.60.680	Structure, Accessory
20A.60.685	Subdivision
20A.60.690	Wholesaling

B. Chapter 20C.10, Zoning Districts, is hereby repealed, except for the following sections and subsections:

<u>Section</u>	<u>Subject/Notes</u>
20C.10.170	Commercial Office District (CO) Purpose
20C.10.180	Community Business District (CB) Purpose
20C.10.200	Business Park District (BP) Purpose, which shall apply only to the BP and BP/C areas shaded on the adopted zoning map
20C.10.240(05)	The text of subsection 20C.10.240(05) outside the table and the 17th (with the heading CO), 18th (with the heading CB), and 20th (with the heading BP) columns of the table in subsection 20C.10.240(05), provided that the 20th column (with the heading BP) shall apply only to the BP and BP/C areas shaded on the adopted zoning map
20C.10.240(10)	Accessory Uses

20C.10.240(15)  
20C.10.250(10)

Unclassified Uses

The text of subsection 20C.10.250(10) outside the table and the 17th (with the heading CO), 18th (with the heading CB), and 20th (with the heading BP) columns of the table in subsection 20C.10.250(10), provided that the 20th column (with the heading BP) shall apply only to the BP and BP/C areas shaded on the adopted zoning map Evergreen Highlands Design District

20C.10.235

C. The following sections or subsections of Chapter 20C.20 are hereby repealed:

Section

Subject

20C.20.012	Accessory Dwelling Units
20C.20.070	Home Businesses
20C.20.180	Rental Rooms
20C.20.235(15)	Planned Unit Development (PUD)
20C.20.235(20)	PUD - Scope of Review
20C.20.235(25)	PUD - Scope of Approval
20C.20.235(30)	PUD - Flexibility of Design Standards
20C.20.235(60)	Open Space/Landscaping
20C.20.235(70)(b)	Hotels and Motels
20C.20.235(70)(c)	Senior Housing Developments - Density Bonus
20C.20.235(70)(e)	Retirement Residence
20C.20.235(70)(g)	Maingate North Residential Master Plan Criteria
20C.20.235(70)(h)	Business Park "S" Zone in Willows Neighborhood
20C.20.235(70)(k)	Manufactured Home Parks

D. Section 20F.20.250 is hereby repealed.

E. Appendix B, Clustering Criteria Guidelines for Bear-Evans Creek Valley and Clustering Criteria Guidelines for Outlying Bear Creek Area, is hereby repealed.

Section 6. Relationship to Pending Matters, Repealed Development

Regulations and Concomitant Agreements. This ordinance shall be construed to affect the matters described below as follows:

A. To the extent that the provisions of this ordinance or any regulation set forth on the attached exhibits are the same in substance as the previously adopted provisions they replace in the City's development regulations, they shall

be construed as continuations thereof and not as new and separate enactments, unless otherwise specifically provided. In particular, a situation that did not constitute a lawful nonconformity under the previously adopted development regulations shall not achieve lawful nonconforming status merely by the repeal of the prior regulations. Similarly, no violation of any previous development regulation shall be waived or excused by virtue of the amendment, adoption or repeal of any regulation as provided in this ordinance, nor shall any ongoing enforcement action be required to be re-instituted for any reason because of the said amendment, adoption or repeal.

B. All concomitant agreements and rezone contracts shall remain in full force and effect and be enforceable according to their terms unless the specifically repealed or amended by this ordinance or unless the contract or agreement provides otherwise.

C. Any development permit applicant who:

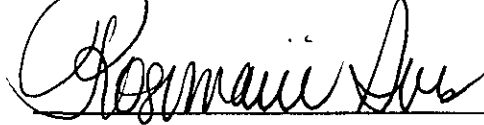
- 1) has filed a complete application for site plan review, general development permit, or special development permit prior to the effective date of this ordinance; and who
- 2) files a complete building permit application for the same development within 120 days after the effective date of this ordinance;

shall be entitled to elect to have the said applications considered under the land use regulations in effect immediately prior to the effective date of this ordinance and notwithstanding its adoption, provided that such election shall not apply to the floor area ratio (FAR) regulations adopted by this ordinance or to the zoning categories and permitted uses adopted by the official zoning map, which regulations, categories and uses shall apply to all applications not considered vested by applicable laws as of the effective date of this ordinance, regardless of any election by a permit applicant.

Section 7.      Severability. If any section, sentence, clause or phrase of this ordinance or any regulation 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 or constitutionality of any other section, sentence, clause or phrase of this ordinance or any regulation adopted or amended hereby.

Section 8.      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 (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND



MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

*Sandra L. Mattson*  
for CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	July 12, 1996
PASSED BY THE CITY COUNCIL:	July 16, 1996
SIGNED BY THE MAYOR:	July 17, 1996
PUBLISHED:	July 24, 1996
EFFECTIVE DATE:	July 29, 1996
ORDINANCE NO. <u>1901</u>	



## ORDINANCE 1901

All Exhibits are available for review in the City Clerk's Office, Second Floor of the Public Safety Building, 8701 160 Avenue N.E.

- |           |  |
|-----------|--|
| Exhibit A | Phase II Development Regulations<br>Section 20.C.30A, Residential<br>Section 20.C.40A, City Center<br>Section 20.C.50, Commercial<br>Section 20.C.60, Business Park/Industrial<br>Section 20.C.70, Neighborhood<br>Section 20.C.10, Zoning Map |
| Exhibit B | Definitions  |
| Exhibit C | Adopted Findings of Fact and<br>Conclusions of Law   |
| Exhibit D | Conversion Chart   |

# **EXHIBIT A**

## **PHASE II DEVELOPMENT REGULATIONS**

**Section 20C30A Residential**

**Section 20C40A City Center**

**Section 20C50 Commercial**

**Section 20C60 Business Park/Industrial**

**Section 20C70 Neighborhood**

**Section 20C10 Zoning Map**

# **20C.30A**

## **Residential Regulations**

### **20C.30A.010 Purpose**

The purpose of this Chapter of the Community Development Guide is to provide for:

- ☐ the specific characteristics of residential development that may take place in Redmond;
- ☐ a consistent and compatible residential land use pattern;
- ☐ the residential housing needs of Redmond citizens;
- ☐ the public safety needs of Redmond citizens.

The Chapter begins with a description of residential land use zones, permitted land uses, and site requirements. Regulations associated with specific development types such as clustering and zero lot line development are then presented, followed by regulations on planned residential developments, master planned residential developments, and residential regulations associated with specific neighborhoods of the City. Additional requirements including but not limited to subdivisions, utility service, storm water management, street design, off-street parking, and the treatment of environmentally sensitive areas are set forth in separate sections of the Community Development Guide. Procedural requirements for residential development applications are contained in Chapter 20F of the Community Development Guide. The City of Redmond Comprehensive Plan, presented in Section 20B, provides policy guidance relevant to these residential regulations.

## **20C.30A.100**

## **Residential Zones**

### **20C.30A.105**

#### **Purpose**

The purpose of this section is to describe the desired intent for development in each residential zone of Redmond. The zones range in character and intensity from rural to semi-rural, suburban and urban. The intent of each zone is based on the policies contained in the City of Redmond Comprehensive Plan (Chapter 20B) and the Comprehensive Land Use Designations as defined in Policies LU-121 through LU-125 and HO-7 through HO-11 of Chapter 20B. To complement the primarily residential nature of these zones, churches, schools, parks, and home occupations, as well as a limited number of other uses are also allowed in residential zones.

### **20C.30A.110**

#### **Semi-Rural Zone (RA-5)**

The Semi-Rural zone maintains low semi-rural residential densities within the Urban Growth Area on lands not suited to intense urban uses and not already characterized by urban development. Densities in this zone shall not exceed one unit per five acres, exclusive of density bonuses. The Semi-Rural zone may be used to maintain the semi-rural character of lands with significant amounts of sensitive areas that make the land unsuited to urban development, that are not characterized by urban development, and that are not appropriate for long-term agriculture or forestry use. Land uses other than residential that may be appropriate and are allowed in the Semi-Rural Zone would include uses that don't impact the primarily residential character and uses of the zone.

### **20C.30A.120**

#### **Large Lot Residential Zone (R-1)**

The Large Lot Residential zone provides for residential neighborhoods for lands not suitable for urban development because of sensitive area or public facility limitations or for lands planned for equestrian uses with allowed densities of one dwelling unit per gross acre. Uses other than residential that are allowed in this zone may not affect the primarily residential uses and character of neighborhoods within this zone. Some of the non-residential uses allowed in this zone, such as equestrian uses, are more practically suited for the Large Lot Residential Zone than for more concentrated urban zones.

### **20C.30A.130**

#### **Low Density Residential Zones (R-2, R-3)**

Low Density Residential zones provide for low density residential areas on lands not suitable for more intense urban development. Allowable densities are set at two and three dwelling units per gross acre. Non-residential uses allowed in this zone must complement the primarily residential nature of neighborhoods within this zone.

### **20C.30A.140**

#### **Low Moderate Density Residential Zones (R-4, R-5, R-6)**

Low-Moderate Density Residential zones provide for primarily single-family residential neighborhoods on lands suitable for residential development with allowed densities of 4, 5, or

6 dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some non-residential uses are allowed.

**20C.30A.150                      Moderate Density Residential Zones(R-8,R-12,R-18)**

Moderate Density Residential zones provide for stable and attractive residential neighborhoods of small lot, single-family homes and attached single-family and multi-family residences on lands suitable for allowed densities of 8 to 18 dwelling units per gross acre. These areas have a full range of public services and facilities and may have a character that is either suburban or urban. Land uses that are non-residential are also allowed in this zone provided they complement and do not impact the primarily residential nature of the zone.

**20C.30A.160                      High Density Residential Zones(R-20, R-30)**

High Density Residential zones provide for stable and attractive residential areas with allowed densities of 20 to 30 dwelling units per gross acre. These areas are urban in character and contain a full range of public services and facilities. These zones are appropriate where high levels of transit service are present or are likely to develop in the future, or where employment and commercial centers are located nearby. Although intended primarily for residential uses, some other complementary land uses are also allowed in these zones.

## **20C.30A.200      Permitted Land Uses in Residential Zones**

**20C.30A.205                      Purpose**

The purpose of the Residential Land Use Chart (Section 20C.30A.220) is to list the allowed uses in each of the residential zones and some of the major provisions that apply to those uses.

**20C.30A.210                      Allowed Uses**

(a) The Residential Land Use Chart (Section 20C.30A.220) lists the categories of land uses that may be permitted and any kind of conditional review process which may be required. Only R- zones (RA-5 through R-30) are included in this chart. Land uses not listed are prohibited unless otherwise provided by this Chapter or some other provision of the Community Development Guide. Land uses are also subject to the requirements described in any footnotes contained in this chart and the other applicable provisions of the Community Development Guide.

- (b) The symbols used in the chart represent the following:
- P — Permitted use
  - G — Allowed conditional use, General Development Permit required
  - S — Allowed conditional use, Special Development Permit required

(c) Procedural requirements related to the General and Special Development Permit processes are described in Section 20F.

(d) A number of references to other sections of the Community Development Guide appear in the Residential Land Use Chart. These references direct the reader to sections that contain rules and regulations specific to the referenced land use.

(e) The definition of some land uses may be found in the Chapter 20A.60, Definitions, to be amended and recodified as Subtitle 20H Definitions/Glossary.

(f) Unclassified Uses are provided for in Section 20C.10.240(15), Unclassified Uses, to be amended and recodified as Section 20C.80.760, Unclassified Uses.

	RA-5	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R-12	R-18	R-20	R-30
<b>Housing</b>												
Single-family Dwelling (Sec. 20C.30A.300-400)	P	P	P	P	P	P	P	P	P	P	P	
2 unit structure (Sec. 20C.30A.580)					S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	P	P	P	P	
3-4 unit structure (Sec. 20C.30A.580)					S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	P	P	P	P	P
5-12 unit structure (Sec. 20C.30A.300-400)									P	P	P	P
13+ unit structure (Sec. 20C.30A.300-400)									S	P	P	P
Accessory Dwelling Units <sup>2</sup> (Sec. 20C.30A.520)	P	P	P	P	P	P	P	P	P	P	P	P
Rental Rooms (Sec. 20C.30A.600)	P	P	P	P	P	P	P	P	P	P	P	P
Mobile/Manufactured Homes or Parks (Sec. 20C.30A.570)	P	P	P	P	P	P	P	P	P	P	P	P
Retirement Residence (Sec. 20C.30A.610)					S <sup>3</sup>	S <sup>3</sup>	P/S <sup>3</sup>					
Retirement Residence. Maximum of 16 retirement residence units per acre. (Sec. 20C.30A.610)								S <sup>3</sup>	S <sup>3</sup>	P	P	P
Retirement Residence. Maximum of 30 retirement residence units per acre. (Sec. 20C.30A.610)										S <sup>3</sup>	S <sup>3</sup>	S <sup>3</sup>
Bed & Breakfasts (Sec. 20C.30A.530)	P	P	P	P	P	P	P	P				
Bed & Breakfast Inns (Sec. 20C.30A.530)	G	S										
<b>Commercial</b>												
Adult Family Homes	P	P	P	P	P	P	P	P	P	P	P	P
Residential Care Facility	S	S	S	S	S	S	S	S	S	P	P	P
Long Term Care Facility									S	S	S	S
Day Care Center (Sec. 20C.20.030(10), (15), & (20).		S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S	S	S	S
Home Businesses <sup>5</sup> & Family Day Care Providers (Sec. 20C.30A.560)	P	P	P	P	P	P	P	P	P	P	P	P
Roadside Produce Stand	P	P	P	P	P	P	P	P	P	P	P	P
<b>Cultural/Recreation/Entertainment</b>												
Golf Courses; Athletic, Sports, and Play Fields; Marine Recreation, Commercial Swimming Pool	S	S	S	S	S	S	S	S	S	S	S	S
Non-Commercial Indoor Recreation	S	P	P	P	P	P	P	P	P	P	P	P
Parks, Open Space, Trails	P	P	P	P	P	P	P	P	P	P	P	P
<b>Professional Services</b>												
Fire & Police Services	S	S	S	S	S	S	S	S	S	S	S	S
Education: Primary/Secondary Schools -- Public & Private		S	S	S	S	S	S	S	S	S	S	S
<b>Religious Activity</b>												
Religious Facilities: <250 seats & accessory activities & uses (Sec. 20C.20.235(70)(o))		G	G	G	G	G	G	G	G	G	G	G
Religious Facilities: 250-750 seats & accessory activities & uses (Sec. 20C.20.235(70)(o))		S	S	S	S	S	S	S	S	S	S	S
<b>Transportation, Communications, Utilities</b>												
Heliports/Fixed Wing Float Plane <sup>6</sup>	S	S	S	S	S	S	S	S	S	S	S	S
Local Utility Facilities	P	P	P	P	P	P	P	P	P	P	P	P
Regional Utility Facilities	S	S	S	S	S	S	S	S	S	S	S	S
Satellite Dish/ Amateur Radio Antennas	P	P	P	P	P	P	P	P	P	P	P	P
Free-Standing Communication Towers	S	S	S	S	S	S	S	S	S	S	S	S
<b>Commercial Resource Management</b>												
Agricultural Crop Production	P	P	P	P	P	P	P					
Livestock, Dairy, Fowl <sup>7</sup>	P	P	G									
Horticultural Nursery	P	P	P	G								
Stables, Riding School, Boarding	P	P	S	S	S	S	S	S				
Animal Kennels	S											

<sup>1</sup> Conditionally allowed in new long subdivisions only (See Section 20C.30A.580, Multiplex Housing).

<sup>2</sup> Accessory Dwelling Unit Permit required.

<sup>3</sup> Retirement Residences may be authorized through a subdivision or binding site plan, in which case a Special Development Permit is not required. Where neither a subdivision nor a binding site plan is required, a Special Development Permit is required to authorize a Retirement Residence. See Section 20C.30A.610, Retirement Residences.

<sup>4</sup> Daycare uses are only allowed in a building or building complex used for other uses such as a school, a church meeting hall, or some other building used for more than one purpose.

<sup>5</sup> A business license is required in most cases for a home business.

<sup>6</sup> Does not include medical airlift. Heliports allowed only abutting Lake Sammamish. Limit one aircraft per lot.

<sup>7</sup> All commercial livestock, dairy and fowl enterprises must meet Seattle-King County Health Department regulations and the regulations of the Redmond Municipal Code. Personal, non-commercial livestock, dairy, and fowl activities are considered an accessory use and are allowed in all residential zones provided that all Health Department and Municipal Code requirements are met.

# **20C.30A.300 Site Requirements for Residential Zones**

## **20C.30A.305**

### **Purpose**

This section establishes basic site requirements for residential zones in Redmond. These requirements implement Redmond's Comprehensive Plan, the Growth Management Act, and the Countywide Planning Policies, while also protecting Redmond's residential areas from public nuisances, incompatible uses, and other hazards.

## **20C.30A.310**

### **Chart of Site Requirements**

#### **20C.30A.3105 Purpose.**

The Site Requirements Chart (Section 20C.30A.440) establishes basic dimensional standards for residential development. The standards and rules are established to maintain a consistent and compatible land use pattern throughout Redmond and to provide flexibility in project design, maintain privacy between adjacent uses, and prevent public nuisances.

#### **20C.30A.3110 Explanation of Chart.**

The Site Requirements Chart is arranged in a matrix format. Site requirement categories are listed down the left side of the chart, and residential zones are identified across the top of the chart. The matrix cells contain the minimum or maximum dimensional requirements for each zone. The footnotes identify specific requirements applicable to either a specific use or zone. An "NS" indicates there is "No Standard" (i.e., no special requirement). Relief or flexibility from the standards presented in this chart is available through a number of processes including the variance process (Section 20F.20.190 to be amended and recodified as Section 20F.30.130 Variance Review), Clustering (Section 20C.30A.760), Zero Lot Line Development (Section 20C.30A.630), Multiplexes (Section 20C.30A.580), Planned Residential Development (Subchapter 20C.30A.700), and Master Planned Residential Development (Subchapter 20C.30A.700).

## **20C.30A.320**

### **Allowed Density**

#### **20C.30A.3205 Purpose.**

The allowed density requirement helps to maintain a consistent and compatible land use pattern in Redmond's residential neighborhoods. Other purposes of this requirement are to serve the planned housing needs of Redmond's residential population, and prevent public nuisances that result from a lack of adequate open space and the over utilization of public facilities.



#### 20C.30A.3210 Requirements.

The allowed density, as shown for each residential zone in the Site Requirements Chart (Section 20C.30A.440), represents the maximum number of dwelling units that may occupy an acre of land. This maximum number of units for a site may be exceeded only through participation in the Planned Residential Development process (Subchapter 20C.30A.700), or through one of three bonus programs: Affordable Housing (Section 20C.30A.800), Senior Housing (Section 20C.30A.610), and Clustering (Section 20C.30A.540).

#### 20C.30A.3215 Calculations.

When calculating allowed density for any given site in the City, the gross area of the site is multiplied by the allowed density per acre that applies to the zone where the site is located. The result is the maximum number of units that may occupy that site. For the purposes of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above, round up; below 0.5, round down).

##### *Calculating Maximum Number of Dwelling Units:*

gross site area X allowed density = maximum number of units

Example:                    21,780 sq. ft gross site area (1/2 acre)  
                                  X    R-4 allowed density (4 units per acre)  
                                  2 units maximum

#### **20C.30A.330**

#### **Minimum Required Density**

##### 20C.30A.3305 Purpose.

Minimum required density helps to establish a consistent and compatible land use pattern in Redmond residential neighborhoods. It also provides for the efficient use of land, the efficient use of public facilities and services, and the reduction of public nuisances that often result when undeveloped areas are urbanized.

##### 20C.30A.3310 Relationship to Allowed Density.

While allowed density places an upper limit on the number of units that may be located on a site, the minimum required density establishes a lower limit. When taken together, the site calculations for allowed density and minimum required density create an upper and lower range that defines the number of units that may be built on a site. One important difference between allowed density and minimum required density is that allowed density is calculated using gross site area while minimum required density uses the net buildable area of a site.

##### 20C.30A.3315 Requirements.

*The minimum required density establishes a lower density limit for a site. The minimum required number of dwelling units for a site is equal to the site's net buildable area multiplied by the site's allowed or "zoned" density and multiplied again by the minimum required density percentage. The net buildable area calculation is explained below in Section 20C.30A.3325. The minimum required density percentage, as well as the allowed density, for each residential zone is shown in the Site Requirements Chart, Section 20C.30A.440.*

**20C.30A.3320 Minimum Required Density Calculation.**

The formula for determining a site's minimum required number of dwelling units is shown below. For the purposes of this calculation, fractional values shall be rounded to the nearest whole number (.5 and above, round up; below .5, round down).

*Formula:*

$$\frac{\text{net buildable area} \times \text{allowed density} \times \text{minimum required density percentage}}{\text{minimum required number of units}}$$

*Example:*

gross site area = 87,120 sq. ft. (2 acres)  
net buildable area = 65,340 sq. ft. (1.5 acres)  
allowed density = 6 units per acre  
minimum required density percentage = 80 percent

$$\frac{65,340 \text{ sq. ft. (1.5 acres)} \times 6 \text{ units per acre} \times 80 \text{ percent (0.8)}}{7 \text{ minimum required number of units (rounded down from 7.2)}}$$

*Required Unit Range  
for this Example:*

maximum number of units allowed, excluding bonuses = 12  
(see allowed density calculation under Section 20C.30A.320)  
minimum required number of units = 7

**20C.30A.3325 Net Buildable Area Calculation.**

Net buildable area, for the purpose of determining the minimum required number of dwelling units for a site, shall be calculated by subtracting areas where building is prohibited or subject to significant restrictions from the gross area of a site. The area remaining after these exclusions from the gross site area represents the net buildable area. The following exclusions from the gross site area, and only these exclusions, may be used in determining net buildable area:

(a) Sensitive Areas where development is prohibited or restricted shall be excluded from the net buildable area. These sensitive areas shall include: Class II, III, and IV Landslide Hazard Areas; Type I, II, III, and IV wetlands; Class I through IV streams; floodways; flood plains; sensitive area buffers; lands required to be maintained in open space; and native growth protection easements.

(b) Surface water retention areas that are dedicated or otherwise held in common shall also be excluded from the net buildable area.

(c) Public rights-of-way, private streets and access corridors, parks and open space that are dedicated or otherwise held in common, and above-ground public facilities shall also be excluded from the net buildable area.

(d) Using the example above, where a site's gross area equals 87,120 sq. ft. or 2 acres, the following calculation was made to determine net buildable area:

	87,120 sq. ft. (gross site area)
—	6,100 sq. ft. (sensitive areas and buffers)
—	15,680 sq. ft. (public rights-of-way)
	65,340 sq. ft. (1.5 acres) net buildable area

(e) In order to avoid the expense of technically assessing a site's net buildable area, a builder/developer may elect to apply the minimum required density percentage to the gross area of the site instead of the net buildable area in order to determine the minimum required number of units.

#### **20C.30A.3330 Applicability/Exceptions.**

Minimum required density applies to all new residential development with the following exceptions:

- (a) The construction of any new dwelling unit and its accessory structures on an existing lot of record;
- (b) The renovation or conversion of existing dwelling units and accessory structures provided that such a renovation or conversion does not result in a reduction in the number of dwelling units to a number below the minimum required;
- (c) An existing legal lot, with one existing home, being divided into two lots;
- (d) Shadow platting for the development of a single home or residential structure, where a structure is sited on an oversized lot so as to allow for the future division of the lot in a manner compatible with the minimum required density rules of this section;
- (e) Shadow platting for the creation of one or more new smaller lots from a larger parcel, where the smaller lots meeting the minimum required density rules of this section are created from a larger parcel so that the remaining larger area may be divided in the future in a manner compatible with the minimum required density rules of this section;
- (f) New development where 60 percent or more of the new units provided would be affordable to households earning 50 percent or less of median income for the Seattle Metropolitan Statistical Area (see Section 20C.30A.800 for affordable housing requirements).

### **20C.30A.340                      Average Lot Size**

#### **20C.30A.3405 Purpose.**

The average lot size requirement allows for the development of consistent and compatible land use patterns throughout Redmond's residential neighborhoods. This requirement also minimizes public nuisances that may result from a lack of adequate open space and the over utilization of public facilities.

#### **20C.30A.3410 Requirements**

- (a) *Explanation.* The Site Requirements Chart (Section 20C.30A.440) establishes the average lot size for each residential zone in Redmond. Under this provision, the average lot size of all lots created through the subdivision or short subdivision process must meet, at a minimum, this average lot size requirement. However, this requirement may be modified

through the clustering process (Section 20C.30A.540) or the Planned Residential Development process (Subchapter 20C.30A.700).

(b) *Limitations on Averaging.*

(1) No lot shall be created as a result of lot averaging that results in a lot size that is less than 50 percent of the average lot size standard. For example, with an average lot size of 7,000 sq. ft. in an R-4 zone, no single lot in a proposed subdivision in this zone may be sized at less than 3,500 sq. ft. For short subdivisions where three or fewer lots are created, no lot shall be created that is less than 75 percent of the average lot size standard.

(2) Class IV landslide hazard areas, Type I wetlands, and floodway areas shall not be included in the average lot size determination for all residential zones.

(3) Within the RA-5 and R-1 zones, at least 1,000 sq. ft. of contiguous area in a buildable shape, and free of all hazards, plus access to the buildable area must be identified for each lot.

(4) Nothing in this section shall be construed to allow for an increase in the allowed density as calculated in Section 20C.30A.320 and as shown for all residential zones in Section 20C.30A.440.

(c) *Non-Conforming Lots.* Nonconforming lots existing at the time of adoption of this section may be developed provided that development is in accordance with all other applicable site requirements and procedures of Community Development Guide, including Section 20F.10.060(15), Non-Conforming Lots of Record, to be amended and recodified as Subchapter 20F.20.500, Legal Non-Conformances.

(d) *Area of Waterfront Lots.* The area of waterfront lots is considered to be the area landward of the line of the ordinary high water mark on Lake Sammamish (elevation 27 feet above mean sea level), regardless of the extent of ownership; or the area landward of the ordinary high water mark along streams.

(e) *Areas of Lots with Access Corridor.* The calculation of lot area shall not include any area of the lot that serves as an access corridor.

(f) *Calculation.* For purposes of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above, round up; below 0.5, round down).

## **20C.30A.350**

### **Minimum Lot Width Circle**

#### **20C.30A.3505 Purpose.**

The minimum lot width circle ensures that each lot is wide enough to maintain a consistent and compatible land use pattern in residential neighborhoods. Although not intended to define the final buildable area where a residential structure must be sited, the minimum lot width circle is intended to ensure that a minimum buildable area is included in each lot created. This requirement also provides for the adequate separation of residences, thereby helping to reduce the threat of public nuisances that may result when a lot is too narrow.

#### **20C.30A.3510 Requirement.**

The Site Requirements Chart (Section 20C.30A.440) identifies the minimum lot width circle diameter that must fit within each newly created lot for each residential zone. This circle establishes that at least some portion of a lot must be at least as wide as the minimum lot width. The lot width circle shall not include streams, floodways, Type I wetlands, or Class IV

landslide hazards. In the area between Lake Sammamish and West Lake Sammamish Parkway, the minimum lot width circle diameter shall be 45 feet.

#### **20C.30A.360**

#### **Minimum Lot Frontage**

##### **20C.30A.3605 Purpose.**

The minimum lot frontage is designed to prevent congestion by allowing for onsite parking and to reduce public nuisances that result from an inability of emergency vehicles to access a building either because vehicles block the access to a residence or because the lot is not wide enough to allow emergency vehicles to enter from the street.

##### **20C.30A.3610 Requirement.**

Minimum lot frontage is the minimum width of a lot, as defined by the Site Requirements Chart (Section 20C.30A.440), where it shall adjoin a street or approved access corridor. For individual flag lots, lot frontage is measured where the access corridor meets the street. For private streets and access corridors serving less than three (3) lots and accessing directly onto a public street, lot frontage may be reduced to 14 feet.

#### **20C.30A.370**

#### **Building Setbacks**

##### **20C.30A.3705 Purpose.**

Front, rear, side/interior, and side street setbacks help maintain a consistent and compatible land use pattern for Redmond's residential neighborhoods. Setback requirements also provide for adequate light and air to all properties, minimize incompatibilities such as excessive light and noise, and prevent public nuisances such as the potential for fire damage from buildings constructed too close to each other.

##### **20C.30A.3710 Requirements.**

(a) *Lot Orientation.* For the purpose of applying setback regulations, the following shall be applied: the front shall be toward the street or access corridor from which the lot is addressed; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are ninety degrees to the front or as nearly so as the lot shape permits.

(b) *Measurement.* All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line in a plane horizontal to the ground, or in the case of access corridors for single-family residential development, from the nearest edge of the easement to the foundation line of the structure. Front, side street, side/interior, and rear directions shall be determined as provided in paragraph (a) of this section.

(c) *Garage Setbacks.* In R-4, R-5, R-6, and R-8 zones, garage doors facing a street or access corridor must be at least 18 feet from the front property line or inside edge of the access corridor or easement.

(d) *Side Street Setbacks.* Side street setbacks shall apply whenever a side yard adjacent to a structure faces a public street, private street, or access corridor serving more than two lots.

(e) *Corner Lots.* Corner lots shall be subject to only one front setback requirement.

(f) *Side/Interior Setbacks.* In those zones where the side/interior setback is five feet and ten feet, each lot shall have one five foot side/interior setback and one ten foot side/interior setback. Where an abutting property has a five foot side/interior setback, the side/interior setback on that side shall be ten feet. In no case shall any property be required to have two ten foot side/interior setbacks. Where both properties abutting a lot have five foot side/interior setbacks, only one ten foot side/interior setback shall be required.

(g) *Rear Setbacks/Alleys.* When vehicular access to a lot is by an alley, the rear setback shall be four (4) feet from the nearest alley line.

(h) *Accessory Structure Setbacks.* Side interior and rear setbacks (but not side street) for accessory structures in all residential zones are five (5) feet.

(i) *Encroachments/Front, Rear, Side Street Setbacks.* The following features are permitted to encroach up to three (3) feet into front, rear, and side street setback areas: chimneys, porches, bay windows, other building extremities, and decks. Roof structures which extend beyond the building line may project up to 5 feet into front, rear, and side street setback areas. No encroachment into a front, rear, or side street setback areas may extend closer than two (2) feet to the nearest property line.

(j) *Encroachments/Side Interior Setbacks.* The following features may encroach up to five (5) feet into side interior setback areas: chimneys, porches, bay windows, roof structures, other building extremities, and decks. No encroachment into a side interior setback area may extend closer than two (2) feet to the nearest property line.

(k) *Improvements.* Improvements less than 30 inches above grade including decks, patios, walks and driveways are permitted in setback areas. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas provided that all other applicable requirements are met.

#### 20C.30A.3715 Setback Modifications.

(a) *Multi-Family/Front Setbacks.* A binding site plan, site plan, preliminary plat, or a Planned Residential Development may modify front setbacks along access corridors within multi-family developments provided that front setbacks are maintained from all public streets.

(b) *Zero Lot Line Development.* Within Zero Lot Line Developments, buildings may be located within the side yard setback according to the requirements set forth in Section 20C.30A.630.

#### 20C.30A.3720 Waterfront Building Setbacks.

Waterfront building setbacks shall be a distance measured from the line of the ordinary high water mark (elevation 27 feet) on Lake Sammamish and the ordinary high water mark along all stream types. Within waterfront building setbacks no non-water or recreation dependent structures or impervious surfaces such as paved parking areas are permitted with the exception of access roads that cross the setback area (see Section 20C.40.090, Buffer Areas). Stream buffers are established by stream class (refer to Sections 20C.40.080(10), Stream Classification, to be amended and recodified as Section \_\_\_\_ and 20C.40.090(15)(b), Stream Buffers, to be amended and recodified as Section \_\_\_\_).

## **20C.30A.380**

### **Building Separation**

#### **20C.30A.3805 Purpose.**

The building separation requirement helps to maintain a consistent and compatible land use pattern for Redmond's residential neighborhoods. Building separation requirements also provide for adequate light and air to all properties, minimize incompatibilities such as excessive light and noise, prevent public nuisances such as the potential for fire damage from buildings constructed too close to each other, and allow for easy access to structures in the event of fire or other emergency.

#### **20C.30A.3810 Requirement.**

Buildings, except for accessory structures, shall maintain the separation required in the Site Requirements Chart, Section 20C.30A.440.

## **20C.30A.390**

### **Maximum Lot Coverage for Structures**

#### **20C.30A.3905 Purpose.**

The maximum lot coverage for structures requirement helps to maintain a consistent and compatible land use pattern for Redmond's residential neighborhoods. Lot coverage requirements also provide for adequate light and air to all properties, and prevent public nuisances that may result from a reduction of open space such as increased storm water runoff and other environmental hazards.

#### **20C.30A.3910 Requirement.**

The maximum lot coverage for structures requirement sets the maximum percentage of a lot that may be covered with primary and accessory structures. Lot coverage percentages for each residential zone are established in the Site Requirements Chart, Section 20C.30A.440.

## **20C.30A.400**

### **Maximum Impervious Surface**

#### **20C.30A.4005 Purpose.**

The maximum impervious surface requirement maintains open space, prevents adverse impacts from storm water runoff, replenishes ground water resources, and minimizes flooding.

#### **20C.30A.4010 Requirement.**

The maximum impervious surface percentage for each residential zone shown in the Site Requirements Chart (Section 20C.30A.440) establishes the maximum percentage of a lot's area that may be covered with structures (including outdoor storage), paved areas, and other impervious surfaces.

#### **20C.30A.4015 Modifications.**

As part of an approved binding site plan or subdivision, the Technical Committee may allow for increased maximum impervious surface limits on individual lots within a multi-lot development provided that the total amount of impervious surface for the development as a

whole does not exceed the limit established for that zone in the Site Requirements Chart. If a modification is approved, the development shall be conditioned to ensure compliance with the maximum impervious surface limits set by the Site Requirements Chart.

## **20C.30A.410                      Minimum Open Space**

### **20C.30A.4105 Purpose.**

The minimum open space requirement maintains community character by providing visual relief, open space, adequate outdoor space for residents of residential developments, and enhanced public safety by providing adequate off-street recreation space for children.

### **20C.30A.4110 Requirement.**

The minimum open space requirement establishes the minimum percentage of a lot or a development that must be set aside as open space, as shown for each residential zone in the Site Requirements Chart, Section 20C.30A.440.

(a) *Lot-By-Lot Compliance.* Where the minimum open space requirement is met on a lot-by-lot basis, open space shall consist of a contiguous area of natural vegetation, landscaping, or recreation and may include front or backyard areas. No portion of the open space created under this option may have a dimension of less than 15 feet.

(b) *Development-Wide Compliance.* The minimum open space requirement may be measured on a development-wide basis as opposed to a lot-by-lot basis. Under this option, individual lots may be developed with as little as 10 percent of total lot square footage in open space (as defined in Section 20C.30A.4110(a)), provided that the development as a whole meets the open space requirement called for in the Site Requirements Chart, Section 20C.30A.440. Common open space created under this modification shall be dedicated and shall:

- (1) serve those lots developed below the open space standard of the Site Requirements Chart;
- (2) have part of the minimum open space be designed for recreation including picnic areas, children's play areas, and sports courts;
- (3) consist of a contiguous area and have no single dimension of less than 25 feet; and,
- (4) have a minimum size equal to the total square foot reduction below the open space standard of the Site Requirements Chart for every lot in the development.

(c) *Provisions Applicable to both Lot-By-Lot and Development-Wide Compliance.*

(1) Environmentally sensitive areas, buffers, front and rear lot setbacks, swimming pools, sport courts, recreational buildings, swimming pools, golf courses, sport courts, outdoor patios and similar structures or facilities may be used to meet the minimum open space requirement.

(2) At least 25 percent of the minimum open space required by Section 20C.30A.440 shall be outside of wetlands, streams, lakes, and sensitive area buffers and on slopes of ten percent or less and developed and maintained so it is usable for active recreation activities. Playgrounds, recreational buildings, swimming pools, golf courses, sport courts, and similar structures or facilities may be used to meet this requirement.



(3) No more than 25 percent of the minimum open space required by Section 20C.30A.440 may be located outside the urban growth area or the City of Redmond. The minimum open space shall adjoin the development which is required to provide the space. Easements, dedications, deed restrictions, or similar measures shall permanently limit the use of any open space located outside the urban growth area to open space and recreational uses consistent with a rural area.

(4) Open space within a development shall be available for common use by the residents, tenants, or, if required by a condition of approval, the general public. Except for the open space required by Section 20C.30A.4110(c)(2), the open space may be used for recreation, waterfront access, landscaping, buffers, sensitive area buffers, sensitive areas, or other open space and recreational uses the city may approve during project review and approval. The open space required by Section 20C.30A.4110(c)(2) may be used for recreation and open space uses. Sensitive area buffers and sensitive areas shall not be used for recreation unless the use is specifically approved by the Administrator.

#### 20C.30A.4115 Fees In Lieu Of.

The minimum open space requirement may be met through the payment of fees in lieu of the requirement, as determined by the City. This payment option for meeting the minimum open space requirement may only be used in the event that the City has an adopted parks and open space impact fee system pursuant to the requirements of RCW 82.02.090.

### **20C.30A.420**

#### **Maximum Height of Structures**

##### 20C.30A.4205 Purpose.

The maximum height of structures helps to maintain a consistent land use pattern and visual character in residential neighborhoods. It may also serve to protect important community-recognized view corridors. Shoreline height limits protect habitat values and the aesthetic resources of the shoreline and aid in preserving views in shoreline areas.

##### 20C.30A.4210 Requirements.

The maximum height of structures requirement sets the limit above which structures shall not extend, as defined in the Site Requirements Chart (Section 20C.30A.440) for each residential zone. Chimneys, antennas, smoke and ventilation stacks, and flagpoles, may exceed the height limit of a zone by no more than 15 feet.

##### 20C.30A.4215 Measurement.

Height of a building or structure is the vertical distance measured from the approved, average finished grade around the building to the highest point of the structure. The approved, average finished grade shall be measured by taking the smallest rectangle around the building, and averaging the elevations at the midpoint of each side

**20C.30A.430****Site Requirements Chart and Flexibility**

The Site Requirements Chart, Section 20C.30A.440, establishes the basic dimensional requirements for residential development in each residential zone of the City. Flexibility from these requirements may be obtained through a number of residential development processes:

- ☐ Clustering allows for some reduction in average lot size requirements (see Section 20C.30A.540);
- ☐ Zero Lot Line Development allows for some modification to the setback standards defined in the Chart (see Section 20C.30A.630);
- ☐ Multiplex requirements define special lot size dimensions and other requirements (see Section 20C.30A.580);
- ☐ The Planned Residential Development process (see Subchapter 20C.30A.700) establishes special site requirements that are intended to enhance the overall design of a project and that, in many cases, are different and independent from those described in Section 20C.30A.440.

15

Lot clustering is required in R-1 zones in areas where more than 60 percent of the site is subject to natural limitations or hazards and the creation of more than one lot is proposed.

The minimum lot width circle for the area south of Ridgwood Beach Park between Lake Sammamish and West Lake Sammamish Parkway shall be 30 ft.

For private streets and access corridors serving less than three (3) lots and accessing directly onto a public street, lot frontage may be reduced to 14 feet.

to ensure that streets, sidewalks, and access corridors are not blocked by cars parked in driveways, at least 18 feet of driveway shall be provided between

**Vehicular access.** See Section 20C.30A.3/10(c), Garage Setbacks.

Side/Interior Setbacks for accessory structures is five (5) feet for all residential zones. Side/Interior Setbacks are not required for one side yard of a Zero Lot Line Development (see Section 20C.30A.6320(a)). Zero Lot Line Development, Building Setbacks)

For detached single-family dwellings, the Side/Interior Setback shall be 3 feet.

The same criterion also applies to all types of attached housing development. For detached single-family dwellings, the standard is 0.7 feet

measured from the line of ordinary high water mark (elevation 27 feet on Lake Sammamish)

The Minimum Building Separation requirement for single-family detached housing shall be 6 feet. For all forms of stacked housing the minimum building separation shall be 20 feet.

The minimum building separation requirement for single-family detached housing shall be 0 feet. For multiple housing the minimum building separation shall be 10 feet.

<sup>1</sup> The conditions for applying this requirement on a site-wide basis are described in Section 20C-30A.71(1).

The maximum height of structures in shoreline areas, including areas between Lake Sammamish and West Lake Sammamish Parkway shall be 30 feet.

# 20C.30A.500 Special Residential Regulations

## 20C.30A.505 Purpose

Special residential regulations are intended to fulfill two purposes. First, these regulations pertain to residential development that in some way varies from the site requirement rules described in Section 20C.30A.300. These special residential rules are intended to anticipate minor variations from the site requirement rules that are sought in order to achieve a clustered, zero lot line, multiplex, manufactured/mobile home, or senior housing development. For regulations governing significant or combined variations from site requirements not covered in this section, see the rules for Planned Residential Development and Master Planned Residential Development in Section 20C.30A.600. The second purpose of these special residential regulations is to spell out the rules for accessory activities that are allowed in residential zones and related to residential uses. These regulations are intended to aid residents in activities such as building fences, establishing a home business, storing materials outdoors, renting rooms within a residence, or creating an accessory dwelling unit.

## 20C.30A.510 Accessory Dwelling Units

### 20C.30A.5105 Purpose.

The purpose of the Accessory Dwelling Unit (ADU) provisions are to: (i) provide homeowners with an opportunity for companionship and security; (ii) better utilize existing infrastructure and community resources; (iii) provide a housing type that responds to changing needs and lifestyles (e.g., small families, retired couples); (iv) add to Redmond's stock of affordable dwelling units; and (v) protect neighborhood character and stability by ensuring that ADUs are compatible with surrounding land uses according to the conditions of this section.

### 20C.30A.5110 Definition.

An accessory dwelling unit is an habitable living unit that provides basic requirements for living, sleeping, eating, cooking, and sanitation. An ADU is accessory to the primary unit on a lot and may be added to, created within, or detached from the primary single-family dwelling unit.

### 20C.30A.5115 Applicability.

One accessory dwelling unit is permitted as a subordinate to an existing single-family dwelling unit provided that the criteria presented in this section are met. An approved Accessory Dwelling Unit Permit is required.

**20C.30A.5120 Requirements.**

(a) *Number.* One ADU shall be allowed in each residential lot as a subordinate use in conjunction with any new or existing detached single-family dwelling unit in the City of Redmond.

(b) *Location.* The ADU may be added to or included within the primary unit, or located in a detached structure on the same lot as the primary dwelling unit. Both detached ADUs and the primary dwelling unit must conform to all setback, height, and lot coverage restrictions and any other standards or regulations required of a single-family dwelling unit in a residential zone.

(c) *Size/Scale.*

(1) If any ADU is located in a structure which does not include the primary housing unit, the total square footage of the ADU shall not exceed the lesser of (i) 1,000 square feet or (ii) 40 percent of the total square footage of the primary dwelling unit and the accessory dwelling unit combined, excluding any garage area.

(2) In no case shall the ADU exceed 1,500 square feet in total area. If an ADU occupies an entire single floor, the Technical Committee may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this section are met.

(d) *Subdivision.* An ADU shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

(e) *Occupancy.* Either the primary dwelling unit or the ADU must be occupied by an owner of the property. The owner-occupied unit shall not be rented to others. Owner occupancy is defined as a property owner, as reflected in title records, who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and actually resides at the site more than nine months out of any given year.

(f) *Parking.* One off-street parking space is required for an ADU in addition to the parking required for the primary dwelling unit. Parking spaces must be paved and may include private garages, carports, or off-street areas reserved for vehicles.

(g) *Exterior Modification.* Only one entrance on the front of the primary dwelling unit is permitted. Additional entrances are permitted on the side and rear of the primary structure. The Technical Committee may allow, under special circumstances, for both entrances to the primary and accessory units to be located on the front of the structure where design, site layout, and construction considerations significantly hinder other options. Additions to an existing structure or the development of a newly constructed detached ADU shall be designed consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit.

(h) *Home Occupation.* Home occupations shall be allowed, subject to existing regulations, in either the ADU or the primary unit, but not both.

(i) *Applicable Codes.* The portion of the single-family dwelling in which the accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the exception of the ceiling height requirements of the Uniform Building Code. The Building Official may waive the ceiling height requirements of this chapter if it is determined that the structure was built in compliance with past Building Code requirements.

**20C.30A.5130 Penalty for Violation.**

Each owner of a structure who maintains or permits an accessory dwelling unit therein in violation of any provision of this section shall be subject to a civil penalty in accordance with the Redmond Municipal Code, Section 1.14.050(b).

**20C.30A.5135 Cancellation.**

Cancellation of the ADU approval may be accomplished by the owner filing a certificate with the Planning Director for recording at the King County Department of Records and Elections. Cancellation may also occur as a result of an enforcement action. The cancellation certificate will confirm that the property has reverted to use as a single dwelling unit and that the former ADU is not to be used as a separate dwelling unit.

**20C.30A.520                      Accessory Structures**

**20C.30A.5205 Purpose.**

The purpose of the accessory structures provisions are to allow for the opportunity to add additional structures to residential property for the purpose of adding storage space, work space, or other uses that would not qualify it as a dwelling unit.

**20C.30A.5210 Definition.**

An accessory structure is a detached, subordinate structure, the use of which is clearly incidental and related to that of the principal structure or use of the land, and which is located on the same lot as that of the principal structure.

**20C.30A.5215 Applicability.**

Accessory structures are allowed in all residential zones of the City, as an accessory use to an existing dwelling unit.

**20C.30A.5220 Requirements.**

- (a) *Height.* Accessory structures may not exceed 22 feet in height.
- (b) *Size.* Total square footage for accessory structures may not exceed 60 percent of the ground floor square footage for the primary dwelling unit.
- (c) *Building Separation.* Unless the Uniform Building Code or Uniform Fire Code dictate otherwise, there shall be no minimum building separation for accessory structures.

**20C.30A.530                      Bed and Breakfasts/Bed and Breakfast Inns**

**20C.30A.5305 Purpose.**

The purpose of the bed and breakfast regulations and bed and breakfast inn regulations are to allow for limited temporary lodgings in residential neighborhoods for commercial purposes, while at the same time ensuring that bed and breakfast facilities within residential zones are compatible with the residential character of the neighborhood and the surrounding residences.

**20C.30A.5310 Definitions.**

(a) *Bed and Breakfasts.* A bed and breakfast is a single-family residence containing one kitchen and shared dining area providing no more than two lodging rooms for guests and travelers, tourists, and transient guests for a period of up to thirty days and serving primarily breakfast only to those people registered to use the facility for lodging.

(b) *Bed and Breakfast Inn.* A bed and breakfast inn is a facility offering between three and twelve lodging rooms on a temporary basis to travelers, tourists, and transient guests for a period of up to thirty days and serving primarily breakfast only to those people registered to use the facility for lodging.

**20C.30A.5315 Applicability.**

Bed and breakfasts are allowed in RA-5 through R-8 zones. Bed and breakfast inns are allowed in RA-5 zones through the General Development Permit process, and R-1 zones through the Special Development Permit process. Bed and breakfasts and bed and breakfast inns proposed within the City Center district must meet all applicable City Center site and design standards.

**20C.30A.5320 Requirements for Bed and Breakfasts.**

(a) *Home Business Requirements.* Bed and Breakfasts must meet the standards for home businesses in section 20C.30A.560 except that a maximum of 50 percent of the floor area of the residence may be used for the bed and breakfast.

(b) *Rooms.* No more than two lodging rooms may be included in a bed and breakfast.

(c) *Parking.* One off-street parking space shall be provided for each lodging room included in the bed and breakfast.

(d) *Applicable Codes.* The bed and breakfast facility shall meet all applicable City, County and State health and fire codes.

**20C.30A.5325 Requirements for Bed and Breakfast Inns.**

(a) *Applicable Codes.* Bed and breakfast inns shall be considered transient facilities pursuant to Chapter 246-360 of the Washington Administrative Code.

(b) *Employees.* No more than two non-resident employees may be employed at the bed and breakfast inn. The owner and operator of the facility shall reside on-site.

(c) *Parking.* One off-street parking space shall be provided for each lodging room included in the bed and breakfast inn and for each employee of the operation.

(d) *Conditions.* The Planning Director may impose additional conditions on the bed and breakfast inn in order to mitigate potential impacts that the operation might create.

**20C.30A.540**

**Clustering**

**20C.30A.5405 Purpose.**

The purpose of clustering provisions described in this section is to: (i) more effectively set aside sensitive areas and natural resources as open space and recreational areas than would otherwise be allowed; (ii) reduce development costs related to construction and the provision of utilities which in turn may help to reduce housing prices; and (iii) achieve the planned

dwelling unit capacity for a site that may not otherwise be met due to environmental and other physical constraints. Lot clustering allows for some reduction in the required average lot size of a zone.

**20C.30A.5410 Definition.**

Clustering is a technique that allows for the on-site transfer of density so that lots are concentrated in one portion of a site leaving the remaining portion of the site as open space.

**20C.30A.5415 Applicability.**

Clustering shall be allowed in the Agriculture zone and the RA-5 through R-20 zones through the subdivision and binding site plan processes provided that all policies, standards and regulations of the Redmond Municipal Code are met. Restrictions assuring the permanent protection and maintenance of on-site open space must be recorded on the deeds of the applicable lots.

**20C.30A.5420 Requirements.**

**(a) *Open Space Requirements:***

(1) The size of the open space resulting from a cluster subdivision must correspond to at least the gross area reduction proposed for all lots below the average lot size required for the zone as shown in Section 20C.30A.440.

(2) Open space resulting from lot clustering shall not be altered or disturbed except as specified on recorded documents creating the open space. Such open spaces shall be owned in common by residents of the development or owned by a third party whose primary purpose it is to hold or manage open space.

(3) Open space tracts created by this Section shall, to greatest extent possible, be located and configured to protect sensitive areas, provide for recreational opportunities, and create urban separators, open space corridors and greenbelts as required by the Redmond Comprehensive Plan, neighborhood plans, or Redmond Parks Plan. Open space created through clustering should connect and increase protective buffers for environmentally sensitive areas, including wildlife habitat corridors, and connect existing or planned public parks or trails.

(4) Open space created by this section may also include non-commercial structures such as community meeting rooms, swimming pools and other recreational facilities that serve the residents of the cluster subdivision. Non-commercial structures created under this provision may not cover more than 30 percent of the total open space area set aside through clustering.

**(b) *Site Requirements for Clustering:***

(1) No more than one hundred (100) lots shall be included in a cluster subdivision.

(2) The proposed average lot size of all lots included in a cluster subdivision shall define all other site requirements (as shown in Section 20C.30A.440) that pertain to the cluster subdivision, with the exception of provisions relating to allowed density and maximum impervious surface area which shall remain with the underlying zone. For example, a cluster subdivision in an R-4 zone with an average lot size of 4,900 square feet



would be subject to the site requirements, with the noted exceptions, of an R-6 zone since that is the nearest zone to which the average lot size would apply.

(3) Side/interior setbacks may be reduced to three feet and minimum building separations reduced to six feet provided these reductions are allowed only on lots which are interior to the subdivision.

(4) For cluster subdivisions, reductions in the average lot size requirements of Section 20C.30A.440 are allowed as follows:

(i) For zones RA-5 through R-3, no more than a 40 percent reduction from the stated average lot size is allowed;

(ii) For zones R-4 through R-6, no more than a 30 percent reduction from the stated average lot size is allowed;

(iii) For zones R-8 through R-18, no more than a 20 percent reduction in the stated average lot size is allowed.

(5) Policy LU-27 of Section 20B describes environmentally sensitive areas where clustered structures and impervious surfaces should not be located.

(6) Nothing in this section shall be construed to permit a variation from the permitted residential structure type described per zone in Section 20C.30A.210.

(7) Nothing in this section shall be interpreted to allow for an increase in allowed density as defined on the Redmond Zoning Map and in Section 20C.30A.400, Site Requirements, except where provided for in neighborhood and area-specific policies.

## **20C.30A.550**

### **Fences**

#### **20C.30A.5505**

##### **Purpose.**

The purpose of the fence regulations is to provide for fences that protect or enhance property and life and which are compatible with residential neighborhoods while protecting the public from hazardous fences or fences that may blight residential neighborhoods.

#### **20C.30A.5510**

##### **Height.**

The maximum height of fences shall be 6 feet anywhere on the lot, provided that the requirements of Section 20C.20.220, Sight Clearance at Intersections, to be amended and recodified at Section 20C.\_\_\_\_\_, are met.

#### **20C.30A.5515**

##### **Prohibited Areas.**

Fences are prohibited in sensitive area buffers, native growth protection easements, designated greenbelts and designated open space.

#### **20C.30A.5520**

##### **Electric Fences.**

(a) *Allowed.* Electric fences are permitted in Agriculture, RA-5 and R-1 zones. Electric fences may be used in conjunction with large domestic animals where allowed in R-2 through R-30 zones.

(b) *Postings.* Electric fences shall be posted with permanent signs every 50 feet stating that the fence is electrified.

(c) *Certification.* All electric fences and appliances, equipment, and materials used in connection therewith shall be listed or labeled by a qualified testing agency and shall

be installed in accordance with manufacturer's specifications and in compliance with the National Electrical Code.

(d) *Setbacks and Secondary Fencing.* Except in the Agricultural zone, electric fences shall be set back at least two feet from property lines adjacent to public rights of way, residential zones of densities greater than R-1, and a second and more substantial fence, with a mesh size small enough to prevent a child from reaching through, shall be located along the property line.

**20C.30A.5525 Barbed Wire Fences.**

Barbed wire fences are permitted in Agriculture, RA-5, and R-1 zones, but not along property lines adjacent to other residential and commercial zones.

**20C.30A.5530 Swimming Pool Fences.**

Fences, a minimum of five feet in height, are required around outdoor swimming pools.

**20C.30A.560                      Home Business**

**20C.30A.5605 Purpose.**

The purpose of the home business regulations is to allow for limited commercial activity within residences while ensuring that all commercial activity remains incidental to the residential use and does not interfere with the residential character of the neighborhood through noise, traffic, safety hazards, or other public nuisances that may be generated by the commercial activity.

**20C.30A.5610 Definition.**

A home business is a commercial activity which results in a product or service and is conducted in whole or in part on a residential premises and is clearly subordinate to the use of the premises as a residence.

**20C.30A.5615 Applicability.**

Home businesses are allowed in all residential zones of the City as an accessory use to an existing dwelling unit. A business license shall be required for all home businesses. The Planning Director shall act as the final approval authority for all home business license applications. In addition, the Planning Director may impose conditions to mitigate any potential adverse impacts on surrounding uses and may consider the need to limit the hours of operation of a home business.

**20C.30A.5620 Requirements.**

*The following standards shall apply to all home businesses. An applicant wishing to apply for a business license for a home business must demonstrate compliance with these standards prior to obtaining a business license.*

(a) *Location.* A home business shall be carried on wholly within the principal building or within an accessory structure. No home business nor any storage of goods, materials, or products connected with a home business shall be allowed outside of the principal building or accessory structure, except as allowed for family day care providers.

Where an accessory dwelling unit exists, a home business may be conducted in either the primary dwelling unit or the accessory dwelling unit but not both.

(b) *Number.* No more than one home business shall be permitted within any single dwelling unit, including an accessory dwelling unit and all accessory structures.

(c) *Size.* No more than 25 percent of the gross floor area of the principal dwelling unit may be used for the home business. In the case of home businesses being conducted within accessory structures or detached accessory dwelling units, there shall be no size restriction placed upon the usable area for the home business.

(d) *Residency.* A home business must be conducted by a family member who resides in the dwelling unit. Floor space in either the primary dwelling unit or an accessory structure may not be rented out to persons not residing within the primary dwelling unit or accessory dwelling unit for business purposes. No more than one person outside the family group that resides on the premises shall engage in the business and be located on the premises.

(e) *Restricted Materials.* No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials shall be used or stored on the site.

(f) *Maintaining Residential Character.* The business shall be conducted in a manner which will not alter the normal residential character of the premises by exterior alteration of the property, expansion of parking, construction, creation of a separate entrance, the use of color, materials, lighting, signs (other than on the applicant's vehicle), exterior storage of materials, goods or merchandise, or by the emission of sound, electric interference, vibration, dust, glare, heat, smoke, odors or liquids.

(g) *Business Traffic.* Visitors, customers, deliveries or other business traffic shall be limited to two visitors per hour and eight per day, and shall not require additional parking spaces.

(h) *Vehicles.* Vehicles larger than 10,000 lb. gross weight shall not be operated out of the premises or park on the property or adjacent streets. No more than one vehicle used in the business may be parked on the premises or operated out of the premises.

(i) *Parking.* The home business shall not displace or impede the use of required parking spaces for primary or accessory dwelling units.

(j) *Utility Demand.* Utility demand (water, sewer, electricity, garbage or natural gas) shall not exceed normal residential levels.

(k) *Applicable Codes.* Structures must meet City building, construction, fire and land use regulations.

(l) *Motor Vehicle Related Home Businesses.*

(1) Office-only activities for motor-vehicle related uses may be allowed as home businesses provided all other requirements of this section are met.

(2) Office-only motor vehicle related home businesses and stock-in-trade within the residence may be allowed provided that the following activities related to the office use are performed at other locations: washing and waxing, paint striping and detail application, window repair or replacement and repairing and tuning of boats.

(3) Except as provided in Section 20C.30A.5620(i) and Section 20C.30A.5620(l)(2) above and for businesses legally licensed as such within the City of Redmond as of June 14, 1995, no motor vehicle related businesses shall be allowed as home businesses including, but not limited to: auto, truck, or heavy equipment repair; body work,

welding, detailing, or painting; or taxicab, van shuttle, limousine, or other transportation services.

(m) *Family Day-Care Providers.*

(1) Family Day-Care Providers are permitted as home occupations. All other day care providers are prohibited in all residential zones except the R-20 and R-30 zones. The Family Day-Care Provider shall not care for more than 12 children at any time.

(2) Family Day-Care Providers may operate from 5:30 a.m. to 9:00 p.m.

(3) Family Day-Care Providers shall comply with all building, fire, safety, health code, and all applicable development standards.

(4) Family Day-Care Providers shall obtain a business license and maintain the use license as long as the use operates.

(5) Family Day-Care Providers shall obtain all required state approvals.

(6) Before beginning operation, the State Department of Licensing shall certify that the proposed Family Day-Care Provider will have a safe passenger loading area.

(7) The other requirements of this section shall not apply to Family Day-Care Providers.

**20C.30A.570**

**Manufactured Housing/Mobile Home Parks**

**20C.30A.5705** Purpose.

The purpose of regulations related to manufactured housing and mobile home parks is to allow for opportunities for reduced building and infrastructure costs for households interested in affordable housing options.

**20C.30A.5710** Definition.

(a) *Mobile Home.* A mobile home is a factory built, residential dwelling structure transportable in one or more sections in such a manner as to allow delivery to a permanent site, which is built on a permanent chassis, but which does not meet the (HUD Code) Federal Manufactured Housing Construction and Safety Standards Act of 1974. This definition precludes any mobile residential unit which may meet the above definition but was manufactured with the intent of being used as a recreational vehicle.

(b) *Manufactured Home.* A manufactured home is a factory built, residential dwelling structure transportable in one or more sections in such a manner as to allow delivery to a permanent site, built on a permanent chassis, which may or may not be used with a permanent foundation, and which meets the Federal Manufactured Housing Construction and Safety Standards Act of 1974.

(c) *Mobile Home Park.* A mobile home park is a single parcel of land designed for the placement of mobile homes with two or more improved pads or spaces for mobile homes which include connections for, but not limited to, water, sewer and electricity service.

**20C.30A.5715** Applicability.

Manufactured homes and mobile home parks are allowed through the subdivision and binding site plan processes in zones RA-5 through R-18. Mobile homes may be sited only within mobile home parks.

**20C.30A.5720 Requirements for Manufactured Housing.**

Manufactured housing structures must be attached to a foundation in accordance with state regulations. Manufactured housing shall be subject to all of the land use, density, site requirements and development standards of the underlying zone.

**20C.30A.5725 Requirements for Mobile Home Parks.**

New mobile home parks are subject to all of the land use, density, site requirements and development standards of the underlying zone with the following exceptions:

(a) *Size.* A mobile home park shall be at least three (3) acres in area.

(b) *Allowed uses.* A mobile home park may include either mobile or manufactured housing provided that the mobile homes meet the minimum livability and safety requirements set forth in the Redmond Building Code. A mobile home park may also include: an office for the use of a manager, a common laundry facility for use of the tenants, a common recreation facility for primary use of the tenants, a common storage area, or an onsite daycare facility.

(c) *Separation.* A minimum of ten (10) feet of separation shall be maintained between all units which shall include modular or site built additions, decks, porches or roof structures excluding decks, patios, or walkways less than 30 inches above grade. Exceptions may be made to allow carports constructed of non-flammable materials, in which case the minimum separation shall be five (5) feet from that carport to the neighboring unit.

Accessory structures shall maintain the following separations:

- (1) Ten (10) feet to mobile homes on adjacent spaces;
- (2) Five (5) feet to accessory structures of mobile homes on adjacent spaces;
- (3) Five (5) feet to the mobile home or other accessory structures on the same space, except for a carport or garage which may be attached to the mobile home; this separation may be waived when accessory structures are constructed of non-flammable materials.

(d) *Coverage/Impervious Surface Area.* A mobile home park shall be exempt from the structure coverage and impervious surface area requirements set forth in Section 20C.30A.440, Site Requirements Chart.

(e) *Parking.* Two spaces per unit shall be required. At least one of the spaces shall be off-street parking and shall be located on or adjacent to each mobile home pad.

(f) *Screening.* A mobile home park shall have site screening compliant with Section 20C.20.090, Landscaping and Natural Screening, to be amended and recodified as 20C.80.250 Landscaping, Natural Screening and Tree Preservation, and may include fencing, so that the mobile home park is visually separated from surrounding residential uses.

(g) *Access and Driveways.*

(1) Internal roads and sidewalks shall provide access to each mobile home space and shall be constructed in accordance with the adopted City of Redmond road standards for residential local access streets or private streets.

(2) Private streets may be used provided that such streets do not directly connect two or more points of vehicular access to the park, provided that no roadway shall exceed 150 feet in length without providing a fire vehicle turnaround area, and provided that the roadway is not intended to accommodate required parking.

(3) Driveways must be spaced to maximize the distance between one driveway and another and between driveways and road intersections. Driveways shall be aligned wherever possible with existing driveways on the opposite side of the street. Joint use of driveways is allowed..

(h) *Skirting.* All mobile homes supported by piers shall be fully skirted.

(i) *Recreational Vehicles.* No spaces or pads in a mobile home park may be used to accommodate recreational vehicles. A mobile home park may include a storage area for recreational vehicles owned by the residents of the park provided the storage area contains no utility hook-ups and recreational vehicles within the storage area are not used as living quarters.

#### **20C.30A.5730 Non-Conforming Mobile Home Parks.**

(a) *Standards.* Mobile home parks established prior to the effective date of this code shall continue to be governed by all standards relating to density, setbacks, landscaping and off-street parking in effect at the time they were approved.

(b) *New Structures.* The replacement of mobile homes in existing mobile home parks shall be governed by the site requirements in effect when the parks were approved. Where internal setbacks are not specified, the average of the prevailing setbacks on the pads to either side of the proposed new or replacement structure shall apply. New accessory structures must meet the setback requirements of conforming mobile parks unless the existing setbacks create an inability to meet these standards in which case the accessory structure shall be made of a fireproof material. Replacement mobile homes in non-conforming mobile home parks must be fully secured to the ground as required by the Redmond Building Code, fully skirted, and the structure must meet the minimum livability and safety requirements of the Redmond Building Code.

(c) *Recreational Vehicles.* No spaces or pads in an existing mobile home park shall be used to accommodate recreational vehicles except where the spaces or pads were specifically for recreational vehicles at the time the park was established. All recreational vehicles shall be fully secured to the ground in the same manner as required for mobile homes under the current building code.

(d) *Enlargement.* A non-conforming mobile home park may be enlarged provided the proposed enlargement meets the standards set forth for new mobile home parks in this section.

#### **20C.30A.580**

#### **Multiplex Housing**

##### **20C.30A.5805 Purpose.**

The purpose of the multiplex provisions described in this section is to: (i) enhance opportunities for ownership housing; (ii) reduce development costs related to construction and the provision of utilities which in turn may help to reduce housing prices; (iii) more effectively set aside sensitive areas and natural resources as open space than would otherwise be allowed through the subdivision process; and (iv) achieve the planned density for a site that may not otherwise be met due to environmental and other physical constraints.

**20C.30A.5810 Definition.**

A multiplex is a two- to four-unit structure (duplex, three-plex or four-plex) sited on a single lot that is in common ownership among the multiplex units, or may be divided into individual lots. Multiplex units may be sited either side-by-side or one above another.

**20C.30A.5815 Applicability.**

Unless otherwise specified in a neighborhood plan, multiplex housing is allowed through a Special Development Permit process in new long subdivisions in zones R-4 through R-6. Multiplexes are allowed outright in zones R-8 through R-20, and three and four-plexes are allowed outright in the R-30 zone unless otherwise regulated through neighborhood plans.

**20C.30A.5820 Requirements.**

Multiplexes are subject to all of the land use, density, site requirements and development standards of the underlying zone with the following exceptions:

(a) *Minimum Lot Size.* The minimum lot size for multiplex housing in R-4, R-5 and R-6 zones shall be based on a percentage of the average lot size of the underlying zone as presented in the Site Requirements Chart, Section 20C.30A.440.

(1) The minimum lot size for a duplex structure is equal to 150 percent of the average lot size for the underlying zone.

(2) The minimum lot size for a three-plex structure is equal to 200 percent of the average lot size for the underlying zone.

(3) The minimum lot size for a four-plex structure is equal to 250 percent of the average lot size for the underlying zone.

(b) *Lot Division.*

(1) For ground-oriented, side-by-side multiplexes, a single lot that meets the minimum lot size requirement of this section may be divided into separate lots and ownerships as part of the approval process. If separate lots are created, interior side setback standards no longer apply.

(2) Where structures are built over property lines, or property lines are created which divide structures, and ownership is or can be divided, the entire structure shall meet the requirements of the Redmond Fire Code, Chapter 20E.80 of the Community Development Guide to be amended and recodified as Chapter 20E.90, based on the gross square footage of the structure before division. A perpetual joint ownership and management agreement shall be created to manage contracts for the monitoring, maintenance, and emergency repair service for all fire protection systems for the entire structure.

(c) *Design.*

(1) New subdivisions or developments containing multiplexes in R-4, R-5 and R-6 zones must have access directly onto an arterial.

(2) Multiplexes in R-4, R-5 and R-6 zones shall be visually separated from existing single-family uses located outside of the proposed subdivision. Visual separation shall be achieved through a combination of site planning, landscaping, fencing and natural screening.

(3) All multiplexes in the R-4, R-5, and R-6 zones shall have the following design features in addition to those required by the city's adopted design standards:

(i) A pitched roof covered with non-metallic material.

- (ii) An entry which can be seen from the street and is noticeable from the street.
- (iii) A chimney form. A functioning chimney is not required, but is allowed.
- (iv) Frames around each window. For structures which meet the requirements of Section 20C.30A.5820(d), the frames may be painted around the windows as a substitute to providing actual window frames.
- (v) The height, bulk, and scale shall be consistent with the nearby residential uses.

(d) *Affordable Housing Exception.* In order to meet the City's objective of providing opportunities for the ownership of affordable family-size housing, the following exceptions to the requirements of Section 20C.30A.580 and some other requirements specifically provided for in this section apply:

(1) Duplexes made affordable to households earning 80 percent or less of King County median income are allowed on individual lots in R-4, R-5 and R-6 zones through the Special Development Permit process unless otherwise provided by a neighborhood plan or neighborhood specific regulations.

(2) Duplexes meeting the affordability requirements of this section shall not be subject to the density requirements of Section 20C.30A.440 or the minimum lot size requirements of Section 20C.30A.5820(a), but shall be subject to the minimum lot size requirements of the underlying zone as defined in Section 20C.30A.440, Site Requirements Chart.

(3) Each duplex unit meeting the affordability requirements of this section must include at least three bedrooms.

(4) No more than two duplex structures meeting the affordability requirements of this section may be sited adjacent to each other in the same development.

(5) Duplexes meeting the affordability requirements of this section shall not be subject to the multiplex design requirements of Section 20C.30A.5820(c), with the exception of Section 20C.30A.5820(c)(3) which has standards requiring that multiplexes shall be of a similar design and appearance to single-family homes located in the area.

(6) A covenant agreement, in a form to be approved by the City, must be recorded for all duplexes allowed under this section and meeting the affordability requirements of this section. This covenant agreement shall appear on the deed to the property requiring all affordable housing units created under this section to remain as affordable for a thirty year period. This covenant agreement shall run with the land, binding on the assigns, heirs and successors of the applicant.

## **20C.30A.590**

### **Outdoor Storage in Residential Zones**

#### **20C.30A.5905 Purpose.**

The purpose of the residential outdoor storage regulations is to ensure that adequate opportunity is allowed for the outdoor storage of vehicles and materials in residential zones while not impacting the character and uses intended for residential zones in Redmond.



20C.30A.5910 Definitions.

(a) Recreational and utility vehicles, for the purpose of this section, shall be defined as travel trailers, boats which can be towed on trailers at highway speeds by automobiles or light trucks, jet skis, wind surfing boards, folding tent trailers, motor homes, truck campers removed from a truck or pickup, horse trailers, boat trailers with or without boats, and utility trailers. This definition does not include pickups or light trucks with 10,000 lb. of gross weight or less which are primarily used by the property owner for transportation purposes.

(b) A commercial vehicle, for the purpose of this section, shall be defined as a vehicle used in a business, including a home business or home occupation.

20C.30A.5915 Requirements.

(a) *Limitations.* Outdoor storage is prohibited in all residential zones except when the items stored are customarily associated with and accessory to the use of the dwelling and comply with the requirements of Section 20C.30A.590.

(b) *Allowed Outdoor Storage.* Items customarily associated with the residential use of a dwelling may be stored outside provided the following conditions are met:

(1) Outdoor storage may only take place outside of the front yard setbacks, side yard setbacks, waterfront building setbacks, slopes greater than 15 percent, designated open spaces or recreational areas, sensitive areas, sensitive area buffers, and floodways.

(2) Except for vehicles allowed under Section 20C.30A.5620 or Section 20C.30A.5915(c) or (d), outdoor storage shall not be visible from a public or private street. Fences or screening may be used to ensure that an outdoor storage area is not visible from the street.

(3) Outdoor storage areas shall not prevent emergency access to the residence or any outbuilding.

(4) Outdoor storage shall not cover more than 200 square feet of land area.

(5) Materials stored outdoors shall not attract pests or vermin and shall not be dangerous.

(6) Except for motor vehicles allowed under Section 20C.30A.5620 or Section 20C.30A.5915(c) or (d), materials stored outdoors shall not be owned by or used in any business or industry including a home business.

(7) Except for vehicles allowed under Section 20C.30A.5620 or Section 20C.30A.5910(c) or (d), materials stored outdoors shall not exceed a height of six feet nor shall they be stacked or stored higher than six feet.

(c) *Recreational and Utility Vehicles.* Notwithstanding Section 20C.30A.5915(b), within residential zones, recreational and utility vehicles may be stored or parked on a lot or lots occupied by the resident owner of the vehicle or in an area designated for storage of such vehicles by the residents of a development provided the following conditions are met:

(1) Vehicles shall not intrude into a right-of-way or access easement or obstruct sight visibility from adjacent driveways, rights-of-way, or access easements.

(2) Vehicles shall not be parked in the front building setback unless there is no reasonable access to the building side yards or rear yards because of topography or other physical conditions on the site.

(3) The vehicles shall be maintained in a clean, well-kept state which does not detract from the appearance of the surrounding area.

(4) Vehicles equipped with liquefied petroleum gas containers shall meet the standards of the Interstate Commerce Commission. Valves or gas containers shall be closed when the vehicle is stored, and in the event of leakage, immediate corrective action must be taken.

(5) At no time shall parked or stored recreational vehicles be occupied or used as a permanent or temporary dwelling unit except that guests who travel with a recreational vehicle may reside in the vehicle on the host's premises on a temporary basis not to exceed thirty days in any calendar year.

(6) Vehicles shall not be parked in a waterfront building setback, on slopes greater than 15 percent, in designated open spaces or recreational areas, in sensitive areas, in sensitive area buffers, or in floodways.

(7) Boats, yachts, or ships which cannot be towed on trailers at highway speeds by automobiles or light trucks shall be prohibited.

(8) The vehicle shall not be owned by or used in any business or industry, including a home business, unless it complies with the requirements of Section 20C.30A.5915(d).

(d) *Commercial Vehicles.*

(1) *Allowed Commercial Vehicles.*

(i) Within a residential zone, no more than one commercial vehicle may be parked on a lot(s) occupied by a residence or on a street(s) adjoining the residence. Where a lot includes more than one residence, one commercial vehicle may be parked on the lot(s) or an adjoining street for each residence. Notwithstanding this provision, where an accessory dwelling and a primary dwelling occupy one or more lots, only one commercial vehicle may be parked on the lot(s) occupied by the residences or on the street(s) adjoining the residences.

(ii) Only residents may park a commercial vehicle within a residential zone. The commercial vehicle shall only be parked on the lot(s) occupied by the commercial vehicle user or a street which adjoins the user's residence.

(iii) The commercial vehicle shall be operable.

(iv) Other than cleaning the commercial vehicle, maintenance and repairs shall not be performed on the commercial vehicle within a residential zone except on the premises of a home occupation which meets the requirements of Section 20C.30A.5620(f).

(v) The commercial vehicle shall not be parked or stored on a lawn or in any landscaped area.

(2) *Prohibited Commercial Vehicles.* Except as provided in Section 20C.30A.5915(d)(3), truck tractors, truck tractor trailers, vehicles over 10,000 lb. gross weight, and commercial vehicles which do not comply with Section 20C.30A.5915(d) shall not be parked or stored within a residential zone.

(3) Vehicles used in a business may be parked in a residential zone when making pickups or deliveries or being used in conjunction with the performance of a service on property within a residential zone.

## **20C.30A.600**

### **Rental Rooms**

#### **20C.30A.6005 Purpose.**

The purpose of the rental rooms regulations is to provide residents the opportunity to rent rooms in their homes while ensuring that separate dwelling units are not created. Renting rooms can often provide a resident with important supplemental income and can also represent an important source of affordable housing.

#### **20C.30A.6010 Definition.**

A rental room is any rented or leased habitable room within a dwelling unit used or intended to be used for living and sleeping but not for cooking or eating.

#### **20C.30A.6015 Applicability.**

Rental rooms are allowed in all residential zones in the city.

#### **20C.30A.6020 Requirements.**

- (a) *Accessory Dwelling Units.* Rental rooms and an accessory dwelling unit may not exist on the same single-family lot.
- (b) *Rooms.* No more than two rooms in a dwelling unit may be rented or leased as a rental room.
- (c) *Limitations on Use.* Each rental room may only include a bedroom, bathroom or sitting room. Rental rooms shall be for dwelling and sleeping purposes only. No rental room shall have a separate cooking facility or kitchen.

## **20C.30A.610**

### **Retirement Residences**

#### **20C.30A.6105 Purpose.**

The purpose of retirement residences is to help meet the housing needs of an aging population while protecting other uses from potential adverse impacts which may otherwise occur as a result of traffic, a concentration of people, and from buildings that may otherwise be out of scale with the area in which they are located.

#### **20C.30A.6110 Definitions.**

- (a) A retirement residence consists of a building or group of buildings which provide residential facilities for residents 55- years of age or more, except for the spouses of such residents for whom there is no minimum age requirement. A retirement residence may include a range of types of living units including attached and detached housing units and may provide to its residents: food service, general health care supervision, medication services, housekeeping services, personal services, recreation facilities, and transportation services. Individual living units may include kitchens. A retirement residence may also include a skilled nursing facility provided that the number of nursing beds does not exceed 25 percent of the total number of retirement residence units. Facilities with more than 25 percent of the retirement residence units having nursing beds shall be considered a long-term care facility.

(b) For the purpose of this section only, a retirement residence unit shall be defined as (i) one or more rooms, designated, occupied, or intended for occupancy as a separate living quarters with sleeping facilities provided in the dwelling for one person or one household regardless of whether cooking and sanitary facilities are provided in the unit or (ii) one bed in a room or facility where each bed is designated, occupied, or intended for occupancy by a separate person, any of whom are not related by blood or marriage.

**20C.30A.6115 Applicability.**

Retirement residences are allowed in all residential zones through the subdivision or binding site plan processes. If a development is not to be subdivided or sold as a condominium, then a Special Development Permit shall be required for the retirement residence rather than a subdivision or binding site plan.

**20C.30A.6120 Requirements.**

(a) *Age Restriction.* The development shall be restricted to persons age 55 or older and handicapped persons as defined by federal law. At least half of the total housing units shall be occupied by persons 55-years of age or older, except for spouses of such residents for whom there is no minimum age requirement.

(b) *Conversion from a Retirement Residence.* No conversion of occupancy to persons other than those specified by Section 20C.30A.6120(a) shall be allowed without first complying with the underlying zoning and site requirements.

(c) *Density.*

(i) In the R-4 through R-6 zones, the number of retirement residence units shall not exceed the number allowed by the allowed density of the zone together with any density bonus allowed authorized under Section 20C.30A.620, Senior Housing Affordable Housing Bonus.

(ii) In the other residential zones which allow retirement residences, the maximum number of retirement residence units shall not exceed the number allowed for that zone in Section 20C.30A.220, Residential Land Use Chart, together with any density bonus allowed authorized under Section 20C.30A.620, Senior Housing Affordable Housing Bonus.

(d) *Site Requirements.* All site requirements and development standards of the Redmond Community Development Guide shall apply to retirement residences with the following exceptions:

(1) If a retirement residence includes the use of density bonuses in the R-4, R-5, or R-6 zones, the site requirements that shall apply to that development (as shown in Section 20C.30A.440, Site Requirements Chart) shall follow the zone which most closely matches the approved density of the development including density bonuses and not the density of the underlying zone.

(2) The minimum parking standard for a retirement residence shall be one stall per retirement residence unit. If a skilled nursing facility is included, no spaces are required for each bed but 1.25 spaces shall be provided for each worker on the largest shift.

(e) *Design and Development Standards.*

(1) Developments shall be designed to project a residential, rather than institutional appearance through architectural design, landscaping, the use of building materials, and surface lengths. Multiple structures are encouraged instead of large single

structures to promote compatibility with surrounding residential neighborhoods. Site design, building placement, and perimeter landscape treatments shall screen the portions of the development which are different in appearance from single-family dwellings from abutting single-family dwellings.

(2) Parking should be divided into small parking areas screened from on-site and off-site uses.

(3) In the R-4 through R-8 zones, the minimum tract for a retirement residence development shall be 1-1/2 acres.

(4) In the R-4 through R-12 zones, no retirement residence development shall be located adjacent to another retirement residence development to avoid the adverse effects of a concentration of such housing.

(f) *Recorded Covenant and Conditions.* An agreement in a form approved by the City shall be recorded as a covenant or other legally binding limitation on the use and intensity of the property and requiring compliance with the requirements of this section. This covenant or other legally binding limitation on the use and intensity of the property shall run with the land, shall be binding on the assigns, heirs and successors of the applicant and shall be recorded in King County's real property records before the use is occupied.

#### **20C.30A.6130 Approval Criteria.**

Approval of a retirement residence development is a discretionary decision unless it is a permitted use. The applicant shall have the burden of proof to show that the following approval criteria are met for all retirement residences which are not permitted uses:

(a) The application complies with the requirements of this section and the Redmond Community Development Guide.

(b) The design, scale, and appearance of the development is consistent with the desirable character of the existing and planned neighborhood in which it may be located.

(c) Adequate public facilities and services are available at the site to serve the development.

(d) The development is located along a transit route which provides all day service or the applicant is proposing to provide affordable transportation services to transport residents to the Redmond Senior Center, library, shopping, medical services, and other basic needs. If the applicant is proposing to provide transportation services, the applicant shall provide those uses until all day public transit service is provided to the site.

#### **20C.30A.620 Senior Housing Affordable Housing Bonus**

##### **20C.30A.6205 Purpose.**

The purpose of the senior housing affordable housing bonus is to encourage the construction of housing which is affordable to all senior citizens of Redmond.

##### **20C.30A.6210 Applicability.**

The senior housing affordable housing bonus may be used in any zoning district that allows retirement residences or multi-family housing. The bonus shall be part of any subdivision, binding site plan, or site plan application. Where the application was made in an earlier application, the application for the bonus does not have to be made in later applications

provided the number of bonus units is included in the later applications. If the bonus is approved, the use shall comply with the requirements of this section for the life of the use.

**20C.30A.6220 Requirements.**

(a) *Age Restriction.* The development shall be restricted to persons age 55-years of age or older and handicapped persons as defined by federal law. At least half of the total housing units shall be occupied persons 55-years of age or older, except for spouses of such residents for whom there is no minimum age requirement.

(b) *Conversion from Occupancy by Seniors.* No conversion of occupancy to persons other than those specified by Section 20C.30A.6220(a) shall be allowed without first complying with the underlying zoning and site requirements. The bonus shall not apply to the property if it is no longer occupied by those persons specified by Section 20C.30A.6220(a) and the bonus housing units shall be eliminated unless otherwise authorized by the applicable development regulations.

(c) *Density Bonus.* If a senior housing affordable housing bonus application is approved, developments may exceed the allowed density of a zone by as much as 50 percent provided that 50 percent of the housing units or retirement residence units added to the project as a result of the density bonus are affordable to households earning 50 percent or less of King County median income, adjusted for household size.

(1) The number of required affordable housing units or retirement residence units shall be determined by rounding fractional numbers to the nearest whole number and rounding up to the nearest whole number from 0.5.

(2) An agreement in a form approved by the City shall be recorded as a covenant or other legally binding limitation on the use and intensity of the property requiring compliance with the requirements of this section and requiring that all affordable housing units created under this section shall remain as affordable for the life of the project. This covenant or other legally binding limitation on the use and intensity of the property shall run with the land, shall be binding on the assigns, heirs and successors of the applicant and shall be recorded in King County's real property records before the use is occupied.

(d) *Application for and Use of the Bonus.* The bonus shall only be used in the multi-family or retirement residence development for which it is approved. The bonus application shall be made as part of the first discretionary application made for the project. The decision maker for this application shall decide the request for the bonus.

(e) *Site Requirements.* All site requirements and development standards of the Redmond Community Development Guide shall apply to uses that obtain a senior housing affordable housing bonus with the following exceptions:

(1) The site requirements that shall apply to the development (as shown in Section 20C.30A.440, Site Requirements Chart) shall follow the zone which most closely matches the approved density of the use including density bonuses and not the density of the underlying zone. Section 20C.30A.6220(e)(1) shall not apply to retirement residences.

(2) Developments shall be designed to project a residential appearance through architectural design, landscaping, the use of building materials, and surface lengths.

## 20C.30A.630

## Zero Lot Line Development

### 20C.30A.6305 Purpose.

The purpose of zero lot line development as described in this section is to: (i) provide more usable private open space; (ii) promote the efficient use of land; and (iii) protect environmentally sensitive areas. Zero lot line homes provide for greater usable yard space on each lot and allow for the more efficient subdivision of land. Because the location of each structure is defined before subdivision approval, greater flexibility in site development standards is possible while at the same time assuring that the single-family character of the development is maintained.

### 20C.30A.6310 Definition.

Zero lot line development allows single-family residences, sharing a common street frontage, to shift to one side of a lot. This means that the same side of each lot may have a zero or reduced setback.

### 20C.30A.6320 Requirements.

All zero lot line developments shall comply with the standards and requirements of Subchapter 20C.30A.300 and 20C.30A.400, Site Requirements for Residential Zones, as well as other related policies and regulations of the Community Development Guide. In the event that any of the zero lot line requirements described below conflict with other standards of the Community Development Guide, the requirements for zero lot line development shall apply.

#### (a) *Building Setbacks.*

(1) For zero lot line development, a dwelling unit may be placed on one interior side property line, giving it one zero side/interior setback. If it is an interior lot line, the setback standard from the other side property line shall be ten feet, except in the RA-5 zone where the other side setback shall be 30 feet and the R-1 zone where 20 feet shall be the opposite side setback.

(2) One building side/interior setback may also be reduced so long as the opposite side/interior or side street setback on the lot is increased by an amount corresponding to the original side setback reduction.

(3) These side/interior setback reductions shall not apply to side setbacks adjacent to lots that are not part of the zero lot line development.

(4) Accessory buildings and structures shall conform to the setbacks set or required for the primary dwelling unit.

(b) *Privacy.* In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line shall be allowed except where such openings do not allow for visibility into the side yard of the adjacent lot, such as a clerestory skylight or opaque window.

(c) *Eaves.* Eaves along a zero lot line may project a maximum of eighteen (18) inches over the adjacent property line.

(d) *Maintenance and Drainage Easements.* A perpetual easement related to maintenance, eaves, and drainage of at least five (5) feet shall be provided on the lot adjacent to the zero lot line property line which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the face of the plat map and

incorporated into each deed transferring title on the property. The building wall along the zero lot line shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners.

(e) *Platting Requirements.* The final plat or short plat shall show the approximate location of buildings proposed to be placed within the required setbacks.



# 20C.30A.700 Planned Residential Development

## 20C.30A.705

### Purpose

#### 20C.30A.7055 General.

This section establishes standards and criteria for Planned Residential Developments (PRDs) and Master Planned Residential Developments (MPRDs). Both processes allow for flexibility in project design and match the unique features of a project and a site to established sets of review criteria.

#### 20C.30A.7060 Planned Residential Development.

The primary purpose of a PRD is to enhance the design of a residential development by allowing for flexibility and variation from the established site requirements and development standards of the Community Development Guide. PRDs are a mechanism by which the City may allow for variation in the design and arrangement of structures as well as provide for the coordination of project characteristics with features of a particular site in a manner that is consistent with the public health, safety and welfare of the community. A PRD allows for innovations and special features in site development, including the location and type of structures, the conservation of natural features, allowances for housing serving a range of incomes, the conservation of energy, and the efficient use of open space.

#### 20C.30A.7065 Master Planned Residential Development.

The primary purpose of an MPRD is to analyze and create a vision for an area that addresses City goals and policies as expressed in the Redmond Comprehensive Plan, while at the same time providing flexibility to the City and the applicant in achieving the shared vision. The MPRD process should be used when large sites are to be developed in phases where coordination of public facilities is needed, when a master plan is needed to determine how best to develop the area, when a master plan is needed to integrate various uses, or when multiple ownerships are to be coordinated into a unified development. The MPRD approval establishes conditions with which all concurrent and subsequent land use approvals implementing the MPRD shall comply. Conditions of approval provide assurances that infrastructure and public services associated with the MPRD will be provided in a timely manner and that open space and recreation areas will be tailored to the MPRD site. The MPRD process represents a broader, more general review of a development proposal than does the PRD process. It also provides long-term guidance for a larger area so that the continuity of the overall development is maintained.

## **20C.30A.710**

### **Applicability**

#### **20C.30A.7105 Planned Residential Development.**

PRDs are allowed only in residential (R) zones of the City. The primary use of a PRD shall be residential. Uses that are accessory to the primary residential use are also allowed, as are open space and recreation uses as permitted by the zone. The PRD process may not be applied to single-family lots that are incapable of further subdivision, and may not serve as a means of avoiding procedures more appropriately reviewed under the provisions of Section 20F.20.190, Variances, to amended and recodified as Section 20F.30.130, Variance Review. For non-residential zones of the City, where a planned development consisting of both commercial and residential uses is proposed, the Planned Commercial Development process may be appropriate (see Subchapter 20C.60.500, Planned Commercial Developments). The MPRD process may also be appropriate where limited non-residential uses are proposed.

#### **20C.30A.7110 Master Planned Residential Development.**

MPRDs are allowed only in residential (R) zones of the City. The primary use of a MPRD shall be residential. Uses that are accessory to the primary residential use are also allowed as are open space and recreation uses permitted in the zone. Where identified by the Comprehensive Plan, Neighborhood Commercial zones may also be included in an MPRD. An MPRD application may pertain to a site of any size although it is generally intended for larger sites where development issues are complex and an initial, more comprehensive review and approval process is appropriate. Property included in an MPRD application must be under the same ownership or a signed development agreement must establish control over multiple ownerships. In the Southeast Redmond neighborhood, properties designated Manufacturing Park (MP), Business Park (BP) or Industrial (I) that adjoin residentially zoned properties may be included in an MPRD application in order to address transportation connections and shared infrastructure design and costs.

## **20C.30A.720**

### **Scope of the Approval**

#### **20C.30A.7205 General.**

The PRD or MPRD approval shall be superimposed on the underlying zoning district. The PRD or MPRD shall constitute a limitation on the use and design of the site unless modified pursuant to Section 20F.20.120, Modification of Final Order, to be amended and readopted as Section 20F.20.120, Modification of Final Order, and Section 20F.20.7050, Modification of Final Order. PRD and MPRD procedures are described in detail in Section 20F.20.160, Special Development Permit, to be amended and recodified as 20F.20.750, Master Planned Residential Development Approval.

#### **20C.30A.7210 Planned Residential Development.**

(a) An applicant may elect to undergo either a one step or a two step approval process for a PRD. The specific development regulations which may be modified based on the PRD approval and all special requirements applied to the property within the PRD shall be specified in the approval and shown or listed on any approved PRD plan, subdivision, or binding site plan which is approved by the city and recorded in King County's real property

records. Where a one step PRD process is used, the approved PRD plan shall be filed in King County's real property records. Where a two step process is used, either the second detailed PRD plan, subdivision, or binding site plan shall be filed in King County's real property records.

(b) A one step approval process would include the City's review and consideration of not only the general project concept, including its intensity and overall design, but also of all specific site and development requirements associated with the proposed development.

(c) In a two step approval process, an applicant would first seek approval of an overall project design and concept before extending significant time and resources in developing the specific site and development features of the proposal. The second approval associated with the PRD would then relate to specific site and development requirements as defined by the first approval and the Community Development Guide. An applicant may also elect to obtain approval of an overall project design and then proceed with either a subdivision or a binding site plan application based on the initial PRD approval.

#### 20C.30A.7215 Master Planned Residential Development.

An MPRD approval constitutes the City's acceptance of an overall project design and concept. Once an overall vision or design is approved for a site, an applicant may then proceed to the PRD, subdivision or binding site plan process. Concurrent review and approval of MPRDs and implementing PRDs, subdivisions, or binding site plans is allowed. All approvals implementing the MPRD including PRDs, subdivisions, or binding site plans shall comply with the approved MPRD.

### **20C.30A.730                      Decision Criteria**

#### 20C.30A.7310 Design Criteria.

The City may approve, or approve with modifications, a PRD or MPRD if the proposal meets the requirements of this Chapter and the design of the proposed development achieves two or more of the following results:

- (a) High quality architectural design, placement, relationship or orientation of structures;
- (b) Achieving allowable densities for the subject property;
- (c) Providing housing types that effectively serve the affordable housing needs of the community;
- (d) Improving circulation patterns or the screening of parking facilities;
- (e) Minimizing the use of impervious surfacing materials;
- (f) Increasing open space or recreational facilities on site;
- (g) Landscaping, buffering, or screening in or around the proposed PRD or MPRD;
- (h) Providing public facilities;
- (i) Preserving, enhancing or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
- (j) Incorporating energy efficient site design or building features;

- (k) Providing for an efficient use of infrastructure.

**20C.30A.7315 Public Facilities.**

The PRD or MPRD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer, and parks and recreation facilities.

**20C.30A.7320 Perimeter Design.**

The perimeter of the PRD or MPRD shall be appropriate in design, character and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property.

**20C.30A.7325 Open Space and Recreation.**

Open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD or MPRD and surrounding uses.

**20C.30A.7330 Streets and Sidewalks.**

Existing and proposed streets and sidewalks within a PRD or MPRD shall be suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the subject property.

**20C.30A.740**

**Modification of Development Regulations**

**20C.30A.7405 General Applicability.**

The requirements of Subchapters 20C.30A.200, Permitted Uses in Residential Zones, and 20C.30A.300 through 20C.30A.400, Site Requirements, may be modified by application of this section. The absence of any use or site requirement in this section prohibits a PRD or MPRD application from varying or modifying that requirement.

**20C.30A.7410 Density Bonus.**

Within the standards established by this section, dwelling units may be shifted to suitable locations on residential PRD or MPRD sites. For larger projects (more than 20 units), the maximum residential density that the City may approve in a PRD or MPRD is 110 percent of that permitted in the zone in which the project is located. For smaller projects (less than 20 units), one bonus unit shall be permitted for projects of 3 to 10 units, and 2 bonus units shall be permitted for a project of 11 to 20 units. No bonus units are available for projects of less than 3 units. Utilizing this bonus will not affect the ability of a project to use other bonuses allowed by the Community Development Guide. However, the calculation of the PRD or MPRD bonus shall be based solely on the underlying zoning and shall not incorporate any other bonuses in its calculation.

**20C.30A.7415 Authorization of Housing Types.**

- (a) A PRD or MPRD may authorize a variety of housing types including, but not limited to, detached single-family homes with a variety of lot configurations; common wall

dwellings; townhouses (including those on individual lots to be sold in fee and those sharing common lots); zero lot line homes; and "Z" lot zero lot line homes.

(b) The authorization shall specify the number of various types of dwellings authorized and the number of dwellings that may be allowed in any one building or in particular buildings.

(c) Common wall dwellings and townhouses within the R-3, R-4, R-5, and R-6 zones shall comply with the applicable requirements of Section 20C.30A.580, Multiplex Housing, with the exception of the requirement to obtain a Special Development Permit. All common wall dwellings and townhouses within the R-3, R-4, R-5, and R-6 zones shall comply with the applicable requirements of Section 20C.30A.580, Multiplex Housing, as if they were multiplex housing. Common wall dwellings within the R-3, R-4, R-5, and R-6 zones shall not be allowed in a neighborhood where an approved neighborhood plan or approved neighborhood regulations prohibit multiplex housing structures.

(d) Since PRDs and MPRDs do not authorize the division of land, housing types that require the division of land require short subdivision, long subdivision, or binding site plan approval.

**20C.30A.7420 Average Lot Size.**

In order to increase project design flexibility and as long as the overall density requirements of the PRD or MPRD are met, no average lot size or minimum lot size per dwelling unit is established, but may be required as a condition of approval.

**20C.30A.7425 Minimum Lot Width Circle.**

In order to increase project design flexibility for PRD or MPRD applications involving a subdivision, a minimum lot width circle, as defined in Section 20C.30A.350 (Minimum Lot Width Circle), of 20 feet is established. The conditions of approval may establish specific minimum lot width requirements for individual PRD or MPRD applications, so long as they are not less than 20 feet.

**20C.30A.7430 Building Setbacks.**

PRDs and MPRDs are subject to minimum front, rear and side street setbacks of 10 feet. No minimum interior setback is established, but may be required as a condition of approval. All other building setbacks are as shown in the Site Requirements Chart (Section 20C.30A.440) and as defined in Section 20C.30A.370, Building Setbacks.

**20C.30A.7435 Minimum Building Separation.**

No minimum building separation requirement is established so long as all building and fire regulations are met. A minimum building separation may be established as a condition of approval for individual PRD applications.

**20C.30A.7440 Maximum Lot Coverage and Impervious Surface Area.**

For PRDs and MPRDs, requirements governing maximum lot coverage for structures and maximum impervious surface area as shown in the Site Requirements Chart (Section 20C.30A.440) may be exceeded in all residential zones by as much as 10 percent, so long as in no case does a proposed maximum lot coverage exceed 60 percent and a proposed

maximum impervious surface area exceed 80 percent unless a higher percentage is established by the underlying zone in which case they shall not exceed that standards by more than five percent. Specific lot coverage and impervious surface area requirements may be established for individual PRD and MPRD applications as a condition of approval.

**20C.30A.7445 Maximum Height of Structures.**

(a) *Modification of Building Heights.* Requirements for building height may be modified as described below with a PRD or MPRD when it assists in maintaining open space and natural resources, and does not interfere with the established views of adjoining properties. For sites in R-4 through R-18 zones, the maximum height allowed in a PRD or MPRD is 45 feet. For sites in RA-5 through R-3 zones and R-20 and R-30 zones, the maximum height allowed for a PRD or MPRD is the same as defined in the Site Requirements Chart (Section 20C.30A.440). No modifications to the maximum height within shorelines jurisdiction is allowed. See paragraph b below regarding additional height limitations in R4 through R8 zones.

(b) *Maximum Perimeter Heights in R4 through R8 Zones.* On properties using the PRD/MPRD process in R4 through R8 zones, the maximum height shall be reduced to 35 feet around the perimeter of the PRD/MPRD equal to the distance of the minimum lot width circle, Where the change in elevation is greater than ten feet between the subject properties as measured at the building setback lines for each property this section shall not apply.

**20C.30A.7450 Street and Utility Standards.**

Street and utility standards for PRDs and MPRDs may be modified by the Technical Committee. Street standards for residential development are defined in Appendix G of the Community Development Guide. Standards for water and sewer facilities are presented in "Design Requirements: Water and Sewer System Extensions" available from the Utility Division of the Public Works Department.

**20C.30A.7455 MPRD Density.**

For each phase of an MPRD application a range establishing the number of housing units based on the underlying zoning and the type of residential structures shall be provided. These density figures shall include the use of any density bonuses provided for in the Community Development Guide. Subsequent requests to use density bonuses that are not part of the MPRD approval will constitute a major revision to the MPRD approval.

**20C.30A.750 Other Modifications and Limitations on Modifications to Development Regulations.**

(a) If necessary to achieve the purposes of this Subchapter, an applicant may request additional modifications from the requirements of Subchapters 20C.30A.300 and 20C.30A.400 (Site Requirements for Residential Zones), except as provided in this section. Approval for modifications other than those specifically described in Section 20C.30A.740, Modification of Development Regulations, shall be approved by the City Council.

(b) The following provisions of Subchapters 20C.30A.300 and 20C.30A.400 shall not be modified pursuant to Section 20C.30A.750, Other Modifications and Limitations on Modifications to Development Regulations,;

- (1) Any provision of Sections 20C.30A.720 through 20C.30A.780;
- (2) Any provision of Subchapters 20C.30A.300 and 20C.30A.400 that specifically states that its requirements are not subject to modification under a PRD or MPRD; and
- (3) The allowed density except as provided in Section 20C.30A.7410.

## **20C.30A.760 Open Space and Recreation**

### **20C.30A.7610 Open Space.**

(a) *Requirement.* PRDs and MPRDs must achieve the minimum open space requirements of Section 20C.30A.440, Site Requirements Chart, and Section 20C.30A.360, Minimum Open Space. Open space created as a result of a PRD or MPRD approval must be dedicated or otherwise held in common. In addition, for any site located in a RA-5 through R-12 zone, open space must be equal to or greater in size than the gross area reduction below the average lot size requirement for all lots proposed, as defined in Section 20C.30A.440, Site Requirements Chart.

(b) *Design.* Open space created as part of a PRD or MPRD shall, to the greatest extent possible, be located and configured to protect sensitive areas, provide for recreational opportunities, and create urban separators, open space corridors, green belts and connections between existing or planned parks, trails or open space. Open space created under this section may also include above-ground surface water management facilities and non-commercial structures such as community meeting rooms, swimming pools and other recreational facilities that serve the residents of the PRD or MPRD. Non-commercial structures that are included as part of the proposed open space area may not cover more than 30 percent of the total area set aside for open space. Specific design standards and guidelines for open space are described in Section 20C.20.130, Open Space, to be amended and recodified as 20C.80.300, Open Space and Recreation

### **20C.30A.7620 Recreation.**

Recreation space may be included in the open space required by this section. For PRDs or MPRDs with site areas under 25 acres, there is no specific requirement to provide recreation space; however, to the extent feasible, a PRD application should include provisions for recreation space. PRDs or MPRDs that are 25 acres in size or larger, shall include recreation space as a part of the proposed development. To the extent that adequate public recreation spaces are already available in proximity to the site, the need for on-site recreation space will be diminished. Recreation space may be active or passive recreation areas designed and set aside exclusively for individual or group activity, amusement or entertainment. Recreation space may include, but shall not be limited to, swimming pools, community rooms, tennis courts, rest areas, or picnicking areas. Recreation space used to meet the open space requirement must be consistent with provisions of Chapter 20C.40, Sensitive Areas, to be amended and recodified as Chapter 20C.80.200. Specific design standards and guidelines for recreation space are described in Chapter 20C.30A, Design Criteria, to be amended and recodified as Chapter 20C.90, Design Criteria.

**20C.30A.7630 Maintenance.**

Permanent provisions for the maintenance of open space, private trails, private parks and recreation areas, and other common areas shall also be provided. These provisions shall run with the land and be recorded.

**20C.30A.770                      Design Guidelines and Review**

Design Guidelines for residential development are provided in Chapter 20C.30A, Design Criteria, to be amended and recodified as Chapter 20C.90, Design Criteria.

**20C.30A.780                      Minimum Conditions of Approval**

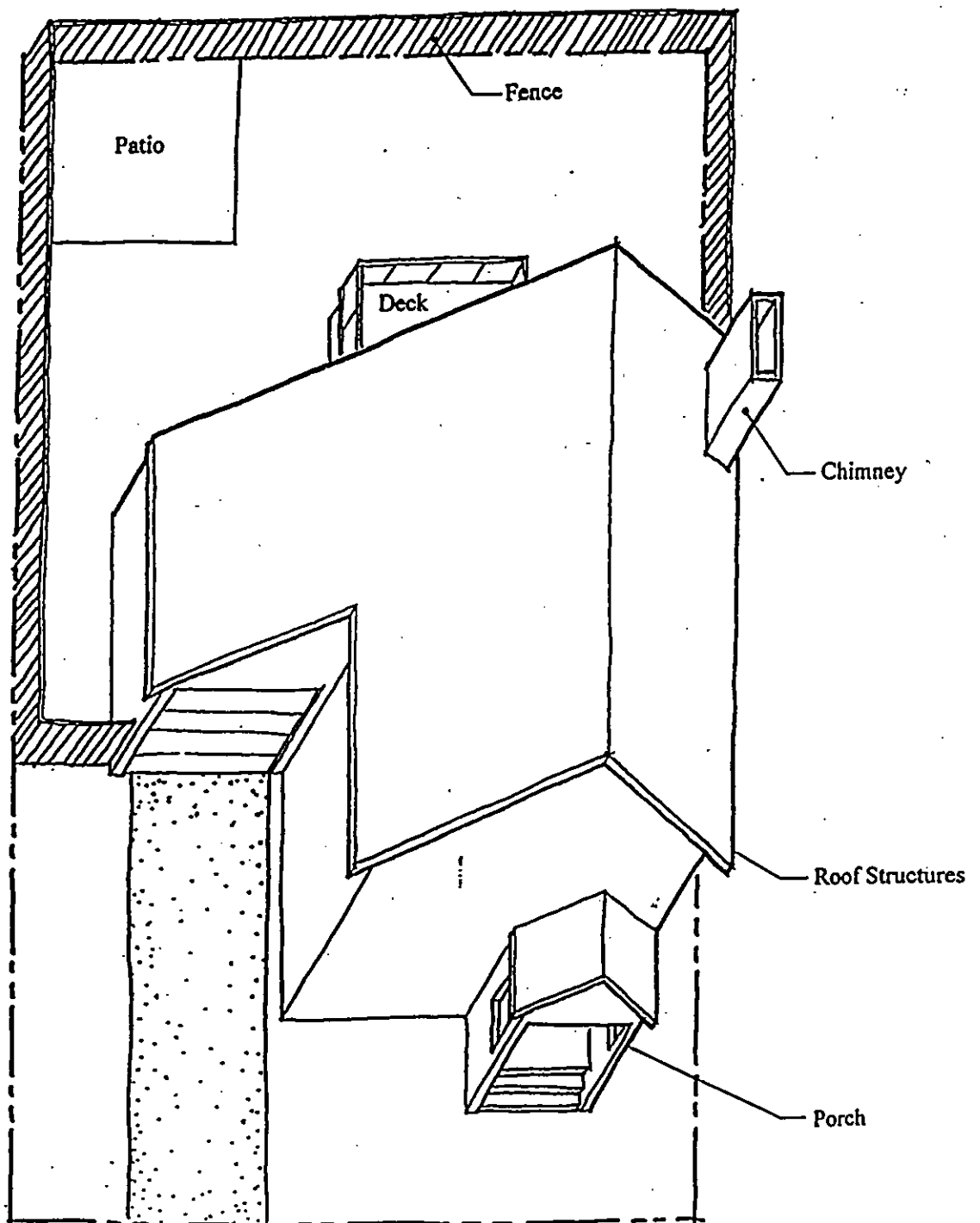
(a) In approving a PRD or MPRD application, conditions of approval shall at a minimum establish: a master site plan for the entire PRD or MPRD showing the location of sensitive areas and buffers, open spaces, as well as the locations and ranges of densities for development; the period of time for which the PRD or MPRD approval is valid; project phasing and other project specific conditions necessary to mitigate impacts on the environment, public facilities and services including transportation, utilities, drainage, police and fire protection, schools, and parks; road design standards that shall apply to the various phases of the project; the range of residential units and types of residential structures for the PRD or MPRD; and whether future PRD's are planned for specific areas of a PRD or MPRD application.

(b) A PRD or MPRD shall be valid for at least five years and shall be renewable at least once for two more years. The City may modify the approval or conditions of approval as a condition of any renewal. The approval conditions may provide for longer periods of validity. If no time period is specified, the PRD or MPRD shall be valid for five years and the city may grant one renewal, if requested by the applicant before the approval expires, for not more than two years.

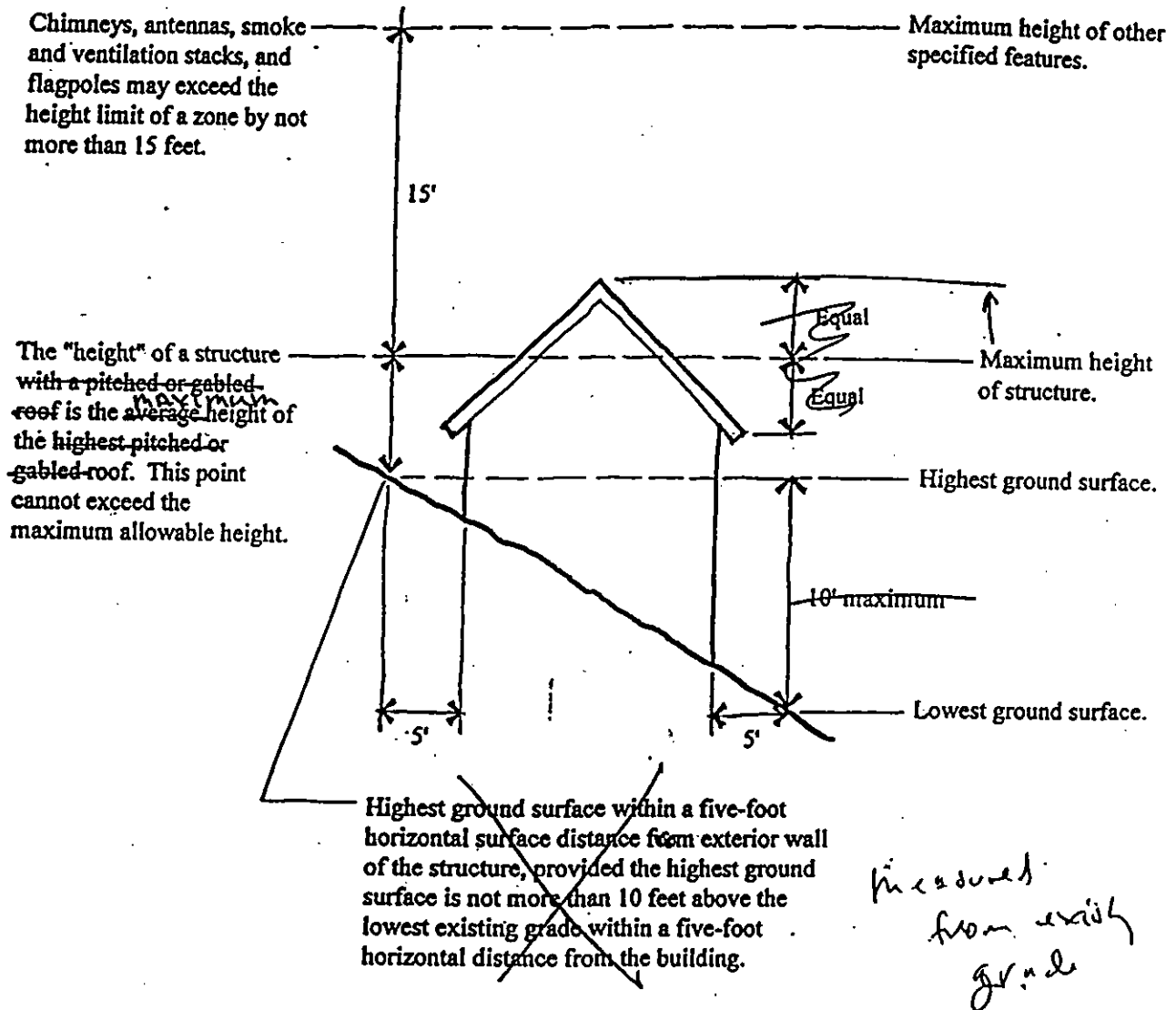
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## EXCEPTIONS TO SETBACK REQUIREMENTS



# MAXIMUM HEIGHT OF STRUCTURES



## MIN. LOT WIDTH CIRCLE

The lot width circle establishes the minimum width and general shape of the lot. It also ensures that a new lot provides a minimum area.  
buildable

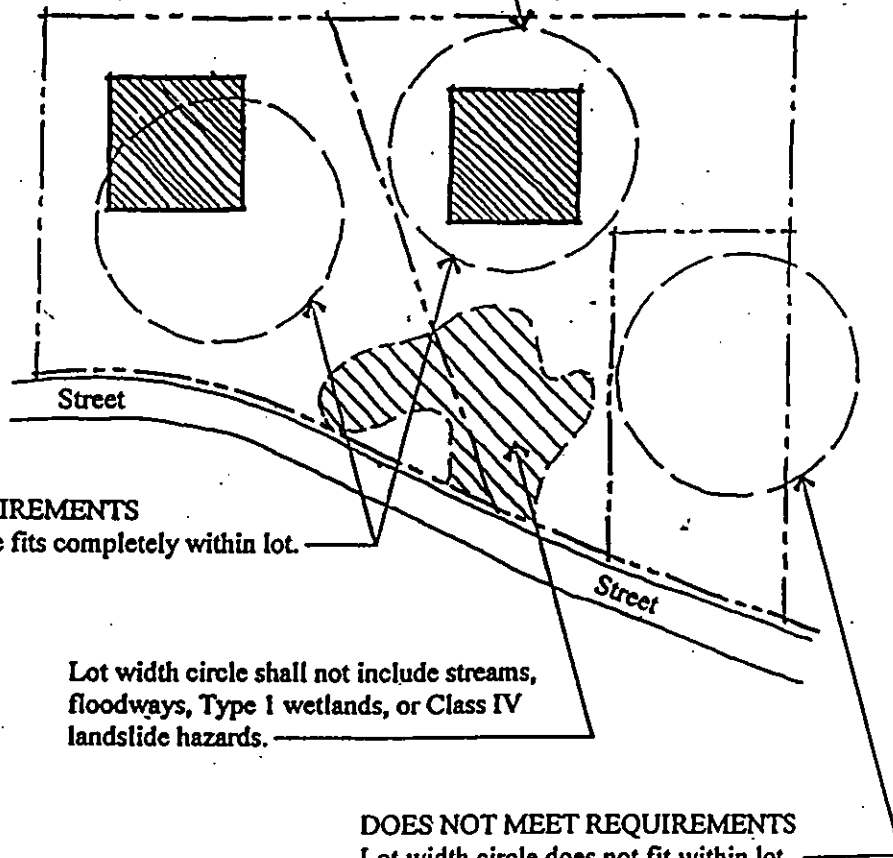
The placement of the lot width circle does not relate to the placement of the structure.

Lot width circle may extend within setbacks.

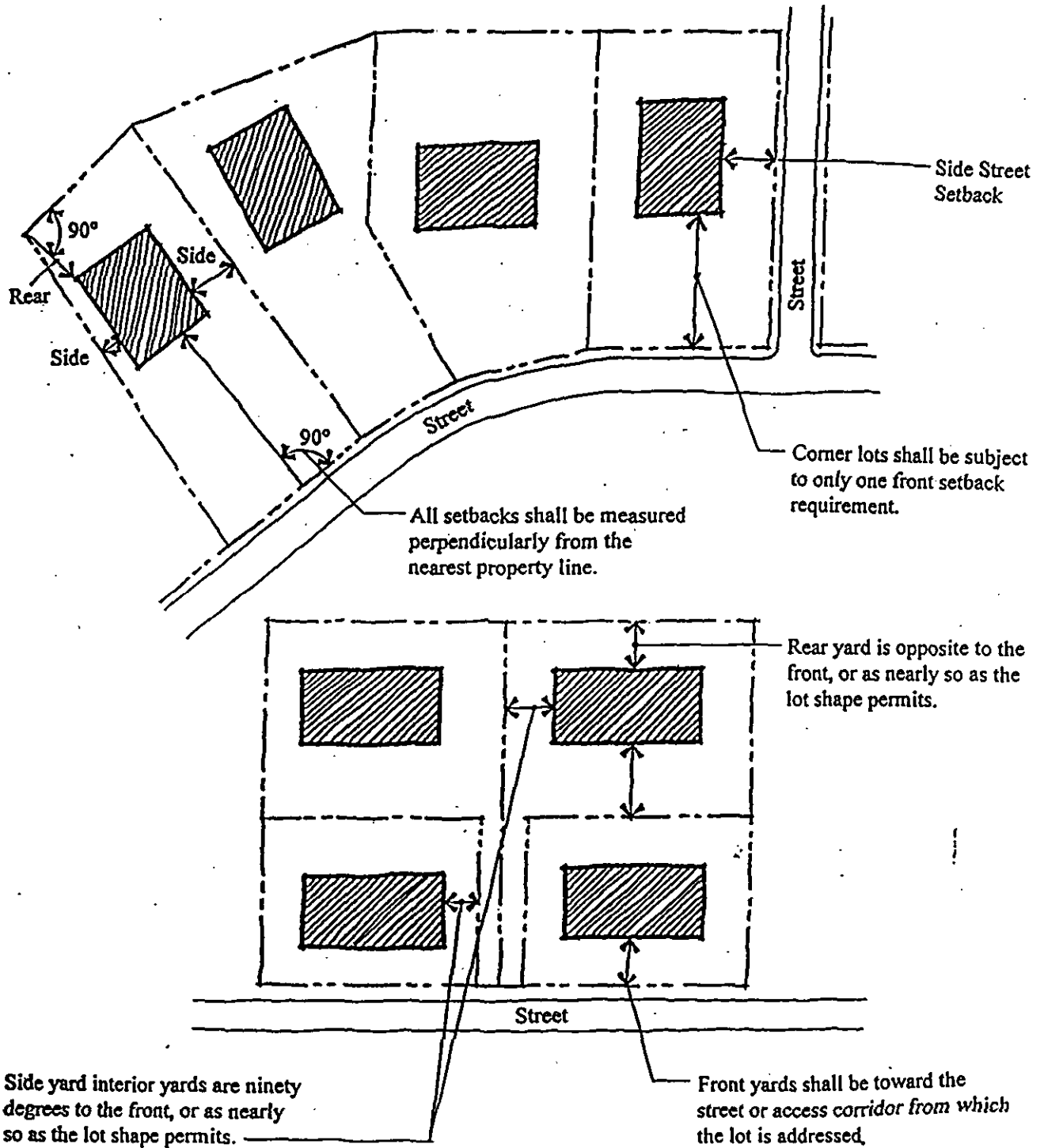
**MEETS REQUIREMENTS**  
Lot width circle fits completely within lot.

Lot width circle shall not include streams, floodways, Type 1 wetlands, or Class IV landslide hazards.

**DOES NOT MEET REQUIREMENTS**  
Lot width circle does not fit within lot.



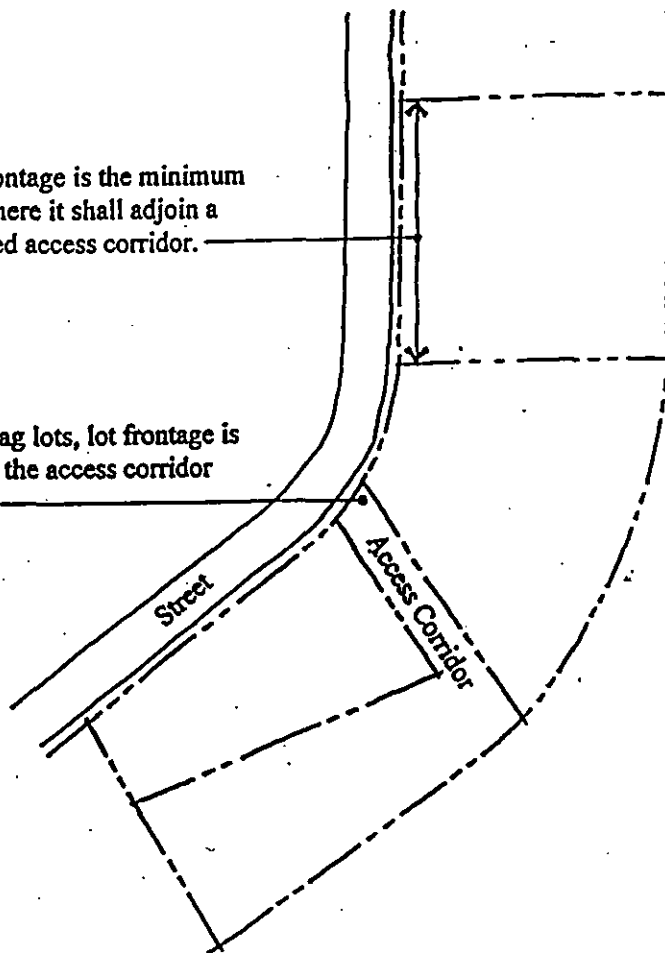
# BUILDING SETBACKS



## MINIMUM LOT FRONTAGE

Minimum lot frontage is the minimum width of a lot where it shall adjoin a street or approved access corridor.

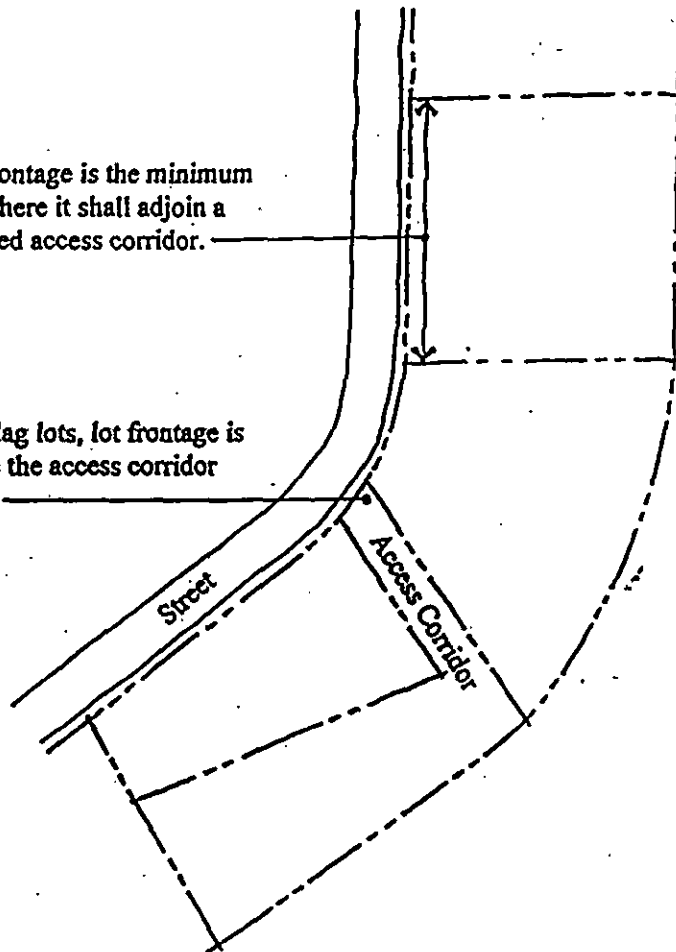
For individual flag lots, lot frontage is measured where the access corridor meets the street.



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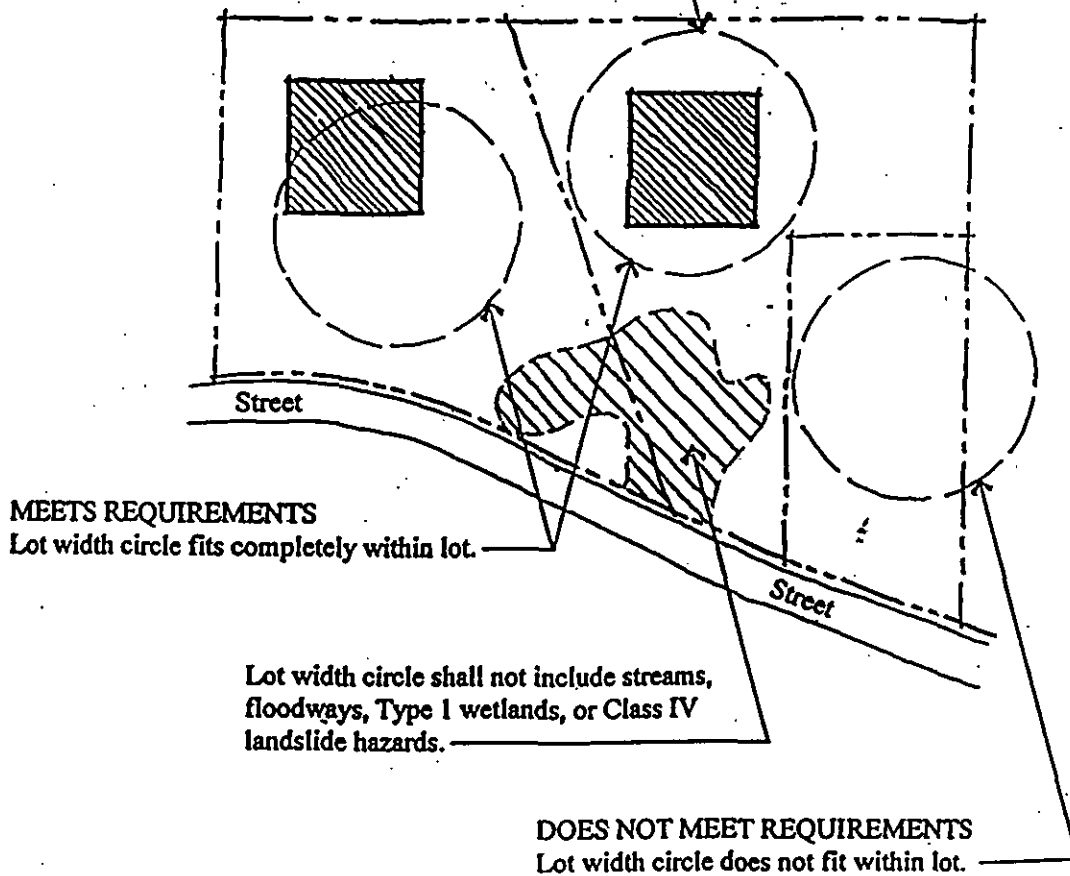


## MIN. LOT WIDTH CIRCLE

The lot width circle establishes the minimum width and general shape of the lot. It also ensures that a new lot provides a minimum <sup>buildable</sup> area.

The placement of the lot width circle does not relate to the placement of the structure.

Lot width circle may extend within setbacks.



## **20C.40A**

# **CITY CENTER REGULATIONS**

### **20C.40A.100      CITY CENTER PERMITTED LAND USES**

The chart entitled, "City Center Permitted Land Uses" is incorporated as a part of the subsection. It indicates land uses permitted within the different districts shown on the Zoning Districts Map (20C.40A.105), in conjunction with the general land use definitions in Section 20C.40A.140 and other restrictions related to these uses. The districts are established as follows:

### **20C.40A.110      MIXED USE RETAIL ZONE (CC-1)**

The CC-1 district provides for a full range of retail uses such as specialty and comparison shopping, eating and entertainment establishments, as well general and professional services, and residential uses. The district is intended to continue the historical role of the area as the city's traditional center of commerce, culture and civic life.

### **20C.40A.115      MIXED USE SHOPPING CENTER DISTRICT ZONE (CC-2)**

The CC-2 district is intended to provide for a major regional shopping center facility and associated uses such as offices, other retail activities, residential, theaters, and a hotel.

### **20C.40A.120      CONVENIENCE COMMERCIAL (CC-3)**

The CC-3 district provides for retail stores and services likely to be visited frequently for everyday needs, such as grocery stores, restaurants, drug stores, dry cleaners, florists and similar uses. Residential and service uses are also allowed.

### **20C.40A.125      MIXED USE/OFFICE ZONE (CC-4)**

The CC-4 district provides for a range of employment uses such as financial and professional services, public administrative offices, health services, and other activities normally conducted in multi-story office structures. The district is intended as an employment intense area, but also provides for supporting retail, service, residential and entertainment uses located within walking distance of each other. Residential uses are allowed and encouraged in mixed use projects with ground floor retail shops or offices below the residential units. Retail uses are permitted on the ground floor throughout this district.

### **20C.40A.130      MIXED USE/OFFICE ZONE (CC-5)**

The CC-5 district encourages an eventual transition to mid-rise office uses to add to the employment base of the City Center Neighborhood, but also provides continued opportunities for automobile and boat sales, some retail uses, and residential uses.

### **20C.40A.135      MIXED USE/RESIDENTIAL ZONE (CC-6)**

The CC-6 district encourages and provides for quieter, moderate density residential environments within walking distance to jobs, transit, retail, entertainment, and personal services. Professional services within buildings of residential design character are allowed in the district as well.



CITY CENTER DEFINITION OF USES

For purposes of administering the City Center Permitted Land Use Chart, the following definitions are noted. All new development shall meet applicable design standards and guidelines.

A. General Service Uses - General services are professional, commercial and public activities conducted in offices, and storefronts, without outdoor storage needs, including but not limited to lodging, personal services, business and financial services, minor repair services, entertainment and recreation services, theaters, health services, social services, legal services, educational services and cultural services. Customer and tenant parking structures and surface lots are considered accessory to the primary use. Services excluded from this definition are industrial laundries and dry cleaning, junk yards, testing laboratories, publishing, warehousing/storage and similar uses which are considered industrial uses.

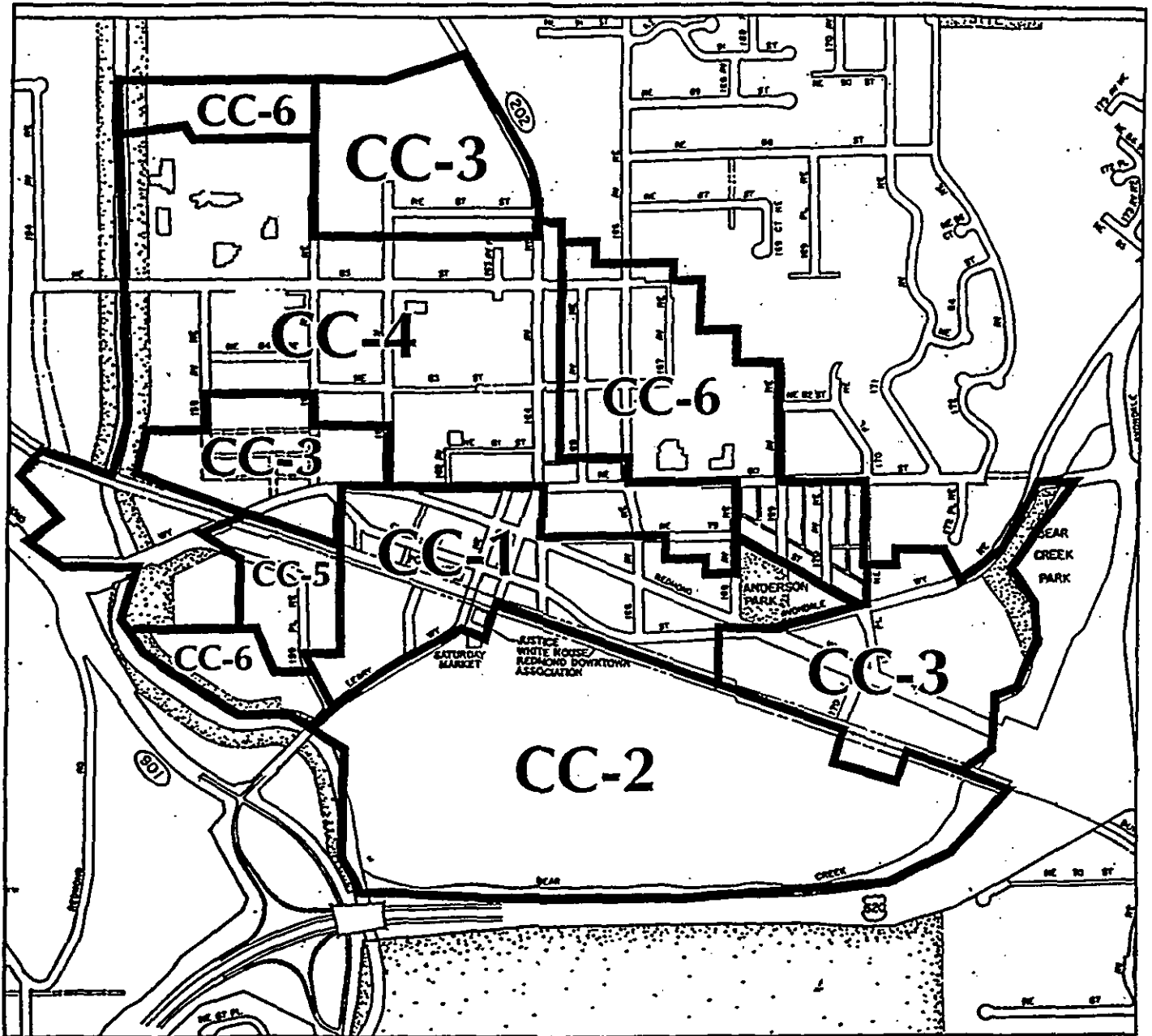
B. General Retail Uses - General retail uses are establishments engaged in selling merchandise to the general public for personal or household consumption; processing of products does not occur or is only a minor part of use (for example; restaurants, butcher shops, breweries with taverns, art studios, etc.). This category also includes food stores, apparel; furniture and home furnishings; home improvement goods including carpeting, lighting, cabinets, plumbing fixtures; large and small durable goods for family and office use such as appliances, office furniture and supplies; eating and drinking places; and general merchandise. This category does not include uses with outdoor storage and display. Customer and tenant parking structures and surface lots are considered accessory to the primary use.

C. Public Facilities and Local Utilities - Public facilities include governmental administrative offices, libraries, parks, police and fire stations, educational institutions, cultural facilities, community or senior centers, and parking structures. See Section 20 H \_\_\_\_\_ for definition of Local Utilities.

CITY CENTER DESIGN OVERLAY AREAS

The City Center Neighborhood is divided into thirteen Overlay Design Areas entitled, "Valley View", "Bear Creek", "Trestle", "Sammamish Trail", "Town Square", "Old Town", "Leary", "River Bend", "North Point", "East Hill", "Carter", "Foothill", and "Mixed Use/Shopping Center". These areas are further delineated from the Zoning Districts Map in order to create sub-neighborhoods with unique design characteristics. They are shown on the map entitled "City Center Design Areas", included in this section. The intent of each of the Design Areas is as follows:

A. Old Town - This Design Overlay Area is established to be a center of pedestrian-oriented retail activity in the City Center Neighborhood. The design regulations shaping development in the area provide for an urban village pattern and rhythm which encourages narrow ground floor store fronts, small blocks, narrow streets, mixed use residential/office/service buildings, and pedestrian scale architecture. The regulations encourage the enhancement of existing older buildings with small ground floor retail spaces, by encouraging narrow bay spacing complimentary to pedestrian activity and interest, and encourages office space above them. The pedestrian nature of the area is emphasized through lower parking requirements and plans for creation of parking lots/structures in a few central locations at the edge of this area.



## CITY CENTER ZONING DISTRICTS

20C.40A.105

20C.40A.100 CITY CENTER PERMITTED LAND USES CHART

CITY CENTER ZONING DISTRICTS PERMITTED LAND USES	CC-1 Mixed Use/Residential	CC-2 Mixed Use/Residential	CC-3 Convenience Commercial	CC-4 Mixed Use/Office	CC-5 Mixed Use/Office	CC-6 Mixed Use/Residential
	1b	1c	1, 1a	1b	1c	1b
RETAIL 3, 7						
- General (except those below)	P	P	P	P	P	P
- Automobiles/Boats with outdoor storage of vehicles						
- Gasoline						
- Vending Carts/Kiosks	G	G	G	G	G	G
SERVICES 3, 7						
- General (except those below)	P	P	P	P	P	P
- Family Day Care (1-6 children)	P	P	P	P	P	P
- Mini Day-Care (7-12 children)	G	G	G	G	G	S
- Day Care Center (13+ children)						
- Minor Auto Repair						
- Repair: Electrical appliances motors, and furniture. Machine shops.						
- Repair and Rental: Electronic equipment, stereo, video, and watches.	P	P	P	P	P	
Residential: 8	9	9	9	9a	9a	P
- Multi-Family	P	P	P	P	P	P
- Senior Housing	P	P	P	P	P	P
Public Facilities and Local Utilities 7	P	P	P	P	P	P
Banks With Drive-Through Facilities						
All Other Drive-Through Facilities						

NOTE: P= Permitted; G= General Development Permit Required; S= Special Development Permit Required

- 1 - No single-story retail permitted. In multi-story buildings, retail is permitted on the ground floor, but is not required. Restaurants, taverns and delicatessens are allowed on any floor. Nonconforming single-story uses may expand per Section 20F.20.500
- 1a - Same as 1 above, except, Single-story sit-down restaurant and entertainment uses not less than 5,000 square feet GFA, and single-story master planned festival retail development adjoining and orienting to the river are permitted. No surface parking shall be within 150 feet of the river's top of bank.
- 1b - Retail uses allowed in Foot Hill Design area per footnote 1 above. See also Design Areas Overlays Map, 20C.40A.200.
- 1c - Same as 1 above, except single-story home and office improvement retail uses selling items such as furniture, fixtures, lighting, and carpet are allowed.
- 2 - Drive-through facilities shall have a minimum of 3,000 square feet GFA of contiguous floor space, shall be limited to one lane, only, and shall provide a minimum queuing distance of 120 feet which is not within the public right-of-way or on-site circulation aisles.
- 3 - Adult entertainment is governed by Section 20C.80.175 of the Community Development Guide.
- 4 - Governed by Section 20C. Senior Citizen Housing Development - Density Bonus.
- 5 - Prior to approval of any clearing, segregation or development permits; a conceptual Master Plan which shows, at a minimum, the building sites, streets, open space, required building frontages and plazas of the proposed development shall be approved by the Technical Committee and Design Review Board.
- 6 - Master Site Plan approval required through General Development Permit process. See Section 20
- 7 - On-site hazardous waste treatment and storage facilities permitted with a GDP provided that State siting criteria are met as set forth in RCW 70.105. A hearing may be required. If the associated permitted use requires an SDP, consideration of the treatment and storage facility shall be subject to same SDP process and conditions.
- 8 - Maximum density per lot dependent upon size and width of lot, per the City Center Site Requirements Chart.
- 9 - Not permitted on ground floor.
- 9a - Not permitted on the ground floor, except through establishment of a Administrative Design Adjustment per Section 20C.40A.300(C).
- 10 - See Section 20C.80.730
- 11 - Gas Stations, minor auto repair, minor repair and machine shops, and drive-through facilities are prohibited west of 158th Ave. NE, extended. Surface parking is prohibited within 150 feet of the river's top-of-bank.
- 12 - See Section 20C.80.725, Automobile and Boat Sales.
- 13 - See Section 20C. Banks With Drive-Through Facilities. Banks without drive-through facilities are regulated as General Services.
- 14 - Gasoline Stations are prohibited in high significance aquifer recharge areas. Please see Section 20C.80.200, Environmentally Sensitive Areas.

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7/16/96

B. Mixed Use/Shopping Center - The Design Overlay Area is established to focus activity adjacent to the existing center of the City Center District and provide for pedestrian and automobile integration between the two areas. See Ordinance No. 1841, Town Center.

C. Valley View, Trestle, and Bear Creek - These areas are located near entrances to the City Center and are established to allow convenient automobile access. Residential and office uses above retail shops are also allowed and encouraged, but not required.

D. Town Square - This design area provides mid-rise office development of six to eight stories adjacent to an urban park. Mid-rise office and mixed-use developments with active ground floor arcades and pedestrian oriented shop fronts are encouraged.

E. Sammamish Trail - Provides for employment uses adjacent to the river in mid-rise buildings. Restaurant and entertainment uses focusing on, and orienting toward, the river trail are encouraged.

F. Leary - Provides for office employment, entertainment, residential, and retail uses developed as part of a master plan which preserves significant trees in the design area, and creates a village environment complimentary to, and with pedestrian walking connections to, the adjacent Old Town and Mixed Use Design Areas.

G. River Bend - Encourages and provides for an eventual transition to a mid-rise, mixed-use office district and/or new auto mall. Existing non-conforming light industrial type uses are encouraged to upgrade through continued property investment.

H. North Point, Carter, Foothill and East Hill Design Areas - Provides for office, service, retail and residential uses side-by-side and within close proximity to each other, within a neighborhood context and scale.

#### 20C.40A.310 HEIGHT LIMIT OVERLAY AREA

The purpose of this section is to establish special building height limits in areas within City Center, to provide transitions in building heights within Design Area boundaries that border lower height Design Areas.

A. Building Height Restrictions - Building height restrictions within the Height Limit Overlay (HL) areas shall be as indicated on the Height Limit Overlay Map. The designation (HL) followed by a number indicates the maximum number of floors, and the maximum allowable building height in feet. For example HL 4/48' indicates that four stories or up to 48 feet would be allowed.

B. Permitted Uses - Any use permitted in the underlying design area shall be permitted in the building overlay area.

C. General Provisions - Development shall not exceed the building height restrictions indicated on the Height Limit Overlay Map, 20C.40A.310. For all other development standards, the standards of the underlying design area shall apply.

A. General - Except as otherwise provided in this Section, all applicable provisions of the Community Development Guide and other applicable codes and ordinances apply to development in the City Center Design Areas.

B. Site Requirements - The City Center Site Requirements Chart, 20C.40A.305, sets forth other dimensional and site requirements for Design Areas within City Center as shown in the Design Overlay Area Map, 20C.40A.200. Each structure, development or activity in the Design area must comply with these requirements.

C. Administrative Design Flexibility (ADF) in City Center - 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 City Center Neighborhood, and 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. General Development Permit procedures defined in Section 20F.10.400, General Development Permit Review shall apply in the establishment of an ADF in City Center.

1. Qualifying Standards - In order to qualify for the Administrative Design Adjustment within the City Center Neighborhood, a property must meet the following criteria:

- (a) The property must contain not less than forty thousand square feet; and
- (b) The property must be bound by two or more public streets;
- (c) The proposed project design must demonstrate all of the following:
  - i. Superiority in achieving the goals and policies for the design area in which the site is located;
  - ii. Superiority in design in terms of architecture, building materials, site design, landscaping and open space;
  - iii. The project provides benefit to the City Center Neighborhood in terms of desired use, activity, and design.

2. ADA - Flexibility of Design Standards in City Center - Requirements of Article 20C.00.000, "Land Use Regulations," that may be modified by application of this subsection are defined specifically as follows:

- 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.

- Mid-Block Pedestrian Walkways and Vehicular Lanes - Requirements for mid-block Pedestrian and Vehicular lanes per Section 20C.40A.505 City Center 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.

- Other Site Requirements - All other site requirements in the City Center Site Requirements Chart except density, parking, 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.

**The following new section should be added to Section 20C.40A.300 City Center Site Requirements to Implement the TDR program.**

**D. Maximum FAR without TDRs.**

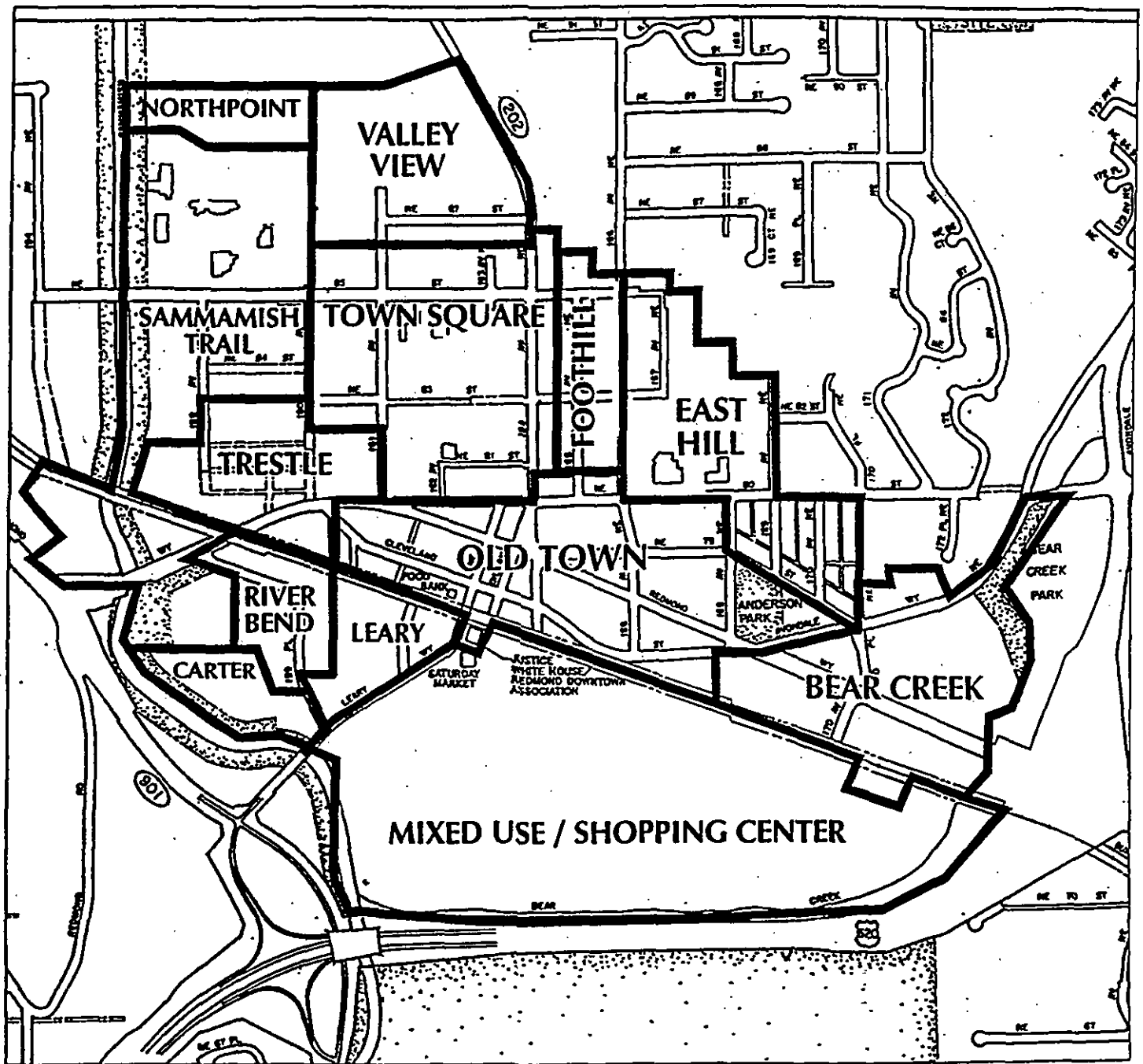
1. Section 20C.40A.305 sets a maximum floor area ratio (FAR) for all developments unless the development transfers the floor space above that maximum FAR to the site through the transfer of development rights (TDR) program authorized by Chapter 20C.20 and Section 20C.60.420. The maximum FAR applies to the gross floor area of all buildings on the site, excluding parking areas for motor vehicles which are not maintained as a stock in trade.

2. Regardless of the maximum FAR without TDRs in Section 20C.40A.305, all buildings shall be allowed at least 10,000 square feet of gross floor area or, if the space shall be occupied by dwelling units, sufficient gross floor area to contain the residential dwelling units allowed by Table 20C.40A.315 exclusive of footnotes. It shall not be necessary to transfer development rights to the site under the transfer of development rights program to be entitled to the minimum amount of space allowed by Section 20C.40A.300(D)(2).

**20C.40A.400**

**RESIDENTIAL DEVELOPMENT IN CITY CENTER DESIGN AREAS**

All residential development in City Center Design Areas shall comply with the density and development standards indicated in the City Center Site Requirements Chart, except where otherwise specified. Residential uses shall be permitted in City Center Design Areas as indicated in the City Center Land Use Chart. Residential developments within the Design Areas shall also comply with the following criteria:



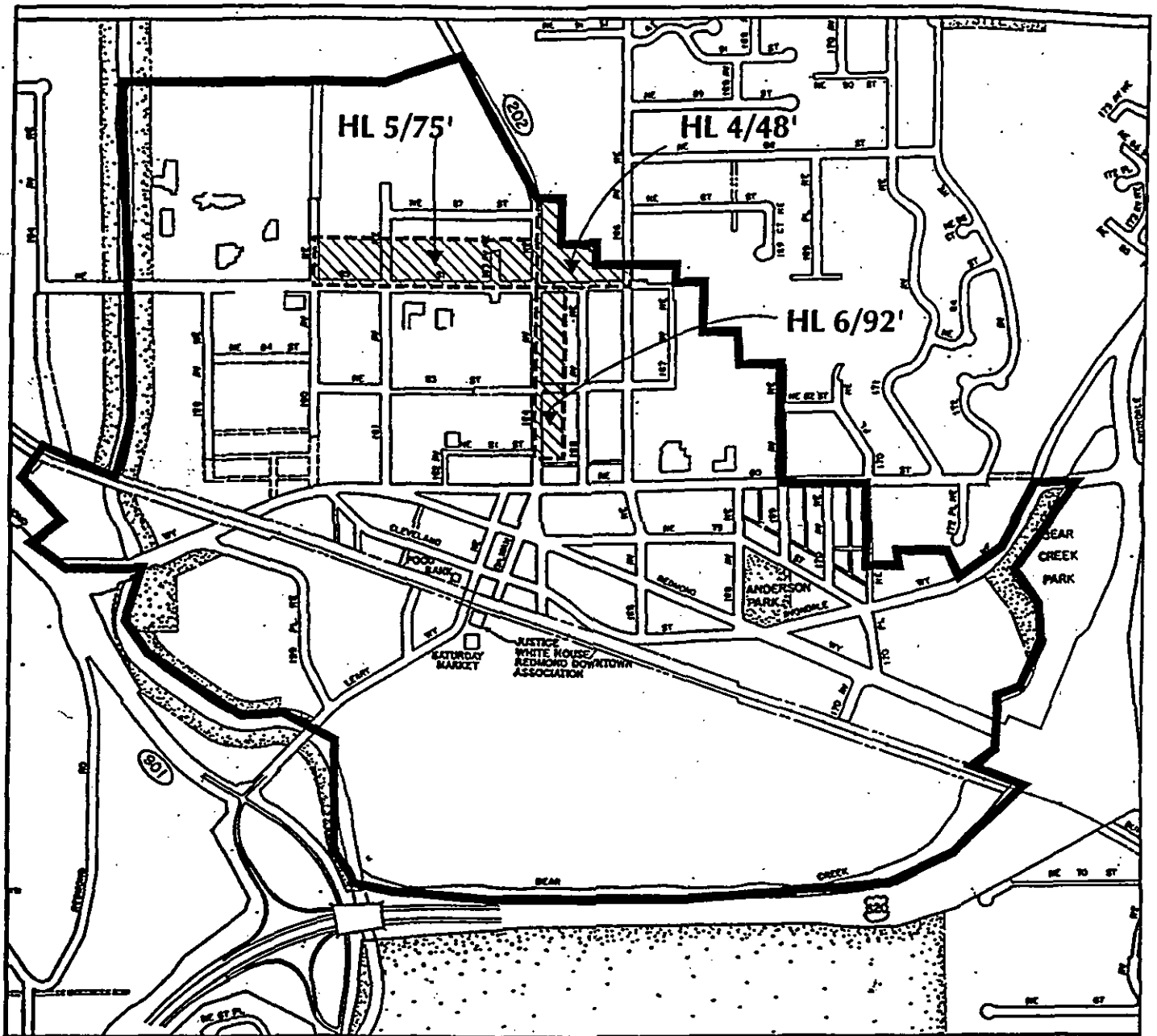
# Design Overlay Area Map

20C-40A-200

CC - 5a

Effective 12/21/93





# Height Limit Overlay Map

20C. 40A. 310

20C.40A.305 CITY CENTER SITE REQUIREMENTS

DESIGN CRITERIA	Old Town Station 20C.90.040(2)	Mixed Use Center Station 20C.90.040(2)	Village View Bar/Grill Infill Station 20C.90.040(2)	Town Square Station 20C.90.040(2)	Sammamish Trail Station 20C.90.040(2)	Flat Plain Station 20C.90.040(2)	River Belt Station 20C.90.040(2)	Iron Hills Station 20C.90.040(2)	North Point Station 20C.90.040(2)
<b>RESIDENTIAL DENSITIES</b> - Maximum Number of Dwelling Units Per Gross Acre	See Table 20C.40A.315	See Table 20C.40A.315	See Table 20C.40A.315	See Table 20C.40A.315	See Table 20C.40A.315	See Table 20C.40A.315	See Table 20C.40A.315	See Table 20C.40A.315	See Table 20C.40A.315
- Permitted Location	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	No Special Restrictions	No Special Restrictions
<b>MINIMUM YARD SETBACKS</b>									
- Front Street	1 2, 2a 14 feet	3	1a, 2a 20 feet	2, 2a 14 feet	2, 2a 14 feet	2b 20 feet	2a 20 feet	2a 28 feet	2a 28 feet
- Side Street	1 14 feet	3	1a 20 feet	2 14 feet	2 14 feet	2c 20 feet	2c 20 feet	28 feet	28 feet
- Side Yard	1b 0 feet	3	0 feet	0 feet	0 feet	2c 0 feet	2c 0 feet	See Section 20C.40A.400(D)	See Section 20C.40A.400(D)
- Side Yard - Residential uses above ground floor commercial	See Section 20C.40A.400(D)	See Section 20C.40A.400(D)	See Section 20C.40A.400(D)	See Section 20C.40A.400(D)	See Section 20C.40A.400(D)	See Section 20C.40A.400(D)	See Section 20C.40A.400(D)	See Section 20C.40A.400(D)	See Section 20C.40A.400(D)
- Rear Yard	0 feet	3	0 feet	0 feet	0 feet	2c 0 feet	0 feet	10 feet	10 feet
- Rear Yard - Residential uses above ground floor commercial	10 feet	3	10 feet	10 feet	10 feet	2c 10 feet	10 feet	10 feet	10 feet
- Yard Adjoining Residential District	5 feet	3	5 feet	5 feet	5 feet	2c 5 feet	5 feet	5 feet	5 feet
- Between Buildings On-Site	N/A	3	N/A	N/A	N/A	N/A	N/A	15 feet	15 feet
- Parking	5	3	5	5	5	Same as Set Backs	5	5a	See Section 20C.40A.440
<b>MAXIMUM BUILDING HEIGHT (Stories/Feet)</b>	9	8	2/30' 3/45'	5/75' 6/92'	5/75'	5/75'	5/75'	6a, 7 5/75'	4/48'
<b>LOT COVERAGE</b>	11c 100%	11, 11b	11a 80%	11a 100%	11a 100%	11a 100%	11a 100%	11a 80%	See Table 20C.40A.315
<b>PARKING SPACES REQUIRED</b>	12 See Section 20C.80.400	11 See Section 20C.80.400	13 See Section 20C.80.400	See Section 20C.80.400	12, 13 See Section 20C.80.400	See Section 20C.80.400	See Section 20C.80.400	See Section 20C.80.400	See Section 20C.80.400
<b>MAXIMUM FAR WITHOUT TDRs</b> See 20C.40A.300(D).	1.25	0.308	1	1.25	1.25	1.25	1.25	1.25	1.25

# NOTES:

- 1- Measured from face of curb. See, also, Section 20C.40A.505 City Center Pedestrian System. See also Section 20C.20.220, Sight Clearance at Intersections.
- 1a- Thirty (30) feet, if designated per Section 20C.40A.505 City Center Pedestrian System.
- 1b- Measured from property line. In case of alley, measured after dedication, if necessary.
- 2 - On streets fronting Type V Pedestrian walkways per Section 20C.40A.505 14 feet is the average required. Building fronts shall be developed to the sidewalk and or plaza edges.
- 2a- Front setback for residential use above ground floor commercial shall be regulated by Section 20C.40A.505 City Center Pedestrian System.
- 2b- Where a grove of trees (6 or more significant trees within a quarter-acre area) lie along a street front, the setback shall be 100 feet. Otherwise the set back shall be per Section 20C.40A.505 City Center Pedestrian System requirements.
- 2c- Where a grove of trees (6 or more significant trees within a quarter-acre area) lie along the westerly design area boundary, the setback shall be 30 feet. Otherwise the set back shall be zero (0) feet.
- 3 - Subject to Master Plan and Site Plan Review Approval.
- 4 - Within 100 feet of adjoining Residential Districts, bay doors other than for loading may not open directly toward (without a building in between) the residential district.
- 5- Governed by Section \_\_\_\_\_ Parking Garages.
- 5a - Same as 5 above, except standards apply regardless of Pedestrian System Type, and sub-paragraph (iv) \_\_\_\_\_ does not apply.
- 6- Five (5) floors is maximum height without bonus. Bonus to eight floors granted for provision of 20% on-site usable open space in the form of plazas/arcades which are accessible to public during extended business hours, water features, public meeting rooms, day-care services, or the preservation of historic buildings or sites. The amenities shall be on the project site or within the design district in which the building is located.
- Such approval shall be granted through the Site Plan Review process.
- 6a- The height may be increased to six (6) stories provided that the roof, building, and development design are found to be superior, and complimentary to the skyline through the Site Plan Review process.
- 7- Height limit overlay districts may apply; see Section 20C.10.230(11) 40.310 Height Limit Overlay Zones.
- 8- Mixed Use area: 3 Stories /80 feet; hotel - 6 stories/75 feet or 8 stories/100 feet with meeting, conference and banquet facilities. Office Park area: 5 stories/75 feet. Bear Creek Retail Area: 3 stories/60 feet.
- The hotel shall be located within the northwestern portion of the Design Area.
- 9 - Both stories and height standard must not be exceeded, and height shall be measured to the top of mechanical equipment enclosures.
- 10 - The maximum height may be increased to 3 stories and 45 feet when a grocery store is a major tenant on the project site.
- 11 - Governed by Section 20B.85.130(105)(a) \_\_\_\_\_ Mixed Use Shopping Center Design Area Goal and Policy.
- 11a- For developments with residences above ground floor commercial/office, Lot Coverage shall be governed by this table.
- 11b- For residential development without ground floor commercial/office, Lot Coverage shall be governed by Section 20C.40A.305.
- 11c- Lot coverage percentage equals: The total site area measured to the PROPERTY LINE, less Pedestrian Systems measured to the CURB LINE, on-site sidewalks, landscaping, and plazas; DIVIDED by the site area measured to the CURB LINE.
- 12- A density bonus for contribution to In-Lieu Parking Fund is available per Section \_\_\_\_\_.
- 13- Surface parking is prohibited within 150 feet of the river's top-of-bank.
- 14- Residential uses may exceed this limit without transferring floor area under the TDR program up to an FAR of 0.7 counting only the residential gross square footage. Additional non-residential gross square footage is only allowed if the policies and regulations are amended to allow more non-residential development in this design area.

Residential Densities For City Center Design Districts

DESIGN AREAS	Minimum Site Area (Sq. Ft.)	Minimum Site Width (Ft.)	Permitted Dwelling Units Per Net Acre	Maximum (1) Allowable Lot Coverage
<b>ALL DESIGN AREAS ALLOWING RESIDENTIAL USES, EXCEPT TRESTLE, VALLEY VIEW &amp; BEAR CREEK</b>	2,400-3,199	less than 30	1 unit per lot	75%
	2,400-3,199	30-43	2 units per lot *	75%
	3,200-5,999	44-49	26 units per acre	75%
	6,000-11,999	50-119	30 units per acre	N/A
	12,000-17,999	120-179	45 units per acre	N/A
	18,000 or more	180-or more	55 units per acre (2)	N/A
<b>TRESTLE, VALLEY VIEW AND BEAR CREEK</b>	2,400-3,199	less than 30	1 unit per lot	
	2,400-3,199	30-43	2 units per lot*	
	3,200-5,999	44-49	26 units per acre	
	6,000 or more	50 or more	30 units per acre	

In order to ensure that appropriate bulk and height relationships exist between residential lot widths and building intensity, the table above shall be used to determine the permitted residential density of a site. The density allowed on the site shall increase with the increase in site area and site width. The table is read from left to right, within the rows. For example, a site that is 12,000 square feet in area and 120 feet in width will be allowed up to 45 dwellings per acre. If the site's area and width are in different rows, i.e. 12,000 square feet and 100 feet wide, the lower density shall apply (30 dwelling units per acre).

Exceptions:

If the site's width is in a row that allows a higher density, as opposed to the site area, the higher density shall be allowed if the site's area is also at least 85% of the lowest range of the areas in the same row. Example: Site width = 120 feet and the site area is at least 10,200 square feet (85% of 12,000 square feet), then 45 dwelling units per acre shall be allowed.

If the site's area is in a row that allows the higher density, but the width limits it to a lower density, the higher density shall be allowed if the site width is at least 85% of the lowest range of the widths in the same row. Example: Site area = 12,000 square feet and the site width is at least 102 feet (85% of 120 feet), then 45 dwelling units per acre shall be allowed.

NOTES:

- (1) Lot coverage requirements do not apply to residential developments with ground floor commercial/retail uses, except those specified in 20C.40A.305 City Center Site Requirements Chart.
- (2) In the Sammamish Trail, Old Town, Leary, and River Bend Design Areas, the maximum density allowed may be increased to a Floor Area Ratio of 1.75 as provided in this footnote and through the transfer of development rights (TDR) program, exclusive of bonuses. In the Foothill Design Area, the maximum density allowed may be increased to a Floor Area Ratio of 2.00 as provided in this footnote and through the transfer of development rights (TDR) program, exclusive of bonuses. In the Town Square Design Area, the maximum density allowed may be increased to a Floor Area Ratio of 2.25 as provided in this footnote and through the transfer of development rights (TDR) program, exclusive of bonuses. Where a proposal would (i) exceed the residential densities allowed by Table 20C.40A.315 and any bonuses and (ii) exceed a floor area ratio (FAR) of 1.25 for all buildings on the site, the floor space that exceeds a FAR of 1.25 shall be transferred to the site through the transfer of development rights program authorized by Chapter 20C.20 and Section 20C.60.420.

\* With alley access, only. Otherwise one unit per lot.

For residential developments without ground floor commercial/office uses, the maximum lot coverage permitted for principal and accessory structures shall not exceed the lot coverage standards on Table 20C.40A.315. The following structures or portions of structures shall be exempted from the measurement of lot coverage:

- A. Ramps or other access for the disabled or elderly meeting Washington State Rules and Regulations for Barrier-Free Design;
- B. Required Pedestrian walkways/vehicular lanes per City Center Pedestrian System. The area devoted to the required Pedestrian System between the building and curb line/property line shall be counted as open space.
- C. An underground structure (below natural grade), or under ground portion of a structure, on any part of the entire lot that is landscaped on the surface;

## 20C.40A.410

**RESIDENTIAL YARD REQUIREMENTS**

Yards shall be provided for the purpose of creating light, air, pedestrian and vehicular circulation, emergency access and general aesthetic improvements. All lots shall have one front yard and one rear yard, with the exception of through lots (lots with two fronts), which may have two front yards and no rear yard. Where a residential use is above ground floor commercial/office, the side and rear yard setbacks shall apply only to the residential use.

A. Measurement. All yard areas shall be measured from the property lines, except as noted in the City Center Site Requirements Chart. All yards shall be measured after dedication for required rights-of-way.

B. Permitted Structures in Required Yard Areas. The following features are permitted within front, rear and sideyard setback areas provided that they project no closer than 5 feet to a property line and do not project more than 5 feet into the setback area. The projections may be further restricted through the Site Plan Review Process. Permitted projections include building extremities such as: balconies, patios, porches, architectural protrusions, subterranean garages and structures (below natural grade), bay windows, and chimneys. Where the required building setback is at the pedestrian system sidewalk edge, structures on the ground floor may project into the required Pedestrian System per Section 20C.40A.500.

C. Front Yards. Front yard depths shall conform to the standards specified in the City Center Site Requirements Chart 20C.40A.305.

D. Side Yards. Side Yards shall be determined by structure depth and height, according to Table 20C.40A.400(D). The depth of the building shall be measured at right angles, or as near to right angles as possible, from the front property line in a horizontal plane to the ground. Buildings attached at a lot line, from the ground to the roof, are exempt from this requirement.

Table 20C.40A.410(D)  
Residential Side Setbacks

Structure Depth in Feet	Height of Side Facade at Highest Point in Feet		
	0-30'	31-40'	41'+
	Minimum Side Setback in Feet		
65' or less	5'	6'	7'
66' to 80'	6'	6'	8'
81' to 100'	8'	9'	11'
101' to 120'	11'	12'	14'
121' to 140'	14'	15'	17'
141' to 160'	17'	18'	20'
161' or more	19'	21'	23'

E. Rear Yards. Rear Yard setbacks shall be provided for all residential uses per the City Center Site Requirements Chart.

F. Distance Between Buildings.

1. Principal Buildings. Two or more detached principal use buildings on the same lot shall have a minimum separation of 15 feet.

2. Accessory Structures. A detached accessory structure shall be setback a minimum of five feet from any structure to which it is not attached. This restriction shall not apply to air conditioners, heaters, vents, pumps, solar collectors or similar equipment.

3. Roof Eaves. Roof eaves of principal and accessory use structures shall have a minimum separation of five feet. This restriction shall not apply to patio covers and similar structures with open lattice, grill work or uncovered roof beams.

**20C.40A.415 RESIDENTIAL USABLE OPEN SPACE**

Two hundred (200) square feet of usable open space shall be provided with each unit, with at least 50 percent developed as common open space; and private open meeting the criteria below. Indoor recreational space may be substituted for common usable open space. For example, a four unit development requires 800 square feet of open space. At least 400 square feet must be in common open space, and each unit must have the minimum required private open space per unit, with all open space adding up to at least 800 square feet.

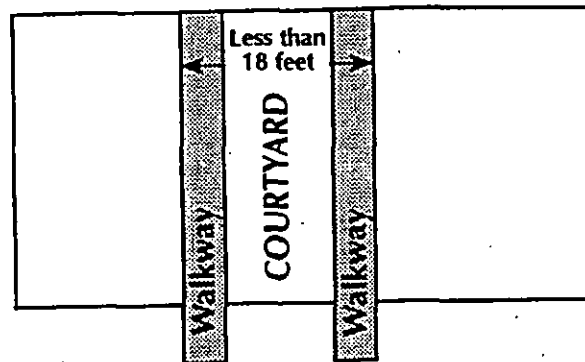
A. Open Space Size and Dimensions. Table 20C.40A.415(A) specifies the minimum open space size and dimensions for both common and private usable open space areas.

Table 20C.40A.415(A)  
**RESIDENTIAL USABLE OPEN SPACE  
SIZE AND DIMENSIONS**

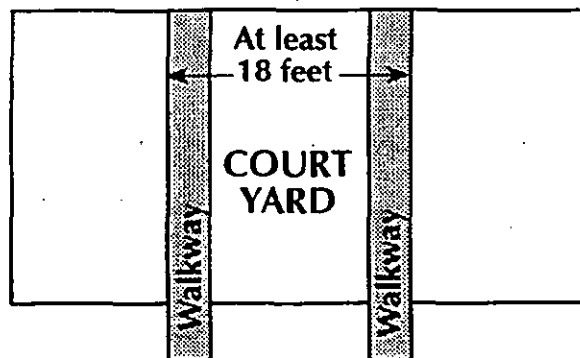
Type of Usable Open Space	Minimum Length	Minimum Width	Minimum Height	Minimum Area in Square Feet
1. Common*	12'	12'	As specified in UBC for habitable overhead height	200
2. Private - Patio	8'	8'	Same as above	80
- Balcony (or adjoining elevated circulation corridor)	5'	5'	Same as above	50

\*Front yards may not be counted as common open space, except per 20C.40A.425(D).

- B. Combining Usable Open Space and Pedestrian Access. Parking areas, driveways and pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design shall not be counted as usable open space, except; if the total width of the common usable open space is eighteen (18) feet or wider, any pedestrian path or walkway traversing through the open space may be considered usable open space. See examples below.



Area of walkway not counted as open space.



Area of walkway counted as open space.

- C. Screening of Open Space. Private usable open space shall be screened as specified in Table 20C.40A.415(C).

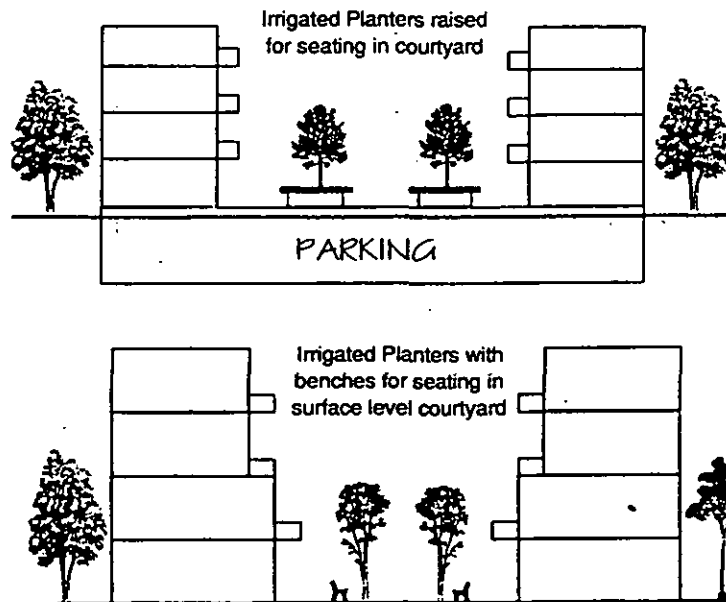


TABLE 20C.40A.415(C)  
SCREENING OF OPEN SPACE

The Area from Which Open Space Must Be Screened	Screen Height
1. Common open space	4'0"
2. Corridors	4'0"
3. Streets or other public right-of-way	3'0"
4. Units on same level	4'0"
5. Units across interior side yard	4'0"

D. On-Site Recreational Amenities. All developments shall provide:

1. Irrigated planters with seating between eighteen inches and twenty-four inches in height. See figure below.



2. Projects with twenty-one (21) or more units shall provide at least one on-site amenity such as: a recreation room of three hundred (300) or more square feet, furnished with recreational facilities; a swimming pool; or other recreational amenities such as play ground equipment. The facilities shall be appropriate for the target housing market segment, as judged through Site Plan Review.

#### 20C.40A.420 RESIDENTIAL PRIVACY STANDARDS

The intent of this section is to ensure that new residential development provides adequate privacy and comfort for the tenants and their adjacent neighbors.

A. Applicability. Privacy standards shall apply to all residential occupancy areas, as defined by the Uniform Building Code.

B. Standards. The Privacy Standards of Table 20C.40A.420(B) apply to the shortest horizontal distance between the specified window and the specified property line, or to the window or wall of another unit in the same project. Each unit in a project must meet these standards in each room.

C. Definitions.

1. The measurements indicated in Table 20C.40A.420(B) are "line-of-sight" measurements from window to window.

2. The following are considered "blank walls":

a. Garden walls four feet or more in height.

b. Etched glass, frosted glass, stained glass or similar translucent but non-transparent materials; and

c. Windows with a lower sill not less than five feet-six inches above the finished floor level.

3. The primary room means a living room, dining room or family room. Where an open floor area plan combines the living and dining rooms, the living/dining room shall be considered one room.

4. All rooms not defined above as a primary room shall be considered a secondary room.

5. In the case where windows in one room are of equal size, either window may be selected by the builder as the largest window.

D. Public Corridors. Public circulation corridors may be located within window-to-window or window-to-wall spacing distances. However, such corridors shall also have a minimum privacy spacing distance from primary and secondary windows as established in Table 20C.40A.420(B)

#### 20C.40A.425 MINIMUM RESIDENTIAL COURTYARD DIMENSIONS

The courtyard provision is intended to create attractive and comfortable on-site open spaces for residents so they may enjoy outdoor living and recreational activities. Where courtyards are part of a development, courtyard designs shall conform to the standards as specified. Exceptions to the minimum dimension requirement may be granted through the Site Plan Review process only if the Design Review Board, Technical Committee, or Code Administrator finds that the alternative design, improves the overall quality of the development and meets the intent of the courtyard provision. Standards are as follows:

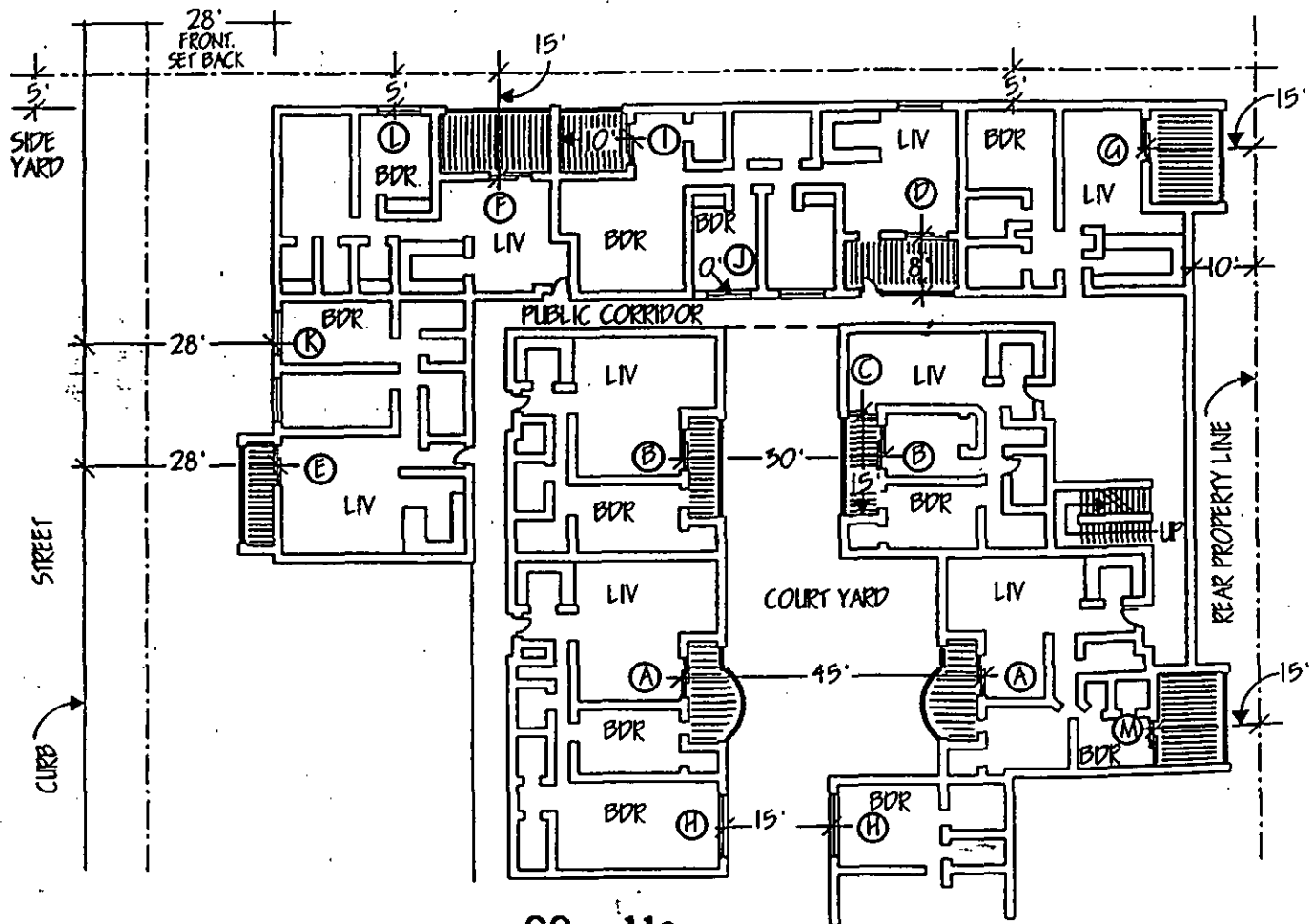
Table  
20C. 40A.420(B)  
Privacy  
Standards

	On-Site				At Property Line			
	Primary Room Largest Window	Secondary Room Largest Window	Blank wall	Public Corridor	Front	Side	Interior	Side Street
Primary Room The largest window (Living Room, Dining Room)	45' (A)	30' (B)	15' (C)	8' (D)	Front Yard Setback (E)	15' <del>20'</del> (F)	15' (G)	Front Street Setback
Secondary Room The largest window (All other Rooms)	30' (B)	15' (H)	10' (I)	0' (J)	Front Yard Setback (K)	Side Yard Setback (L)	15' (M)	Side Street Setback
Blank Wall	15' (C)	10' (I)	5'	0'	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Side Street Setback

The Privacy Standards apply to the shortest horizontal distance between the specified window and the specified property line, or to the window or wall of another unit in the same project. Each unit in a project must meet these standards in each primary/secondary room. Measurements shall be "line-of-sight", measured from the center of the subject windows.

The primary room means a living room, dining room or family room. Where an open floor area plan combines the living and dining rooms, the living/dining room shall be considered one room.

All rooms not defined above as a primary room shall be considered a secondary room. See example below.



# EXAMPLE #1

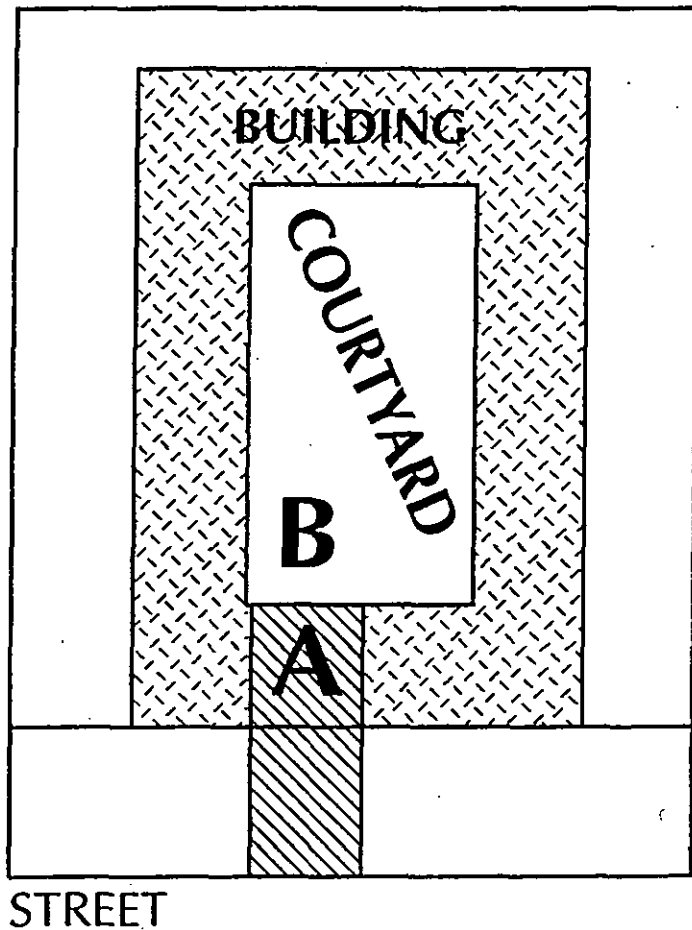


Figure 20C. 40A.425(D)

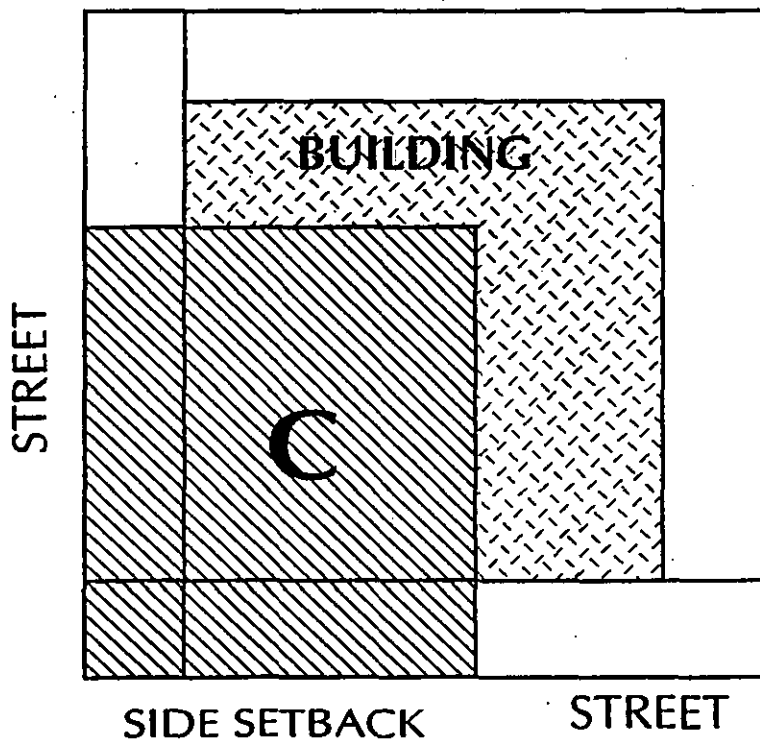
If the width of "A" is equal to at least half the width of "B" and "B" meets the minimum courtyard dimension standards, then the entire shaded area of "A" can be counted as usable open space.

**REQUIRED SETBACK**

**FRONT PROPERTY LINE**

**STREET**

# EXAMPLE #2



When a courtyard is open to the street, the shaded area, "C", including the shaded portions of the front yard and side yard setback areas can be counted as usable open space. "C" must meet the minimum courtyard standards.

**REQUIRED SETBACK**

**FRONT PROPERTY LINE**

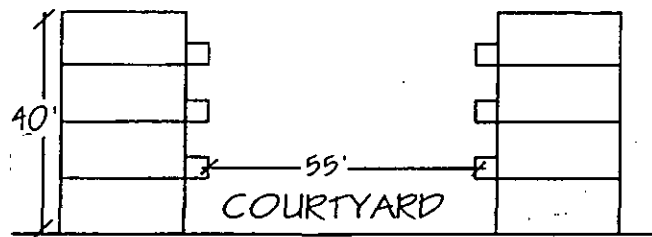
**SIDE SETBACK**

**STREET**

A. The minimum dimension (width and depth) of any courtyard shall be no less than 1.5 times the tallest building or segment of building enclosing the courtyard (a ratio of 1:1.5), but shall not be required to exceed fifty-five (55) feet;

B. The height of the building wall shall be measured from the courtyard elevation to the roof eaves of the enclosing building(s);

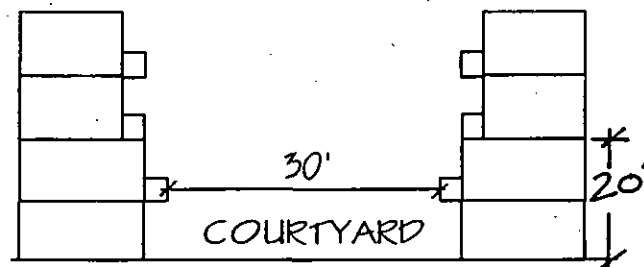
C. The courtyard dimension is a measurement of the usable open space between two building walls, or to a property line. If balconies or corridors project into a courtyard, the dimension shall be measured from the edge of the projecting balconies and, or, corridors, see figure below;



Building Height (40')  $\times$  1.5 = 60' Court Yard\*  
\*However maximum required width not to exceed 55'

D. Special incentive is provided to encourage courtyards which are visibly open to the street. If fifty (50) percent of the courtyard width is open to the street, the area that is contiguous with the courtyard, in the setback area, can be counted as usable open space (see Fig. 20C.40A.425(D); and

E. If the enclosing walls terrace upward and back with succeeding stories, the courtyard dimension may be reduced but shall not be less than 1.5 times the height of the ceiling of the lowest enclosing floor (see figure below).

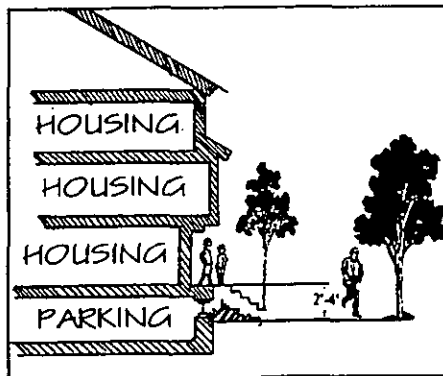


Height of lowest enclosing floor (20')  $\times$  1.5 = 30'

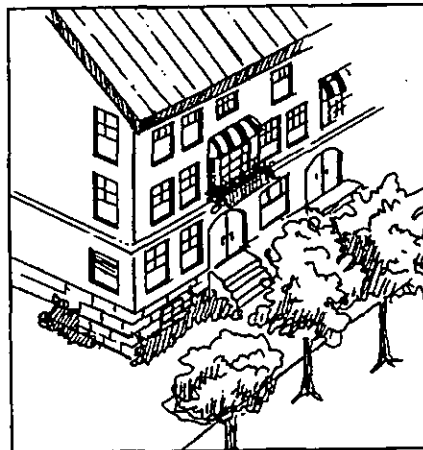
In order to ensure that orientation of the primary entrance is toward the street and adds interest to the building design, the following pedestrian access requirements shall apply.

A. Front Entry. Every multifamily building shall have a covered front entry way developed in accordance with the following standards:

1. Orientation. The primary entry shall face the front property line.
2. Size. The entry shall be at least eight (8) feet wide.
3. Walkway. A decorative paved walkway, separated from and not crossing driveways shall be provided between the entry and the City Center Pedestrian System.
4. The entry of ground floor units and ground floor foyers along street fronts shall be between two (2) and four (4) feet above the grade of the adjoining Pedestrian System in order to provide visual interest in the yard abutting the street. This requirement shall not apply to residential projects with ground floor commercial uses. (See figure below)



New multi-family development shall utilize 1/2 flight up entries off of the street, giving privacy as well as a view of the street and sidewalk.



20C.40A.435

REQUIRED RESIDENTIAL FACADE MODULATION

In order to provide architectural interest in larger residential developments and to maintain proportional residential masses, the following standards shall apply:

A. Front and Side Street Facades. Facades facing streets shall be modulated approximately every forty (40) feet, depending on unit separation locations.

B. Facades facing interior property lines and interior portions of the lot, that are visible from the street, shall be modulated approximately every forty (40) feet, depending on unit separation location.

C. Modulation Standards.

1. Minimum depth of modulation shall be four (4) feet.

2. When balconies are part of the modulation and have a minimum depth of six (6) feet and a minimum area of sixty (60) feet, the minimum depth of modulation shall be two (2) feet. See Figure 20C.40A.435.

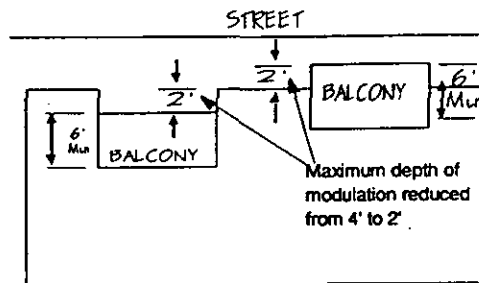


Figure 20C.40A.435  
Reduction in Modulation  
Depth for Balconies

3. The minimum width of modulation shall be five (5) feet.
4. The maximum width of modulation shall be thirty (30) feet.
5. The maximum width of a building shall be one hundred and twenty (120) feet, except this shall not apply to mixed use buildings with ground floor commercial space.
6. The maximum depth of a building shall be 65% of the lot depth.

20C.40A.440

RESIDENTIAL PARKING AND ACCESS

A. Parking Quantity. Parking shall be required per Section 20C.80.400.

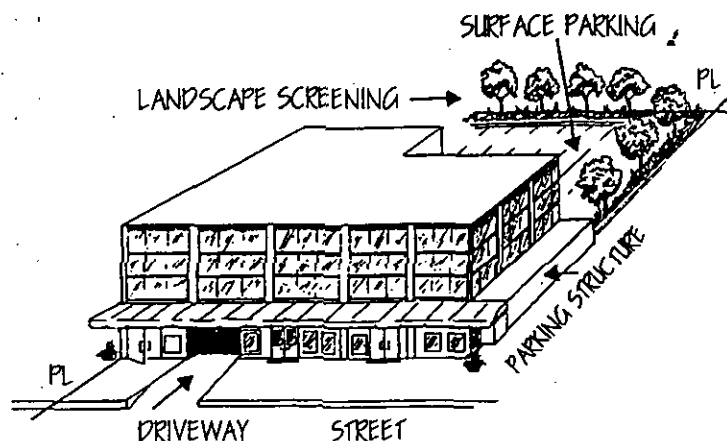
B. Access to Parking. Access to parking shall be provided via alley, where one exists or is determined to be feasible and desirable to mitigate parking access impacts by the Technical Committee through Site Plan Review.

1. Driveways and drive aisles should not run along interior property lines if possible.

C. Location of Parking.

1. Required parking shall be on-site.

2. At grade parking is prohibited within required yard areas. Except developments with ground floor commercial uses and enclosed parking garages, in and adjoining, non-residential design areas shall be required to maintain a zero (0) foot setback in the front one-half of the lot. Open parking shall provide the minimum perimeter planting required in Section 20C.80.250 Landscaping and Natural Screening. (See figure below)





3. Semi-subterranean parking may be located within five (5) feet of interior property lines when screened with Type II landscape buffers at the perimeter.

4. Subterranean parking (below natural grade) may be located up to interior property lines when sufficient soil depth (3 feet) is provided atop the garage for landscaping in required yard areas.

20C.40A.445

RESIDENTIAL SCREENING

A. All mechanical equipment, including air conditioners, heaters, vents and similar equipment, rooftop and grounded mounted, shall be fully screened from public view both at grade and from higher buildings.

1. The screening materials shall be of material requiring minimal maintenance.

2. For ground mounted equipment, landscaping may be used if a solid screen is provided at time of planting.

3. For roof top equipment all screening devices shall be well integrated into the architectural design through such elements as parapet walls, false roofs or equipment rooms. Wood generally shall not be used. Louvered designs are acceptable if consistent with building design style.

B. Utility Meters. All utility meters shall be fully screened from view from a public right-of-way. If enclosed in cabinets visible from public rights-of-way exterior surfaces shall be finished with material compatible and complimentary to the architecture of the building.

C. Parking. Parking shall be screened from direct street view by the front facade of a structure, garage doors, fence or wall between five (5) and six (6) feet in height. When a fence or wall provides screening along a street, there shall also be a Type I or II landscape buffer in the yard abutting the street, depending on light and glare from within the parking area.

D. Trash Receptacles. All garbage receptacles and recycling bins not located within parking garages shall be enclosed by a freestanding enclosure that is architecturally compatible with the building.

20C.40A.450

RESIDENTIAL LANDSCAPING

All required yards and common usable open space areas shall be attractively landscaped. Additional landscaping requirements shall apply as follows:

A. General. The requirements specified in Section 20C.80.250 Landscaping and Natural Screening, 20C.90 \_\_\_\_\_ Planting Design, and Appendix N - Landscape Standards, shall apply.

B. All new development shall provide the following landscaping quantities in addition to the general the requirements. Additional material may be required through Site Plan Review.

1. One tree for each one hundred and twenty-five (125) square feet of required yard area, including front yards, side yards, rear yards and common usable open space; and

2. Three (3) shrubs of not less than five-gallon size shall be provided for each tree planted.

**20C.40A.455**

**RESIDENTIAL DENSITY BONUS**

Density bonuses shall be granted to residential developments as follows:

A. Semi- and Full-Subterranean Parking. In free standing residential developments, a density bonus of 10% shall be granted to developments that provide semi- or full subterranean parking where the finish floor height of the first floor is not more than four (4) feet above the street curb.

B. Affordable Housing. Density bonuses shall be granted per Section 20C.30.800, Affordable Housing.

C. Senior Housing. Density bonuses shall be granted per Section 20C.30.425 Senior Citizen Housing Development - Density Bonus.

**20C.40A.500**

**OTHER REGULATIONS**

**20C.40A.505**

**CITY CENTER PEDESTRIAN SYSTEM**

The City Center Pedestrian System is a network of pedestrian walkways, vehicular lanes, and small greenbelts. It is established to provide safe pedestrian routes removed from traffic, enhance the appearance of buildings and their settings, provide a unified design element to offset varying architectural styles, and to soften the appearance of parking lots and service storage areas. Planting is intended to provide street trees and other vegetation appropriate for an urban setting.

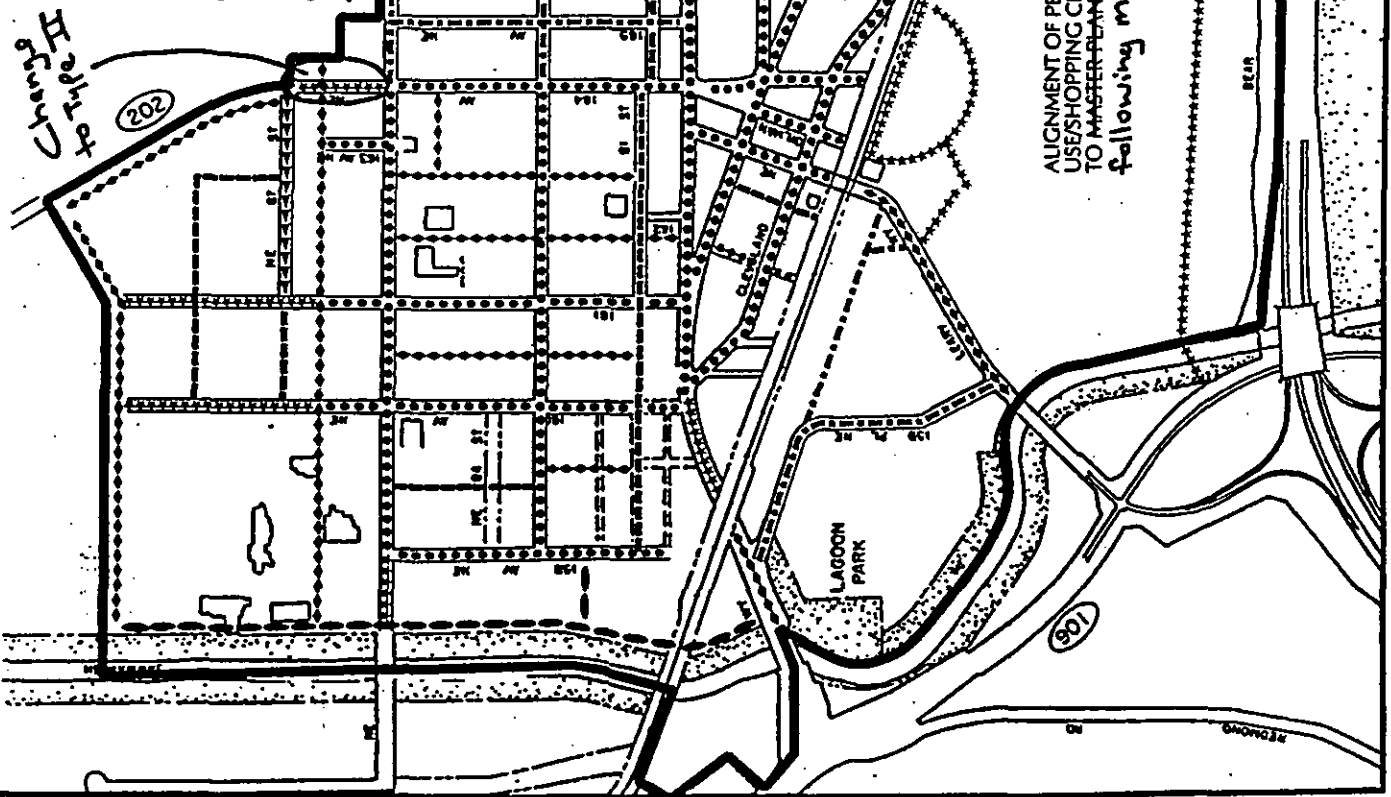
Where landscaping is required, massing and aggregating of plantings to achieve a strong, positive statement is encouraged. Use of seasonal color and ease of maintenance are plant characteristics that should also be considered.

A. Installation of Pedestrian System - The various components of the Pedestrian System shall be provided as noted on the map entitled, "City Center Pedestrian System" which is incorporated as a part of this section. As property is developed or redeveloped, corresponding portions of the system shall be installed or otherwise provided for by the property owner/developer. The mid-block segments shown on the map represent desired connections between blocks. In order to provide flexibility, the actual alignment shall be determined through the Site Plan Review Process.

B. Pedestrian System Description

- Type I A 30-foot landscaped walkway with 10-foot planter strip for trees, 5-foot sidewalk and 15-feet of planting area when along streets; or 8-feet of sidewalk with 11-feet of landscaping/plaza on each side when providing mid-block connections.
- - - Type II A 20-foot landscaped walkway which includes an 8-foot sidewalk and 12-feet of planting.
- \*\*\*\* Type III A 20-foot landscaped walkway with an 8-foot parkway for street trees, 5-foot sidewalk, and 7-feet of planting area.
- Type IV A 20-foot landscaped walkway with 5-foot parkway for trees, 5-foot sidewalk, and 15-feet of planting area.
- ... Type V A 14-foot sidewalk with buildings up to the sidewalk edge.
- Type VI A 30-foot wide combination walkway/vehicular lane.
- Type VII A 10-foot sidewalk from the Sammamish River Trail to and along the building front.

Note: All Pedestrian System improvements are required on both sides of a street. This is indicated by a single symbol on a street. Where two symbols parallel each other, different standards apply as shown.



## CITY CENTER PEDESTRIAN SYSTEM

General Note: Information provided is intended for graphic reference only. This drawing should not be scaled to determine specific area, location, or design requirements.

# **SIDEWALK STANDARDS:**

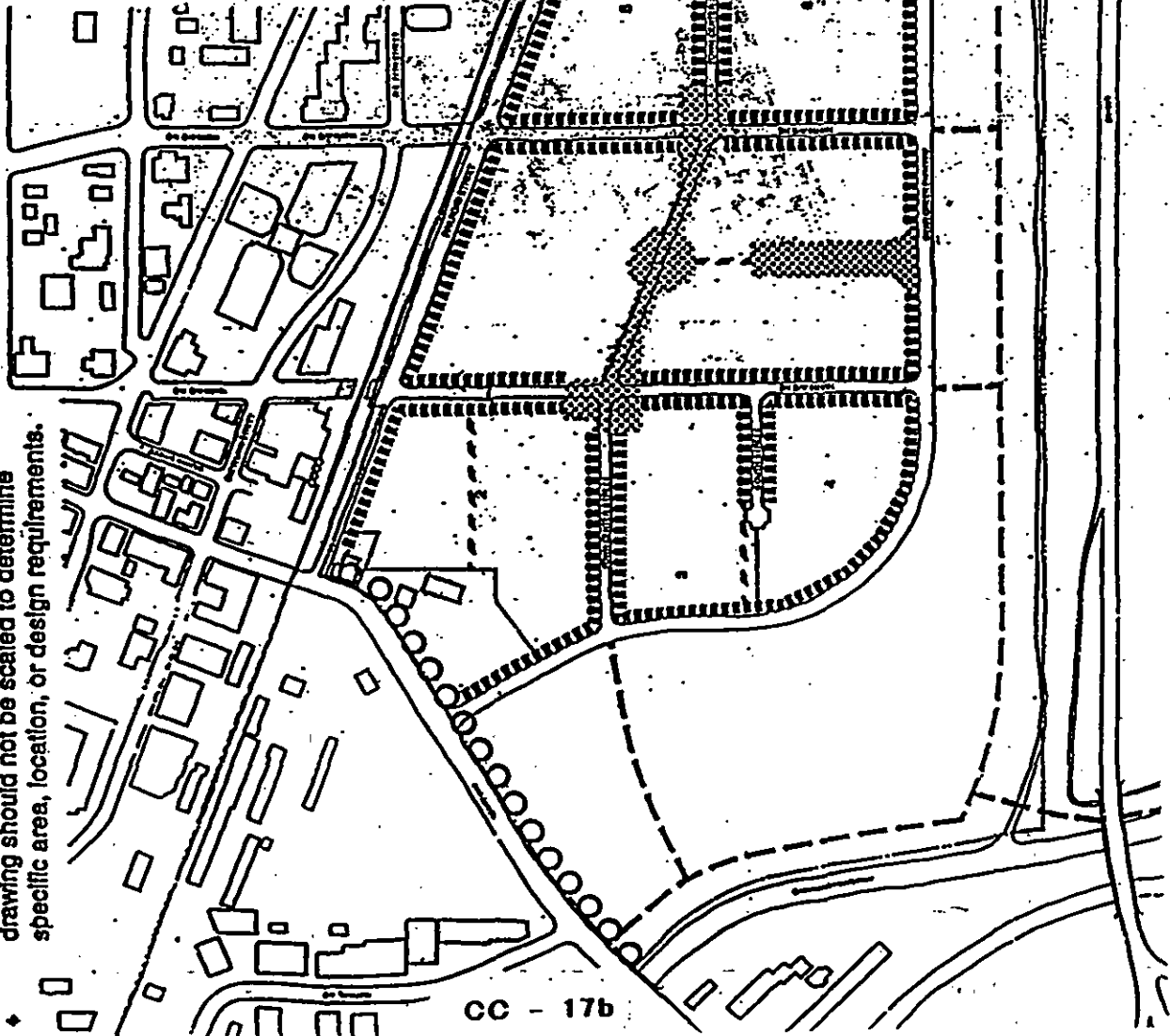
○ ○ ○ Type 1 Walkway (per RCDG)

12-foot sidewalk with street trees when building faces street; 20-foot linkage when parking lot faces street. Such linkage will include an 10-foot sidewalk and a 10-foot parkway planter. An 18-foot linkage, including a 5-foot sidewalk, is required along the north side of Bear Creek Parkway where adjacent to the open space. Sidewalk widths may increase at street intersections due to curb projections, and will be located to improve pedestrian access.

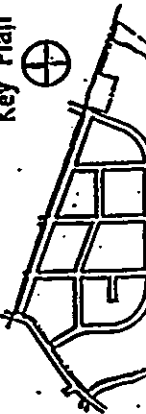
Plaza: Sidewalk standards may be increased at plaza areas to reflect increased pedestrian activity, subject to Site Plan Review.

--- Trail: 10' paved trail.

- - - Recommended Linkage.



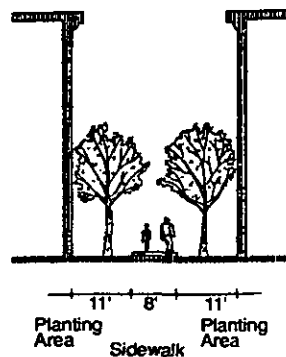
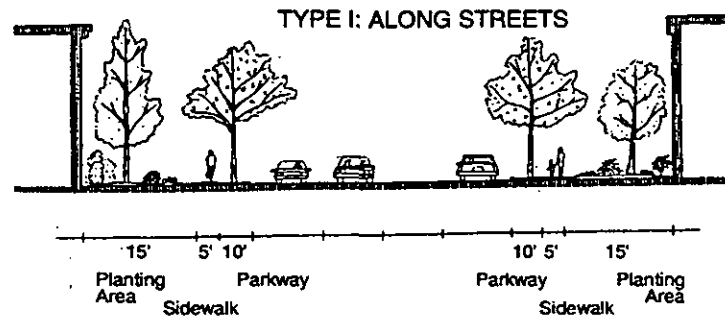
Key Plan



**Pedestrian Circulation  
System - Required Locations  
and Standards**

Type I - A 30-foot landscaped walkway which includes a 10-foot parkway planter for street trees, a 5-foot sidewalk and 15 feet of planting, when located on a street front.

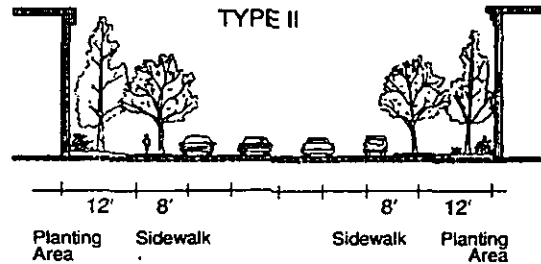
Internal block sections typically include an 8-foot wide sidewalk and 11-feet of landscaping on both sides. Where a mid-block connection is desired through the interior of a property, the landscaping buffer may be omitted through the Site Plan Review Process, provided that the walkway be a minimum of 12 feet in width and be safe and appealing for pedestrian use. Where store fronts open directly onto pedestrian ways, unit pavers or decorative pavement finishes are encouraged, as well as landscaping in planters and tree wells. Internal block sections may pass through buildings when providing access to pedestrian oriented uses within a ground floor arcade. Type I is most typically used for internal block linkages and entry arterials to City Center. Type I may be substituted by Type VI segments where found appropriate by the Technical Committee.



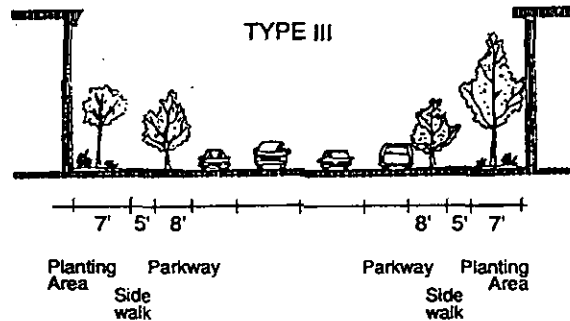
TYPE I: MID-BLOCK LINKAGE

Type II - A 20-foot landscaped walkway which includes an 8-foot sidewalk, 12 feet of planting and street trees in tree wells along the street.

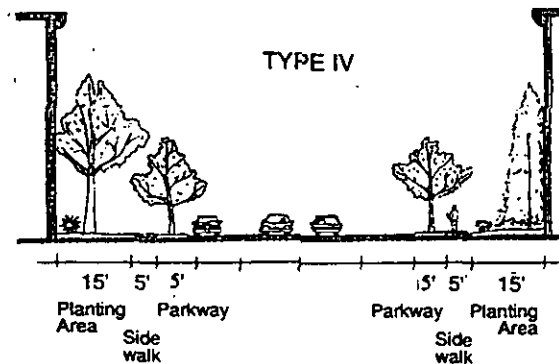
Type II is used on a few collector streets. Average width is 20 feet with a minimum width of 10 feet.



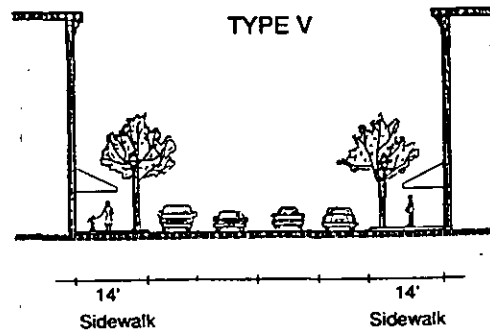
Type III - A 20-foot landscaped walkway with a 8-foot parkway planter for street trees, a 5-foot sidewalk, and 7-foot planting area for site landscaping.



Type IV - A 25-foot landscaped walkway with a 5-foot parkway for street trees, a 5-foot side walk, and 15-feet of landscaped yard area. Type IV is most typically used in residential areas.

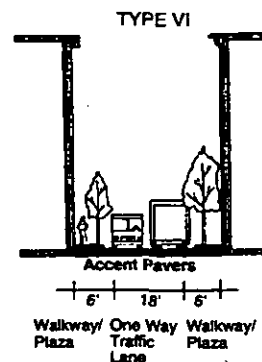
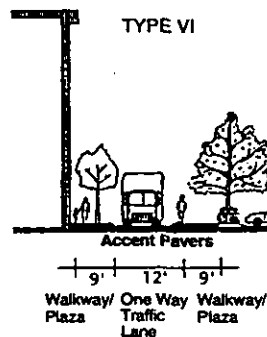


Type V - A 14-foot sidewalk with first floor of buildings up to the edge, and street trees in tree wells next to the street. Sidewalks may be wider than 14 feet, but shall not be less than 8 feet in width - pedestrian plazas, court yards, and arcades opening to the streets are encouraged.



\*Except Gilman Street which shall become a brick lined pedestrian/vehicular plaza, and Brown Street which includes an 8.5 foot wide sidewalk.

Type VI - A combination walkway/ vehicular lane which incorporates landscaping, decorative lighting and seating areas. If the lane does not have a separated raised walkway six (6) feet in width, the surface must be paved with unit pavers to denote that it is a pedestrian area. The width of the lane shall provide for a minimum of one lane of vehicular travel (one way) and one parking lane. Most used to reduce the size of large blocks, provide vehicular access to rear of lots, minimize need for curb cuts on street fronts, and provide mid-block connections for pedestrians. Type VI may be substituted for Type I internal sections if the Technical Committee finds that a vehicular lane is not necessary to provide for the completion of an already started segment or circulation system.



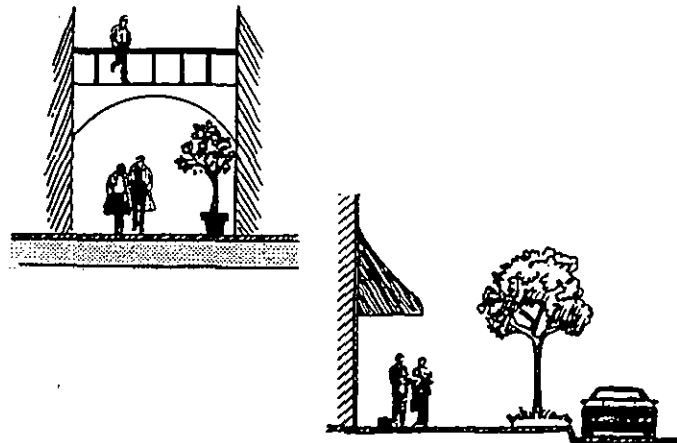
Type VII - A 10-foot wide sidewalk from the Sammamish River Trail to and around buildings fronting the river.

C. Easements/Dedications - Where a Pedestrian System walkway exists or is required outside of a public right-of-way, an easement or the dedication to the City of Redmond may be required to provide continuity of the walk-way to adjoining property. In case of dedication, residential density shall be calculated based on pre-dedication lot area.

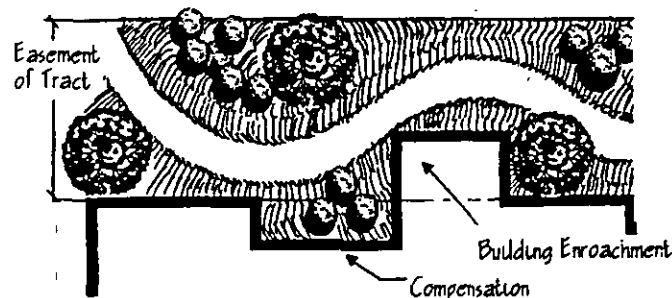
D. Permitted Encroachments - Encroachments into Pedestrian systems are permitted as follows:

1. Buildings, marquees, awnings, and roof projections may extend over the pedestrian system when they enhance pedestrian activities and when:

- The encroachment is integrated into the pedestrian system by providing a covered walkway plaza or it otherwise complements pedestrian activities;
- *The required average and minimum width of the pedestrian system is maintained.*



Buildings, marquees and roof projections may extend over Pedestrian systems when they enhance pedestrian activities.





Buildings may encroach into a Pedestrian system when compensation is provided at another location.

2. Patio walls no higher than four (4) feet for ground floor residential units may encroach into the pedestrian system a depth no greater than five (5) feet.

3. Decorative walls or fences no higher than three (3) feet above the sidewalk, that are not for patios, may be permitted through Site Plan Review.

E. Width Measured from Curb - Where a Pedestrian System adjoins a public street, the system's width shall be measured from the edge of the existing or proposed curb. The widths specified shall be required averages. The minimum widths shall be 10 feet for streets requiring parkways (5 foot parkway and 5 foot sidewalk) unless otherwise specified.

F. Construction Standards - Construction standards for sidewalks are identified in Appendix H, CITY CENTER PEDESTRIAN SYSTEM CONSTRUCTION SPECIFICATIONS.

G. Driveway Crossings - Driveways crossing the Pedestrian System should be minimized and joint use of driveways encouraged to separate vehicles and pedestrians. Areas in driveways will not be calculated as part of the area required to be landscaped in the Pedestrian System.

H. Access to Buildings - Pedestrian access from primary building to Pedestrian System should not be interrupted by vehicular circulation, parking or other elements which discourage pedestrian use.

I. Interior Block Pedestrian System - Interruptions of mid-block pedestrian systems by vehicular circulation or parking shall be minimized.

J. Variations Exceeding Standards - Variations in the pedestrian system which exceed the standards may be approved by the Technical Committee. The variation, in the judgment of the Technical Committee, must not create a pedestrian system out of character and harmony with the surrounding pedestrian systems.

K. Variations not meeting standards - Variations in the pedestrian system which do not meet minimum standards may be approved by the Technical Committee. Variations may be allowed after consideration of factors, including, but not limited to:

- existing right-of-way available to meet standards
- existing buildings encroaching in linkage area
- pedestrian and vehicular volumes anticipated
- existing vegetation
- disruption of system continuity

- accessibility to buildings

20C.40A.510 CITY CENTER STREET TREE PLAN

Street trees within the City Center Neighborhood shall be provided as noted on the map entitled "City Center Street Tree Plan" which is incorporated as Exhibit "B" in Appendix N. As property is developed or redeveloped, trees shall be installed or otherwise provided for by the property owner/developer. For streets which do not list tree types or spacing requirements, refer to City of Redmond Street Tree Plan.

A. Location - Trees shall be spaced on average as noted on the City Center Street Tree Plan. Trees shall be planted in parkways where they exist or are required per Section 20C.40A.505. Where sidewalks are required to be contiguous with street curbs, trees shall be planted in irrigated tree wells, with City approved root barriers, next to the street. Street trees may be grouped in larger planters near the curb, if found more appropriate through Site Plan Review. Street trees disallowed due to inadequate parkway width, street furniture, driveways or utilities shall be planted in the abutting yard area.

B. Street trees shall be planted according to guidelines outlined in Appendix N, Landscape Standards.

20C.40A.515 CITY CENTER DESIGN GUIDELINES

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## **20C.50**

# **COMMERCIAL REGULATIONS**

### **20C.50.010**      **Purpose**

The purpose of this Chapter of the Community Development Guide is to provide for:

- a well distributed system of community based retail, service, neighborhood convenience and regional based retail uses;
- land uses which meet the needs of local residents and attract regional populations;
- land areas within the City to meet the needs of commercial development.

This chapter describes the intent and specific characteristics of Commercial development that may take place in Redmond. The chapter begins with a description of the Neighborhood Commercial, General Commercial and Retail Commercial, permitted land uses and site requirements. This chapter describes related regulations which affect development and use activities in these zones. Additional requirements are found in other chapters of the Community Development Guide such as parking (20C.80.400), outdoor storage (20C.80.350), landscaping (20C.80.250), design criteria (20C.90), developing in environmentally sensitive areas (20C.80.200) and shoreline areas (20C.80.800). City Center regulations are found in Section 20C.40. Area specific requirements for outside of the City Center can be found in Section 20C.70. Procedures for development applications, administrative review and design review procedures, public hearings, and other procedural requirements are found in the Chapter 20F of the Community Development Guide. The Comprehensive Plan policies provide policy guidance for the location and development of these business and industrial activities as described in Chapter 20B.

### **20C.50.100**      **Commercial Zones**

#### **20C.50.105**      **Purpose**

Commercial zones provide areas for the development and operation of retail and service businesses in support of community needs. These zones complement the Downtown City Center Zones (Section 20C.40). Mixed uses are encouraged in the commercial zones. Exclusive of the City Center Zones and special design district zones, three types of commercial zones are established within the City. These include: Neighborhood Commercial (NC), General Commercial (GC), and Retail Commercial (RC) as described in the following sections.

#### **20C.50.110**      **Neighborhood Commercial (NC) Zone**

The Neighborhood Commercial (NC) zone provides for small-scale shopping areas that offer retail convenience goods and personal services for the daily needs of nearby neighborhoods. When near business or manufacturing neighborhoods, NC zones also include business services to serve these neighborhoods. This zoning district is designed to reduce trips by providing convenient shopping. The allowed uses serve the neighborhood. Uses that tend to draw traffic into the neighborhood are not allowed. NC zones are located on transit routes and near pedestrian facilities and bike paths to encourage transit use, walking and biking. Each

neighborhood commercial area is compact to prevent commercial strip development. Buildings are located so customers can walk from building to building to meet their daily needs. Neighborhood commercial sites are limited in size to keep them in scale with the neighborhoods they serve and nearby uses. In addition, high quality design and landscaping is used to make the area attractive, functional and to minimize negative impacts on nearby uses. Other measures, such as buffering requirements and limits on hours of operation, may be used to reduce impacts to nearby residences. Mixed-uses and above-ground-floor residential uses are encouraged. The decision to include Neighborhood Commercial Zones, their specific location, and size, are made during the neighborhood planning process.

#### **20C.50.115      General Commercial (GC) Zone**

The General Commercial (GC) zone provides for retail uses which are land intensive, serve travelers, or offer warehouse sales and sales of larger goods which are not well suited to the City Center zone or to the Overlake area. High quality design and landscaping are used to make these areas attractive, functional and to minimize negative impacts on nearby uses. While automobiles are accommodated by this zone, site and building design also encourage pedestrian, bicycle, and transit use. Complementary uses are encouraged to cluster together. Shared parking and accesses are encouraged. Residential uses are allowed in the upper floors of buildings through the General Development Permit process where negative impacts will not result.

#### **20C.50.120      Retail Commercial (RC) Zone -- Purpose**

(Reserved - to be developed during Overlake Neighborhood Plan)

#### **20C.50.200      Permitted Uses**

##### **20C.50.205      Purpose**

The commercial Land Uses chart indicates where categories of commercial land uses may be permitted and the associated review process for those uses. Only commercial zones are included in this chart. Land uses not listed are prohibited unless otherwise provided by this Chapter. Further interpretation of permitted uses within these Zones may be obtained as defined in Section 20F.10.450, Interpretation and Conflicts. Land uses are also subject to the requirements described in any footnotes contained within this chart.

The symbols used in the chart represent the following:

P -- Permitted Use

G -- Allowed conditional use, requiring a General Development approval.

S -- Allowed conditional use, requiring a Special Development approval.

Procedural requirements related to the General and Special Development Permit processes are described in Chapter 20F. of the Community Development Guide.

Uses similar to those listed may be established as permitted or conditionally allowed through the interpretation procedure in the Administration and Procedures Chapter, 20F. In determining whether a use should be permitted, the Administrator shall refer to the Purpose Statements found in Section 20C.50.100-120 above, and the latest issued version of the *Standard Industrial Classification Manual*.

	NC	GC
<b>Housing</b>		
Residential Mixed Use <sup>1</sup>	P	P
<b>Culture, Entertainment and Recreation</b>		
Cultural Facilities (Libraries, Museums, Galleries)	G <sup>2,8</sup>	
Nature Exhibits, Zoos, Aquariums, Botanical Gardens		
Adult Entertainment Facilities <sup>3</sup>		
Indoor Public Assembly: Including theaters, conference centers, arenas, auditoriums, skating rinks		P
Outdoor Public Assembly: Including amusement, fairgrounds, swap meets		
Athletic/Fitness Centers	P <sup>2,8</sup>	P
Private and Public Parks and Open Space	P	P
<b>Wholesale and Retail Trade</b>		
Building Materials and Garden Supplies, Hardware Centers (with gross floor area less than 75,000 Square Feet)		P
Regional Retail/Wholesale (with gross floor area over 75,000 Square Feet)		P <sup>4</sup>
General Merchandise, Apparel and Accessories, Miscellaneous Retail, including used merchandise stores not otherwise listed.		P
Food Stores, Grocery Stores and Drug Stores (and other accessory retail uses)	G	P
Bakeries, Coffee Shops, Florists, Video Stores, and similar retail uses	P <sup>2,8</sup>	P
Factory Outlets - retail		P
Eating and Drinking Establishments (Sit-down and/or Carry-out) (No Drive Thru)	P <sup>2,8</sup>	P
Eating and Drinking Establishments With Drive-Through Service		P
Taverns, Brewpubs		P
Outdoor Produce Stands	P	P
Retail Vehicle Fuel Sales, with or without Mini-Mart (Gas Stations) <sup>5,6</sup>	G	P
Carts and Street Vendors <sup>7</sup>	G	

	NC	GC
Auto and Marine Parts & Accessories	P <sup>2,8</sup>	P
New and Used Vehicle Sales		G
<b>Manufactured Products</b>		
Printing, Publishing, Graphic Arts <sup>8</sup>		
Crafts, Handcrafted Stone, Clay, Glass Products with associated retail		P
<b>Services</b>		
Commercial/Industrial Photography, Cinematography, Video Production <sup>9</sup>		P
Finance, Insurance & Real Estate, Banks, Savings and Loans, Title Offices, Real Estate Sales and Brokerage	P <sup>2,8</sup>	P
Personal Services: Laundry and Dry Cleaning, Barber and Beauty Salons, Travel Agencies	P <sup>2,8</sup>	P
Business Services: Computer Rentals, Mailing Centers, Copy, Fax, Telework Centers		P
Professional Services: Physicians, Dentists, Social Services, Architects, Engineers, Accountants, Attorneys		P
Funeral Homes and Related Services		P
Veterinary Offices, Kennels, Animal Shelters/Clinics and Hospitals <sup>10</sup>	G	P
Day-Care Centers <sup>11</sup>	P <sup>2,8</sup>	P
Rental Storage and Mini-Warehouses <sup>12</sup>		P
Rental Services: Furniture, Tools, and Equipment		P
Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles <sup>13</sup>		G <sup>14</sup>
Auto and Boat Service		G
Hotels and Motels		P
Hospitals, Clinics, Long-Term Care Facilities, Residential Care Facilities		P
Government Services (excluding Maintenance Shops)	P <sup>2,8</sup>	P
Education: Colleges, Universities, Public & Private Schools, Vocational and Trade <sup>15</sup>		P
Churches, Temples, Synagogues, and related activities and uses <sup>16</sup>	P	P
Charitable, Social, Professional and Labor Organizations		P

	NC	GC
<b>Transportation, Communication and Utilities</b>		
Transit Facilities: Taxi and Bus Stations, Park-and-Ride Lots, Transit Centers		P
Commercial Parking Lots and Garages <sup>17</sup>		
Communication Antennas, Towers and Related Facilities (including cellular) <sup>18</sup>	S	S
Local Utilities	G	P
Regional Utilities	S	S

<sup>1</sup> Limited to upper stories in mixed-use structure

<sup>2</sup> Hours of operation may be limited if residential uses are located in upper stories of same building.

<sup>3</sup> See Adult Entertainment Regulations in Section 20C.80\_\_\_\_\_.

<sup>4</sup> Not allowed when abutting residential zones. Allowed if within, or abutting non-residential zones with retail sales.

<sup>5</sup> Subject to aquifer protection and Sensitive Areas regulations.

<sup>6</sup> Gasoline stations are permitted only when three sides of the site contain non-residential zones.

<sup>7</sup> See regulations on carts and street vendors in Section 20C.80\_\_\_\_\_.

<sup>8</sup> Limited to gross floor area of 5,000 square feet per establishment in mixed use or multi-tenant buildings only.

<sup>9</sup> On-site hazardous waste treatment and storage permitted provided that Washington State siting criteria (RCW-70.105) are met as determined by the Technical Committee.

<sup>10</sup> Subject to Special Uses Criteria for veterinary or boarding kennels in Section 20C.80\_\_\_\_\_.

<sup>11</sup> Subject to daycare regulations found in 20C.80\_\_\_\_\_.

<sup>12</sup> No business activities are permitted to operate from storage spaces.

<sup>13</sup> See regulations related to vehicle sales and rentals in Section 20C.80\_\_\_\_\_.

<sup>14</sup> Allowed only in conjunction with automobile sales.

<sup>15</sup> Limited to neighborhood-oriented functions such as primary/elementary schools, tutoring, and training centers.

<sup>16</sup> See regulations on churches, temples and synagogues in Section 20C.80\_\_\_\_\_.

<sup>17</sup> Street-level retail uses required in parking structures along street frontages. Storage or impoundment of abandoned or damaged vehicles

<sup>18</sup> See Telecommunications Regulations in Section 20C.80\_\_\_\_\_.



## **20C.50.300      Site Requirements for Commercial Zones**

### **20C.50.305      Purpose**

This section establishes the basic site requirements for the Commercial zones. These standards implement the Washington State Growth Management Act (RCW 37.70A), the Countywide Planning Policies, and Redmond's Comprehensive Plan, while also protecting Redmond's commercial areas from public nuisances, incompatible uses, and hazards.

### **20C.50.310      Chart of Site Requirements**

#### **20C.50.3105      Purpose**

Section 20C.50.360, Site Requirements establishes the dimensional requirements for commercial development. The standards and rules shall be determined to be the minimum requirements, unless stated as maximum by this section. The standards and rules are established to provide flexibility in project design, prevent fire danger, provide adequate access and circulation, reduce incompatibilities and prevent overloading of infrastructure due to the impacts of development.

#### **20C.50.3110      Explanation of Chart**

The Chart of Site Requirements is arranged in matrix format. Development standards are listed down the left column and the commercial zones are identified across the top row. The matrix cells contain the minimum or maximum dimensional requirements of each zone. The footnotes identify particular requirements applicable to either a specific use or zone.

### **20C.50.315      Minimum Lot Frontage**

#### **20C.50.3150      Purpose**

The minimum lot frontage is designed to prevent congestion by allowing for onsite parking and to reduce public nuisances that result from an inability of emergency vehicles to access a building either because vehicles block the access or the lot is not wide enough to allow the effective use of fire trucks from the street.

#### **20C.50.3160      Requirements**

Minimum lot frontage is the width of the lot which adjoins a public or private street, or access corridor.

### **20C.50.320      Building Setbacks**

#### **20C.50.3205      Purpose**

The purpose of front, street, side, and rear building setbacks is to help maintain the desirable character of the community, provide adequate light and air to all properties, and reduce incompatibilities such as excessive light and noise, prevent overloading of public infrastructure, and prevent public nuisances such as the danger of fire from buildings constructed too close to each other.

**20C.50.3210**      Requirements

(a) *Measurement.* All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line in a plan horizontal to the ground. Front, side, and rear directions shall be determined as provided in paragraph (d) of this subsection.

(b) *Setback Exceptions.* Upon the presentation of a binding site plan, an approved site plan or a planned commercial development processed in accordance with Chapter 20F, setbacks may be modified as follows: side setback distances may be modified to permit a zero side setback to accommodate clustering; front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. Setback exceptions may trigger additional requirements under provisions of the Uniform Building Code (UBC).

(c) *Improvements.* Improvements less than 30 inches above grade including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas provided that all other applicable requirements are met. No other structures including accessory structures are permitted in setback areas.

(d) *Lot Orientation.* For the purpose of applying setback regulations, the following shall be applied: the front shall be toward the public or private street, or access corridor, from which the lot is addressed or which provides the primary access; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are ninety degrees to the front or as nearly so as the lot shape permits.

(e) *Private Streets and Access Corridors.* Setbacks from private streets and access corridors must be met when the private street, or access corridor, serves more than two separate lots, except as provided by Section 20C.80.900, Subdivision Regulations - Lots for Building Pads.

**20C.50.325**      Maximum Lot Coverage - Structures and Total Impervious Surface

**20C.50.3255**      Purpose

Maximum lot coverage of Structures and Impervious Surface helps to maintain community character by providing for green spaces, reduce adverse impacts from stormwater runoff, and reduce public nuisances such as increased flooding due to decreased stormwater infiltration and increased runoff.

**20C.50.3260**      Requirement

Maximum lot coverage indicates the maximum percentage of the land that can be developed and covered with structures (including outdoor storage) and other impervious surfaces, such as parking lots, sidewalks, and plazas.

**20C.50.3270**      Modifications

As part of an approved binding site plan, subdivision or planned commercial development the Technical Committee may allow increased maximum impervious surface limits on individual lots within a multi-lot development provided that the total amount of impervious surface for the entire development does not exceed that set forth by the Site Requirements Chart. If a modification is approved, the development shall be conditioned and recorded with the property's

title to ensure compliance with the total impervious surface limits set by the Chart.

### **20C.50.330            Maximum Height of Structures**

#### **20C.50.3305            Purpose**

The maximum height of structures maintains Redmond's visual character and limits potential overburdening of related infrastructure. Shoreline height limits are established to protect habitat and the aesthetic resources of the shoreline while preserving views in shoreline areas.

#### **20C.50.3310            Requirements**

Maximum height requirements set the limit measured from the finished grade above which structures shall not extend. Antennas, heating, cooling and ventilation equipment, and flagpoles, may exceed the height limit by not more than 15 feet. Please refer to Chapter 20H, Definitions, for measuring building height. For additional shoreline regulations, please refer to Section 20C.80.800.

### **20C.50.335            Allowed Residential Density**

#### **20C.50.3355            Purpose**

The allowed residential densities and minimum lot sizes maintain the desirable character of Redmond's commercial areas and prevent public nuisances that would result from overcrowding residential with commercial uses and overloaded and overused public facilities.

#### **20C.50.3360            Requirements**

For residential units located within the commercial zones, dwelling unit densities shall be determined as noted below. Other regulations in the Development Guide may reduce the number of dwelling units otherwise allowed in this section.

(a) To determine the allowed density for residential development in Commercial zones, please refer to the requirements of Section 20C.30.3215, Calculations, found in the Site Requirements section for Residential zones.

	NC	GC
<b>Commercial Requirements</b>		
Minimum Lot Frontage (in feet)	80'	30'
Minimum Building Front-, and all Street Setbacks (in feet)	20'	10'
Minimum Building Rear Setbacks (in feet)	10' <sup>1, 2</sup>	0 <sup>2</sup>
Minimum Building Side Setbacks (in feet)	10' <sup>1, 2</sup>	0 <sup>2</sup>
Maximum Lot Coverage of Structures and Other Impervious Surfaces (%)	75%	75%
Maximum Height (in feet)	2 stories or 35'	2 stories or 35'
Maximum Height in Shoreline Areas (in feet)	30'	30'
Maximum Floor Area Ratio (FAR) <sup>3</sup>	NS	.35
Maximum Floor Area Ratio with TDR <sup>4</sup>	NS	.70
<b>Residential Uses in Commercial Areas</b>		
Maximum number of dwelling units per gross acre of site area.	12 <sup>1</sup>	30

<sup>1</sup> Residential uses allowed on upper floors.

<sup>2</sup> See Section 20C.90, Design Criteria, for buffer requirements when adjacent to residential areas and Section 20C.80.250, Landscaping, Natural Screening and Tree Preservation.

<sup>3</sup> All legal conforming lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet buildable area given they can meet the other applicable site requirements.

<sup>4</sup> Please refer to Section 20C.20A.300, Agriculture Zone - Transfer of Development Rights Program, and Section 20C50.425 regarding receipt of development rights in commercial zones.

## **20C.50.400 Special Commercial Zone Regulations**

### **20C.50.405 Purpose**

Special commercial requirements are intended to fulfill several purposes. First, this section identifies special requirements for development and uses within the Commercial zones. Secondly, this section provides references to other sections of the Community Development Guide which contain requirements affecting commercial developments. Finally, this section identifies how special programs may be implemented in these zones, such as the transfer of development rights (TDR) program.

### **20C.50.410 Mixed Use and Residential Development**

Mixed use development in commercial zones is allowed as indicated by the chart of Permitted Land Uses. Permitted uses in each zone may be developed within mixed use projects subject to the provisions of the Chart. Residential mixed use development is encouraged in the Neighborhood Commercial and Retail Commercial Zones so long as the residential portion of the project is located above the ground floors of buildings. Residential mixed use development in the General Commercial Zone is allowed.

### **20C.50.415 Outdoor Storage**

Complete regulations for outdoor storage are contained in Section 20C.80.350

### **20C.50.420 Commercial Design Guidelines**

Design guidelines for Commercial development are provided in Chapter 20C.90. Administrative procedures for Planned Commercial Development are noted in Chapter 20F.

### **20C.50.425 Receipt of Development Rights in Commercial Zones**

Procedures detailing how Commercial properties may receive the Transfer of Development Rights (TDR) from the Agriculture Zone are detailed in Section 20C.20A.300.

Development rights may be applied only in GC and RC zones. Projects incorporating additional transferred development rights must present sufficient documentation in the form of a deed of transfer as described in Section 20C.20A.320 and extinguishment document as described in Section 20C.20A.322 to demonstrate that the transfer has been finalized.

The Transfer of Development Rights (TDR) must meet all site requirements of the receiving zone except as described in Section 20C.20A.328 which allows regulatory flexibility from public or private park land requirements, increased building height and/or additional parking.

Additional parking may only be used in conjunction with a proposed project in the receiving zones.

## **20C.50.430**

### **Exterior Lighting Regulations**

#### **20C.50.4305**

##### **Purpose**

All exterior illumination shall be consistent with Comprehensive Plan policies NE-88 and NE-89 to minimize excessive glare and light trespass on neighboring properties.

#### **20C.50.4310**

##### **Requirements**

Exterior lighting requirements are found in Section 20C.80.275, Lighting Requirements. Additional lighting design requirements are found in Chapter 20C.90.

#### **20C.50.4320**

##### **Plan**

An exterior lighting plan shall be submitted with all development proposals showing lighting type, intensity, spacing, height of light fixtures, and provisions to minimize glare and light trespass onto nearby properties. Luminaire shields, or cutoffs, shall be used where lighting impacts may result on surrounding properties.

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## **20C.60**

# **BUSINESS PARK, MANUFACTURING PARK AND INDUSTRY REGULATIONS**

### **20C.60.010**      **Purpose**

The purpose of this chapter of the Community Development Guide is to provide for:

- business and manufacturing employment opportunities for existing residents of the City and those in adjacent communities;
- opportunities for office, research and development uses to meet community and regional economic development goals in a manner consistent with the Comprehensive Plan;
- a variety of industrial uses, in limited and appropriate areas, to accommodate existing industries, and minimize adverse impacts on the environment and surrounding uses;
- protection of residential and other uses from adverse impacts from office, manufacturing, and industrial uses;
- protection of office park, manufacturing park and industrial areas from other uses that may interfere with the purpose and efficient operation of these areas;

This chapter describes the intent and specific characteristics of business and industry development that may take place in Redmond. The chapter begins with a description of the business park, manufacturing and industrial zones, permitted land uses and site requirements. This chapter describes related regulations which affect development and use activities in these zones. Additional requirements are found in other chapters of the Community Development Guide such as parking (20C.80.400), outdoor storage (20C.80.350), landscaping (20C.80.250), design criteria (20C.90), and developing in environmentally sensitive areas (20C.80.200). Additional requirements for specific neighborhoods outside of the City Center can be found in Section 20C.70. Procedures for development applications, administrative review and design review procedures, public hearings, and other procedural requirements are found in the Chapter 20F of the Community Development Guide. The Comprehensive Plan policies provide policy guidance for the location and development of these business and industrial activities as described in Chapter 20B.

## **20C.60.100 Business, Manufacturing and Industrial Zones**

### **20.C.60.105 Purpose**

Business and manufacturing zones provide areas for the development and operation of a diversity of businesses and industries that serve as employers for the residents in the City and the region. These zones provide land areas for office, high technology, research and development, warehouse operations, light industrial and manufacturing types of uses. Mixed uses are allowed in the business park and advanced technology areas. There are four business and manufacturing zones established within the City. These include: Business Park Zone (BP), Manufacturing Park Zone (MP), Industry Zone (I), and Overlake Business and Advanced Technology Zone (OV) as described in the following sections.

### **20C.60.110 Business Park (BP) Zone - Purpose**

The Business Park (BP) zone provides areas to locate software development, research and development and associated offices and related manufacturing activities which have non-retail components. These areas complement commercial activities typically found in the City Center and have limited outdoor storage. Advanced technology and biotechnology businesses are encouraged in this zone. Manufacturing and wholesale distribution are allowed when it is conducted largely indoors. A mix of compatible businesses which provide technical consulting, personnel and productivity support services, as well as limited retail and service uses that support the above land uses are also allowed within the Business Park zone. This mix of business activities is intended to internalize vehicle trips and provide needed support services within close proximity to other Business Park uses. Service businesses that primarily serve the general public are prohibited. Limited residential uses (and associated increased building heights and floor area ratios) may be allowed in upper stories of buildings through Special Development approval.

### **20C.60.115 Manufacturing Park (MP) Zone - Purpose**

The Manufacturing Park (MP) zone is intended to provide areas for primarily manufacturing, and related research and development, wholesale, assembly and distribution uses. Uses that require significant space for indoor and outdoor storage of materials and equipment are also allowed. Offices are limited to those that support the primary uses noted above. Residential uses are not allowed. Retail sales of goods, materials, resources and products are allowed given that they are mined, extracted, assembled or processed on the property.

### **20C.60.120 Industry (I) Zone - Purpose**

The Industry (I) zone allows manufacturing, research and development, industrial uses, mineral and resource extraction and processing, wholesale trade and distribution, and associated warehouse and storage activities. Existing uses and proposed development within the Industry zone shall assure protection of ground water quality through the application of performance standards, permit conditions, and all environmental sensitive areas regulations.



**20C.60.130      Overlake Business & Advanced Technology (OV) Zone - Purpose**

(Reserved - to be considered during the Overlake Neighborhood Plan.)

**20C.60.200      Permitted Uses**

**20C.60.205      Purpose**

The Chart of Permitted Land Uses indicates the types of land uses permitted within each of the Business, Manufacturing Park and Industry zones. Uses requiring General and Special Development approvals are indicated. Footnotes at the end of the Chart provide further clarification.

The symbols used in the chart represent the following:

- P - Permitted use**
- G - Allowed conditional use requiring General Development (GDP) approval**
- S - Allowed conditional use requiring Special Development (SDP) approval**

Procedural requirements related to the General and Special Development Permit processes are described in Chapter 20F. of the Community Development Guide.

Uses similar to those listed may be established as permitted or conditionally allowed through the interpretation procedure in 20.F\_\_\_\_\_. In determining whether a use should be permitted, the Administrator shall refer to the Purpose statements found in Section 20C.60.100-130 above, and the latest issued version of the *Standard Industrial Classification Manual*.

**Permitted Land Uses in Business, Manufacturing  
and Industry Zones**

	<b>BP</b>	<b>MP</b>	<b>I</b>
<b>Housing</b>			
Residential Mixed Use	G <sup>1</sup>		
<b>Recreation and Entertainment</b>			
Indoor Public Assembly: Arenas, Auditoriums, Conference Facilities			
Corporate Conference Centers accessory to primary business activity	P		
Athletic Clubs and Fitness Centers	P	P	
Public and Private Parks and Open Space	P	P	P
<b>Wholesale and Retail Trade</b>			
Wholesale Trade and Assembly	P	P	P
Eating and Drinking Establishments (Sit-down/Carry-out) in multi-tenant buildings <sup>2</sup>	P	P	S
Retail Vehicle Fuel Sales (with or without mini-marts) <sup>3</sup>	S	S	
<b>Manufacturing and Assembly Uses</b>			
Food and Kindred Products		P	P
Factory Outlets <sup>4</sup>		P	
Apparel and other Textile Products		P	P
Building Materials, including wood products, stone, glass and concrete products		P	P
Asphalt and Concrete Batch Plants and other outdoor processing operations <sup>5</sup>		G	G
Mining, Quarrying and other Extractive operations <sup>6</sup>			S
Furniture and Fixtures	S	P	P
Paperboard containers and boxes	S	P	P
Printing, Publishing, and allied products	P	P	P

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Pharmaceutical and Biotechnology Products provided large quantities of toxic materials are not used in the manufacturing process	P	P	P
Perfumes, Cosmetics and Similar Preparations		P	P
Fabricated Metal Products		S	P
Industrial and Commercial Machinery		S	P
Computer and Office Equipment	P	P	P
Advanced Technology: Computer Hardware and Software	P	P	
Electrical and Electronic Equipment and Components	P	P	P
Aircraft Parts, Guided Missile and Space Vehicles and Parts	S	G	P
Measuring, Analyzing and Controlling Instruments, Photographic, Medical, Optical, Watches and Clocks	P	P	P
Miscellaneous Manufacturing Industries		P	P
On-site Hazardous Waste Treatment and Storage <sup>7</sup>	S	P	
Off-site Hazardous Waste Treatment and Storage <sup>7</sup>		S	
<b>Services</b>			
Research and Development Facilities	P	P	P
Corporate Headquarters and Regional Offices associated with other Permitted Uses	P		
Construction/Contractors: Offices and Storage of Materials and Equipment		P	P
Construction/Contractors: Offices only	P		
Commercial/Industrial Photography, Cinematography, Video Production	P	P	
Business Services: Technology Service and Support, Copy and Connectivity Centers, Consultants who directly support surrounding businesses, Telework Centers	P	P	
Day-Care Centers <sup>8</sup>	P	P	
Rental Storage and Mini Warehouses <sup>9</sup>		P	
Warehousing and Distribution	P	P	P <sup>10</sup>
Rental Services: Furniture, Tools, and Equipment with Exterior Storage	P	P	

Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles, Construction and Heavy Hauling Equipment		P	P
Auto and Boat Repair		P	P
Hospitals, Clinics, Long-Term Care Facilities, Residential Care Facilities			
Education: Colleges, Universities, Public Schools, Vocational and Trade Schools	S		
Churches, Synagogues, Temples, (500-7500 seats); & related activities		G <sup>11</sup>	
Churches, Synagogues, Temples, (>7500 seats), & related activities		S <sup>11</sup>	
Charitable, Social, Professional and Labor Organizations	P		
<b>Transportation, Communication and Utilities</b>			
Railroad Facilities (Excluding Yards, Shops and Maintenance Facilities)	P	P	P
Transit Facilities: Rail and Park-and-Ride Lots <sup>12</sup>	P	P	P
Motor Vehicle Maintenance Garage, Motor Freight Services and Terminals		P	P
Heliports and Helicopter Landing and Storage (excluding medivac)	S	S	S
Commercial Parking Lots and Garages	P <sup>13</sup>	P	
TV/Radio Broadcasting Studios	P		
Towing Operators and Auto Impoundment Yards		P	P
Communications Towers and related Facilities (including cellular) <sup>14</sup>	S	S	G
Local Utilities	P	P	P
Regional Utilities	G	G	G
Solid Waste Transfer Stations		G	
Satellite Dish Antennas <sup>15</sup>	P	P	P

<sup>1</sup> Limited to upper stories in a mixed use structures. See Section 20C.60.350 regarding maximum number of dwelling units and maximum building height provisions.

<sup>2</sup> When located in a multi-tenant building. Limited to a maximum seating capacity of 50-person capacity. Hours of operation only allowed between 6am to 10pm; on-site parking to be provided for each employee.

<sup>3</sup> Subject to aquifer protection and sensitive areas regulations in Section 20C.80.

<sup>4</sup> Provided retail sales are manufactured goods produced on the premises and accessory or secondary to the primary manufacturing or wholesaling activity. The outlet area must not exceed 10 percent of the user's share of the gross floor area or 1,000 square feet.

<sup>5</sup> Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.

<sup>6</sup> Please see criteria in Special Uses Section, Section 20C.80.700.

- 
- 7 Subject to Hazardous Waste Criteria in Section 20C.80.\_\_\_\_\_.
  - 8 Subject to Day-Care regulations found in Section 20C.80.\_\_\_\_\_.
  - 9 No business activities are allowed to operate from storage spaces.
  - 10 When associated with a permitted manufacturing use.
  - 11 See regulations on churches, synagogues and temples in Section 20C.80.\_\_\_\_\_.
  - 12 When the site is served by public transportation.
  - 13 Storage or impoundment of abandoned or damaged vehicles prohibited.
  - 14 See Communications Regulations, Section 20C.80.\_\_\_\_\_.
  - 15 Subject to communications antenna and satellite dish requirements found in Section 20.C.80

## **20C.60.300      Site Requirements for Business Park, Manufacturing Park and Industry**

### **20C.60.305      Purpose**

This section establishes site design requirements within the Business Park (BP), Manufacturing Park (MP), and Industry (I) zones. These standards implement the Washington State Growth Management Act (RCW 36.70A), the Countywide Planning Policies, Redmond's adopted Comprehensive Plan, while protecting the City's business park, manufacturing park and industrial areas from public nuisances, incompatible uses, and hazards.

### **20C.60.310      Chart of Site Requirements**

#### **20C.60.3105      Purpose**

Section 20C.60.350, "Site Requirements", establishes the dimensional requirements for business park, manufacturing park and industry development. The standards and rules are established to provide flexibility in project design, maintain privacy between adjacent uses, and prevent public nuisances.

#### **20C.60.311      Explanation of Chart**

The Chart of Site Requirements is arranged in matrix format. Development standards are listed down the left column and the zones are identified across the top row. The matrix cells contain the minimum or maximum dimensional requirements of each zone. The footnotes identify particular requirements applicable to either a specific use or zone. An "NS" indicates that there is "No Standard" (i.e. special requirements).

### **20C.60.315      Minimum Tract Area**

#### **20C.60.3150      Purpose**

The minimum tract area is necessary to ensure that developments have enough land to accommodate necessary site requirements, and to provide facilities necessary to make the use compatible with other uses in the zone.

#### **20C.60.3160      Requirements**

Where indicated on the chart, the minimum tract area for development establishes the minimum land area required before a development project application may be submitted. Unoccupied, accessory utility facilities are exempt from this requirement.

### **20C.60.320      Minimum Lot Frontage**

#### **20C.60.3205      Purpose**

The minimum lot frontage is designed to prevent congestion by allowing for onsite parking and to reduce public nuisances that result from an inability of emergency vehicles to access a building either because vehicles block the access or the lot is not wide enough to allow the effective use of fire trucks from the street.

**20C.60.3210            Requirement**

Minimum lot frontage is the width of the lot which adjoins a public or private street or approved access corridor.

**20C.60.325            Building Setbacks**

**20C.60.3250            Purpose**

The purpose of front, street, rear, and side setbacks area is to help maintain the desirable character of the community, provide adequate light and air to all properties, reduce incompatibilities such as excessive light and noise, prevent overloading of public infrastructure, and prevent public nuisances such as the danger of fire from buildings constructed too close to each other.

**20C.60.3260            Requirements**

(a) *Measurement.* All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line in a plane horizontal to the ground. In the case of access corridors and private streets, setbacks are measured from the inside edge of the access corridor or street to the foundation line of the structure. Front, side street, side, and rear directions shall be determined as provided in paragraph (d) of this subsection.

(b) *Setback Exceptions.* Upon the presentation of a binding site plan, an approved site plan, or Planned Commercial Development application processed in accordance with Chapter 20F, setbacks may be modified as follows: side setback distances may be modified to permit a zero side setback to accommodate joint wall construction and clustering of buildings; front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.

(c) *Improvements.* Improvements less than 30 inches above grade including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas provided that all other applicable requirements are met. No other structures including accessory structures are permitted in setback areas.

(d) *Lot Orientation.* For the purpose of applying setback regulations, the following shall be applied: the front shall be toward the public street, private street or access corridor from which the lot is addressed or which provides the primary access; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are ninety degrees to the front or as nearly so as the lot shape permits.

## **20C.60.335      Maximum Height of Structures**

### **20C.60.3355      Purpose**

The maximum height of structures maintains Redmond's visual character, reduces the danger of fire and other natural emergencies, and limits the potential overburdening of surrounding infrastructure.

### **20C.60.3360      Requirements**

Maximum height requirements set the limit measured from the finished grade above which structures shall not extend. Please refer to Chapter 20H, Definitions, for measuring building height. Chimneys, antennas, cooling and ventilation equipment, and flagpoles, may exceed the height limit of the underlying zone by not more than 15 feet.

### **20C.60.3370      Residential/Mixed Use Developments**

Business, manufacturing, industrial uses and corporate campuses that include residential uses in the upper floors, may have increased height as identified in Section 20C.60.350, Site Requirements.

## **20C.60.340      Maximum Lot Coverage of Structures and Other Impervious Surface**

### **20C.60.3405      Purpose**

The Maximum Lot Coverage maintains community goals by reducing storm drainage and flooding impacts, retaining visual separation between buildings and reducing large expanses of on-site parking.

### **20C.60.3410      Requirements**

The maximum lot coverage of structures and other impervious surfaces limits the maximum percentage of a lot that can be covered with primary and accessory structures and impervious surface.

### **20C.60.3420      Modifications**

Maximum coverage for portions of a site within a Planned Commercial Development may be increased to encourage clustering with smaller lots where comparable open space is provided elsewhere within the development. For projects permitted with Binding Site Plans or a Planned Commercial Development, maximum land coverage on individual lots within a multi-lot development may be increased to allow clustering or joint wall construction provided that the total amount of impervious surface does not exceed that set forth by Section 20C.60, Site Requirements, for the development as a whole.



**Site Requirements in Business and  
Manufacturing and Industrial Zones**

	<b>BP</b>	<b>MP</b>	<b>I</b>
<b>Business and Manufacturing Park Requirements</b>			
Minimum Tract Area For Development	1.5 acres	1 acre	1 acre
Minimum Lot Frontage (in feet)	30'	30'	30'
Minimum Building Front-, and All Street Setbacks (in feet)	30' <sup>1</sup>	30'	30'
Minimum Building Rear Setbacks (in feet)	20' <sup>1</sup>	10' <sup>2</sup>	10' <sup>2</sup>
Minimum Building Side Setbacks (in feet)	40' <sup>1</sup>	10' <sup>2</sup>	10' <sup>2</sup>
Minimum Building Separation (Except for Accessory Structures) <sup>3</sup>	NS	NS	NS
Maximum Lot Coverage of Structures and Other Impervious Surfaces	75%	80%	80% <sup>4</sup>
Maximum Height (in feet)	45'	45' <sup>5</sup>	60' <sup>6</sup>
Maximum Floor Area Ratio (FAR) <sup>7</sup>	.45	.50	.50
Maximum Floor Area Ratio with TDR <sup>8</sup>	1.0	1.0	1.0
<b>Residential Uses in Business Park Areas</b>			
Maximum Number of Dwelling Units Per Acre of Site Area	30 <sup>9</sup>		
Maximum height (in feet)	55'		

Notes: NS = No Standard

<sup>1</sup> Subject to buffering and landscaping requirements of Section 20C.80. \_\_\_\_\_

<sup>2</sup> No setback required for join wall construction located on property line.

<sup>3</sup> As required by Chapter 20E, Building and Construction Codes.

<sup>4</sup> Industrial uses having asphalt and concrete batch plants on sites less than ten acres are allowed to exclude lined ponds that are part of a water treatment facility as part of this percentage.

<sup>5</sup> Buildings not used exclusively for research and development, manufacturing, warehousing, or allowed light industrial uses shall not exceed two (2) stories and 25 feet. No building over two (2) stories may be converted to office uses.

<sup>6</sup> Rock crushing equipment, asphalt and concrete batch plants, silos, and other related equipment may extend to a maximum height of 90 feet.

<sup>7</sup> All legal conforming lots are allowed the greater of either the maximum allowed FAR, or 10,000 square feet buildable area given they can meet all other applicable site requirements.

<sup>8</sup> Refer to Section 20C.20A.300, Agriculture Zone-Transfer of Development Rights program, and Section 20C60.425 Receipt of Development Rights in Business Park, Manufacturing Park and Industry Zones.

<sup>9</sup> Allowed in upper stories of buildings where there are no adverse impacts to surrounding businesses or residences.

## **20C.60.400**

# **Special Business Park, Manufacturing Park and Industry Regulations**

### **20c.60.405**

#### **Purpose**

Special requirements for the Business Park, Manufacturing Park, and Industry zones are intended to fulfill several purposes. First, this section identifies special requirements for development within these zones. Secondly, this section provides references to other sections of the Community Development Guide which contain requirements affecting business, manufacturing and industrial uses. Finally, this section identifies how special programs may be implemented in these zones, such as the Transfer of Development Rights (TDR) program.

### **20C.60.410**

#### **Mixed Use and Residential Development**

Mixed use development in Business Park (BP), Manufacturing Park (MP), Industry (I), and Overlake Business and Advanced Technology (OV) zones are allowed as indicated in Section 20C.60.215 Permitted Land Uses. Residential mixed use development is permitted in the BP zone when the residential portion of the project is located above the ground floor of the building. Retail and service business uses are permitted in mixed use developments within all of the zones based on varying criteria as set forth in this Section.

Additional Building height and Floor Area Ratio are allowed for residential uses in the Business Park zone as noted in Section 20C.60.3215 (10), Site Requirements Chart.

### **20C.60.415**

#### **Outdoor Storage**

Complete regulations for outdoor storage are contained in Section 20C.80.350.

### **20C.60.420**

#### **Business Park, Manufacturing Park and Industry Design Guidelines**

Design guidelines for business and manufacturing park and industry development are provided in Chapter 20C.90. Administrative procedures for Planned Commercial Development approval are found in Chapter 20F.

### **20C.60.425**

#### **Receipt of Development Rights in Business Park, Manufacturing Park and Industry Zones**

The Transfer of Development Rights from the Agriculture Zone is detailed in chapter 20C.20A. of the Community Development Guide. The purpose of this Section is to describe the receiving zones in which those development rights can be used and how they can be implemented. Chapter 20C.20A.312-328 describes how development rights are measured, and applied in the receiving zones.

Development rights may be applied in all BP and MP zones. Transfers to the OV zone cannot be completed until adoption of the Overlake Neighborhood Plan by City Council subsequent to the adoption of this section. Projects incorporating additional transferred development rights must present sufficient documentation in the form of a deed of transfer as described in Section 20C.20.320 and extinguishment document as described in Section 20C.20A.322 to demonstrate that the transfer has been finalized.

The transfer of Development Rights (TDR) must meet all site requirements of the receiving zone except as described in Section 20C.20A.328 which allows regulatory flexibility from public or private park land requirements, increased building height and/or additional parking.

Additional parking may only be used in conjunction with a proposed project in the receiving zones.

## **20C.60.430      Exterior Lighting Regulations**

### **20C.60.4305      Purpose**

All exterior illumination shall be consistent with Comprehensive Plan policies NE-88 and NE-89 to minimize excessive glare and light trespass on neighboring properties.

### **20C.60.4310      Requirements**

Exterior lighting requirements are found in Section 20C.80.\_\_\_\_, Lighting Requirements. Additional design requirements are found in Chapter 20C.90.

### **20C.60.4320      Plan**

An exterior lighting plan shall be submitted with all development proposals showing lighting type, intensity, spacing, height of light fixtures, and provisions to minimize glare and light trespass onto nearby properties. Luminaire shields, or cutoffs, shall be used where lighting impacts may result on surrounding properties.

## **ADDITIONAL USE CRITERIA TO BE ADDED TO SECTION 20.C.80.\_\_\_\_\_**

### **20C.80.700 Batch Plant and Extractive Industry Review Criteria**

The following criteria shall be reviewed for new or expanded asphalt and concrete batch plants and other related outdoor processing of minerals or resource operations:

- a. The site has direct access to arterials. Truck traffic shall not use residential local access streets.
- b. Noise and lighting impacts from extractive operations shall be minimized by using noise suppression devices and light shielding. Nighttime trucking is permitted, although extraction operations should occur during daylight hours.
- c. Peak stormwater runoff shall not increase above naturally occurring levels. The runoff and any discharges shall not degrade the quality of any receiving waters, and be consistent with requirements of other permitting agencies.
- d. Buffers, landscaping and setbacks shall be provided to screen extraction operations from public rights-of-way, and non-industrial uses.
- e. Uses shall assure protection of groundwater quality and Evans Creek through the application of sensitive areas regulations.

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# 20C.60.500 Planned Commercial Development

## 20C.60.505 Purpose

### 20C.60.5055 General

This Chapter establishes standards and criteria for Planned Commercial Developments. This process allows for flexibility in project design and to integrate the unique features of a project with a site through specific review criteria.

### 20C.60.5060 Planned Commercial Development

The primary purpose of a Planned Commercial Development (PCD) is to enhance the design of a commercial, business, manufacturing or mixed use development by allowing for flexibility and variation from the established site requirements and development standards of the Community Development Guide. PCDs are a mechanism by which the City may allow for variation in the design and arrangement of structures as well as provide for the coordination of project features and related infrastructure. A PCD allows for innovations and special features in site development, including the location and type of structures, the conservation of natural features, the conservation of energy, and the efficient use of open space.

## 20C.60.510 Applicability

### 20C.60.5105 Planned Commercial Development

PCDs are allowed only in the General Commercial (GC), Retail Commercial (RC), Business Park (BP), Manufacturing Park (MP), Industry (I) and Overlake Business and Advanced Technology (OV) zones. The primary use of a PCD shall be for Commercial, Business and Manufacturing development, although mixed use projects which include a residential component may be processed through the PCD process. The PCD shall not serve as a means of avoiding procedures more appropriately reviewed under the provisions of Section 20F.\_\_\_\_, Variances.

Property included in a PCD application must be under the same ownership or a signed development agreement must establish control over multiple ownerships.

In the Southeast Redmond neighborhood, properties designated Manufacturing Park (MP), Business Park (BP) or Industrial (I) that adjoin residentially zoned properties may be included in an PCD application in order to address transportation connections and shared infrastructure design and costs. See Section 20C.30.500, Master Planned Residential Development.

## 20C.60.520 Scope of the Approval

### 20C.60.5205 General

The PCD approval shall be superimposed on the underlying zoning district. The PCD shall constitute a limitation on the use and design of the site unless modified pursuant to Section 20F.\_\_\_\_, Modification of Final Order or Section 20F.\_\_\_\_, PCD Minor Modifications. PCD review procedures are described in detail in Section 20F.20.800.

### 20C.60.5210 Scope

The PCD shall be an exception to the regulations to the extent that approved conditions of the PCD modify and supersede the regulations of the underlying zoning district. The PCD shall constitute a limitation on the use and design of the site unless modified pursuant to Section 20F.\_\_\_\_, Modification of Final Order.

### 20C.60.5215 Approval Time Frame

Development plans may include two or more divisions to be developed successively. If more than five years have lapsed since final approval of the PCD, uncompleted divisions shall be subject to the current City standards and may require modification as provided in Section 20F.\_\_\_\_, Modification of Final Order.

### 20C.60.5220 PCD and Subdivision

A PCD that requires platting shall not receive final plat approval until a Final Approval Order for the PCD has been granted. No building, construction or other permits shall be issued within a PCD until a final Approval Order has been issued by the City.

### 20C.60.5225 Approval Process

An applicant may elect to undergo either a one step or a two step approval process for a PCD. A one step approval process would include the City's review and consideration of not only the general project concept, including its intensity and overall design, but also of all specific site and development requirements associated with the proposed development. In a two step approval process, an applicant would first seek approval of an overall project design and concept before extending significant time and resources in developing the specific site and development features of the proposal. The second approval associated with the PCD would then relate to specific site and development requirements as defined by the first approval and the Community Development Guide. An applicant may also elect to obtain approval of an overall project design and then proceed with either a subdivision or a binding site plan application based on the initial PCD approval.

## **20C.60.525      Decision Criteria**

### **20C.60.5250      Design Criteria**

The City may approve, or approve with modifications, a PCD if the proposal meets the requirements of this Chapter and the design of the proposed development is superior in one or more of the following ways to the design that would result from development of the subject property without a PCD:

- (a) Site design, building orientation and architectural design elements which would not be otherwise realized protects natural features and/or reduces impervious surfaces.
- (b) More efficient use of parking and storage areas, including cooperative parking facilities.
- (c) Provides for the more efficient provision of public and private utilities and facilities throughout the development area.
- (d) Incorporates energy efficient site design and building features.

### **20C.60.5260      Public Facilities**

The PCD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer, and parks and recreation facilities.

### **20C.60.5270      Perimeter Design**

The perimeter of the PCD shall be designed with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property taken into consideration. Please review related regulations in Section 20C.90, Design Criteria, for further clarity.

### **20C.60.5280      Streets and Sidewalks**

Existing and proposed streets and sidewalks within the PCD shall be suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the subject property. City street standards identified in Appendix G may be modified through the PCD process.

## **20C.60.530      Modification of Development Regulations**

### **20C.60.5305      General Applicability**

The requirements of Sections 20C.50.350 and 20C.60.350, Site Requirements, may be modified by application of this section. The absence of any standard or site requirement in this section indicates that the PCD application may not vary from that requirement.

### **20C.60.5310      Building Setbacks**

PCDs are subject to minimum front, rear and side street setbacks of 10 feet, except where joint wall construction allows buildings to be placed on property lines. No minimum interior setback is established, but may be required as a condition of approval. All other building setbacks are as shown in the Site Requirements Chart (Section 20C.50.350 and 20C.60.350) and as defined in Section 20C.50.340 and 20C.60.340.

20C.60.5320      Minimum Building Separation

No minimum building separation requirement is established so long as all building and fire regulations are met. A minimum building separation may be established as a condition of approval for individual PCD applications.

20C.60.5330      Maximum Lot Coverage and Impervious Surface Area

For PCDs, requirements governing maximum lot coverage for structures and maximum impervious surface area as shown in the Site Requirements Chart (Sections 20C.50.350 and 20C.60.350) may be exceeded not greater than ten percent of the maximum indicated in the site requirements chart. Specific lot coverage and impervious surface area requirements may be established for individual PCD applications as a condition of approval.

20C.60.5340      Maximum Height of Structures

Requirements for building height may be modified as described below with a PCD when it assists in maintaining open space and natural resources, and does not interfere with the established views of adjoining properties. No modifications to the maximum height within areas under the jurisdiction of the Shorelines Management Act are allowed.

20C.60.5350      Street and Utility Standards

Street and utility standards for PCDs may be modified by the Technical Committee. Street standards for Commercial, Business and Industrial development are defined in Appendix G of the Community Development Guide. Standards for water and sewer facilities are presented in "Design Requirements. Water and Sewer System Extensions" available from the Utility Division of the Public Works Department.

20C.60.5360      Other Modifications

If necessary to achieve the objectives of this section, an applicant may request additional modifications from the site requirements of Sections 20C.50.350 or 20C.60.350, except as provided in Section 20C.60.535, Limitations on Authority to Modify Development Regulations. Approval for modifications other than those specifically described in this section (20C.60.530) are subject to approval by the City Council.

**20C.60.535      Limitations on Modifications to Development Regulations**

The following provisions of the Community Development Guide may not be modified pursuant to Section 20C.60.530, Modification of Development Regulations: any provision of this section, 20C.60.500; the procedural, enforcement, and administrative provisions of the Community Development Guide or any other applicable City Code; any provision of the Community Development Guide that specifically states that its requirements are not subject to modification under a PCD; any provision of Section 20C.80.200, Environmentally Sensitive Area Regulations, except as specifically provided for in this Section.

**20C.60.545      Design Guidelines and Review**

Design Guidelines for residential development are provided in Section 20C.90, Design Criteria.



## 20C.60.550

### Minimum Conditions of Approval

In approving a PCD application, conditions of approval shall at a minimum establish: a master site plan for the entire PCD showing the location of sensitive areas and buffers, open spaces, as well as the locations for development; the buildout time period for the entire project, project phasing and other project specific conditions necessary to mitigate impacts on the environment, public facilities and services including transportation, utilities, drainage, police and fire protection; road design standards that shall apply to the various phases of the project.

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# **20C.70**

## **NEIGHBORHOOD REGULATIONS (AREA-SPECIFIC REGULATIONS) AND DESIGN DISTRICT ZONES**

### **20C.70.010 Purpose**

The purpose of this chapter is to contain all regulations that are area-specific (or site-specific). The regulations in this chapter apply in addition or in some cases replace city-wide zone and development regulations. This chapter contains two parts: (1) neighborhood regulations that implement neighborhood policies and (2) design district zone regulations for specific sites in the City. Figure 1 shows the general location where regulations in this chapter apply.

#### **20C.70.010(05) Purpose for Neighborhood Regulations.**

The Redmond Comprehensive Plan provides for area-specific regulations in some parts of the City based upon the Neighborhood Policies. This section is intended to identify the development regulations that address the neighborhood policies in the Comprehensive Plan.

#### **20C.70.010(10) Purpose for Design District Zones.**

A Design District zone is intended to take advantage of opportunities for appropriate mixes of uses in locations well suited to those uses. Special Design District Zones allow for the implementation of use regulations that apply to specific sites. These sites typically consist of either large parcels in a common ownership where a master plan is developed for a unified development or sites of major institutions, such as hospitals.

FIGURE 1  
NEIGHBORHOOD O' LAYS AND DESIGN DISTRICT LOCATIONS

City of Redmond

Willows Business  
Park Corridor

East Sammamish  
Valley

North  
Redmond

Sammamish  
River  
Residential

Bear  
Creek  
RA-5  
Density  
Bands

↖ Southeast  
Redmond  
Residential  
\* See Figure 2  
for SE Redmond  
Land Use Transition  
Overlay

Evergreen  
Highlands  
Design District

Group Health  
Design District

East Lake  
Sammamish  
Fwy. Commercial  
Area

Gateway  
Design  
District

Legend

□ Zoning Boundary

1400 0 1400 Feet

Does not include SE Redmond Zoning (Ordinance 1825)  
and Watershed Property.

P after zoning district indicates pre-annexation zoning

Date of map 10/25/95

## 20C.70.100 Bear Creek Neighborhood Regulations

### 20C.70.110 Bear Creek RA-5 Zone Density Bonuses.

(a) *Purpose of the RA-5 Density Bonuses.* The RA-5 zoning district is applied to lands within the City that have significant limitations for urban development and which are unsuited to long-term resource production. These density bonuses provide for increased development potential in a manner that reduces the potential impact of natural hazards including flood plains, floodways, seismic hazards, and stream bank erosion hazards, and the public nuisances they may cause. Development allowed through these density provisions shall cluster housing away from the rural areas to protect them from negative impacts and the pressure to convert rural areas unsuited to urban development to urban uses. While not their primary purpose, the bonuses would also provide an opportunity to create an important public amenity, a trail along Bear and Evans Creek. This amenity would also benefit the property by making the development more attractive. These regulations are intended to implement Policies LU-27, LU-28 and LU-120 of the Comprehensive Plan (Chapter 20B).

(b) *Requirements Applicable to All RA-5 Density Bonuses.* To use any of the density bonuses allowed by this section, all of the following requirements shall be met in addition to the other requirements in Section 20C.30.540, Clustering.

(I) For the purposes of Section 20C.70.110 only, "developable land" shall mean the lesser of (a) 29 percent of the land in the same or related ownership or (b) the land outside the zero rise floodway designated by King County, the Federal Emergency Management Agency (FEMA) floodway, and Type I, II, and III wetlands in the RA-5 zoned land in the Bear Creek neighborhood. To the extent practicable, the developable land should comply with the criteria in policy LU-27 and policy LU-28 bullet 3, second sentence in the Comprehensive Plan.

(ii) All development, except for that excluded by Section 20C.70.110(10)(b)(iii), shall be clustered on the developable land.

(iii) The following uses and facilities do not need to be clustered on the developable land to use the density bonuses in this section: open space, recreational-open space uses, and wetland, habitat, flood, and storm water mitigation, including relocation, replacement, enhancement and compensating storage.

(iv) The maximum density allowed through the density permitted by Section 20C.30.430, Site Requirements Chart and all bonuses, including but not limited to the bonuses in Section 20C.70.110(10)(c), shall not exceed 6 housing units per gross acre of developable land. If the allowed density or bonuses are transferred to adjacent properties in the same or related ownership within another zoning district, the maximum

number of housing units transferred shall not exceed 6 housing units per gross acre of developable land zoned RA-5.

(v) All of the land zoned RA-5 and in the same or related ownership shall be included in a subdivision, Planned Residential Development, or Master Planned Residential Development. Where the total amount of land zoned RA-5 and in the same or related ownership is less than five acres and all the allowed housing units from that ownership will be transferred to land which is not zoned RA-5, the land does not have to be included in a subdivision, Planned Residential Development, or Master Planned Residential Development.

(vi) The developable land shall be located adjacent to existing urban uses.

(vii) All housing constructed within the RA-5 zone shall be detached single-family housing.

(viii) View corridors through the property from Avondale Road and Union Hill Road shall not be significantly altered.

(ix) Adverse impacts to wildlife shall be avoided.

(x) The land remaining in the ownership after deducting the developable land shall be permanently maintained in open space or open space-recreational use. Wetland, habitat, flood, and storm water mitigation, including relocation, replacement, enhancement and compensating storage, may be located and maintained on part of this land. A legally enforceable measure that runs with the land, is binding on all successors in interest, implements this requirement, and requiring City permission to change the use shall be recorded. A document that is acceptable to the City of Redmond shall be executed and recorded in the real property records of King County before construction begins.

(xii) The total developable land shall not exceed 35 acres for the 120 acres of property in related ownerships which is north of Bear Creek and Evans Creek and runs from Avondale Road to the east.

(c) *Density Bonuses.* In addition to the number of housing units allowed by Section 20C.30.430, Site Requirements Chart, properties zoned RA-5 may use any of the following density bonuses:

(i) A density bonus of four housing units per five gross acres of total land area (equaling a total density of one housing unit per gross acre) provided that the housing units are clustered.

(ii) A bonus of one housing unit per 268 linear feet of dedicated trail shall be given if a trail is dedicated along Bear and Evans Creek in a location and of a width acceptable to the City of Redmond. To obtain this bonus, the trail shall either include the owner's entire frontage along Bear or Evans Creek or connect to trail easements or land owned by the City of Redmond on both sides of the dedication. The method of dedication and the type of ownership interest dedicated shall be subject to the review and approval of the City.

(iii) A bonus of 0.8 housing units per acre shall be allowed for each acre of land permanently maintained in open space or open space-recreational uses. To obtain this bonus, the land owner shall agree to permanently maintain all of the land (and lands covered by water) remaining in the ownership after deducting the developable land as open space or open space-recreational uses.

(iv) **Optional Method of Calculating Bonuses.** If the land owner clusters the development, dedicates the trail required by Section 20C.70.110(10)(c)(ii) along their entire ownership which abuts Bear and Evans Creeks, and permanently dedicates all their undeveloped land as permanent open space, the land owner may calculate the bonuses allowed by Sections 20C.70.110(10)(c)(i) through 20C.70.110(10)(iii) by multiplying their developable land by six housing units per acre.

(v) If one of the bonuses provided for in Sections 20C.70.110(10)(c)(i) through 20C.70.110(10)(c)(iii) is used, the site requirements for the R-1 zone established by Section 20C.30.430, Site Requirements Chart shall be used. Section 20C.30.5420, *Site Requirements for Clustering* shall not apply in this case.

(vi) If two or more of the bonuses provided for in Sections 20C.70.110(10)(c)(i) through 20C.70.110(10)(c)(iii) are used or the bonus in Section 20C.70.110(10)(c)(iv) is used, the site requirements for the R-6 zone established by Section 20C.30.430, Site Requirements Chart shall be used. Section 20C.30.5420, *Site Requirements for Clustering* shall not apply in this case.

## **xxC.70.xxx      Education Hill Neighborhood Regulations**

Reserved.

## **xxC.70.xxx      Grass Lawn Neighborhood Regulations**

Reserved.

## 20C.70.200 North Redmond Neighborhood Regulations

### 20C.70.200(10) Purpose.

Policies in the neighborhood chapter of Redmond's Comprehensive Plan (Section 20B) contain general and specific provisions relating to housing and residential development in the North Redmond neighborhood (see policies N-NR-1 through N-NR-61). These regulations implement the North Redmond neighborhood policies.

### 20C.70.200(20) Arterial Setback Requirements.

The following street setbacks apply for the North Redmond Neighborhood. The specific setbacks replace setbacks required in Section 20C.30.380, Site Requirement Chart.

(a) *Redmond-Woodinville Road.* All buildings on the east side of Redmond-Woodinville Road (SR202) shall be setback 75 feet. This setback shall be measured from the edge of the proposed right-of-way. Accessory structures, including fences, are prohibited in this setback. See section 20C.70.200(b) for setbacks on the west side of the road.

(b) *Other Road Setbacks.* Buildings shall be setback 15% of the depth of a parcel before subdivision along the north side of NE 116th Street, the south side of NE 124th/128th Street, the west side of Redmond-Woodinville Road, and the east side of 154th Place NE. Setbacks may be reduced if the setback area is landscaped and established as a permanent open space corridor but not less than 50 feet from the edge of the proposed right-of-way. Setbacks may be further reduced (but no less than required in Section 20C.30.380, Site Requirement Chart) for development on parcels two acres or less in size. Accessory structures are prohibited in this setback with the exception of non-sight obscuring fences (such as post and rail) and improvements less than 30" in height (such as patios). These improvements shall be allowed up to 25 feet into the setback. Trail systems that provide for pedestrian access shall also be allowed in the setback.

### 20C.70.200(30) North Redmond Subdivision Design Requirements.

In addition to general subdivision regulations Policies N-NR-1 through N-NR-58 shall be used in the review of new subdivisions, Planned Residential Development, and Master Planned Developments in the North Redmond neighborhood. Building setback requirements established in 20C.70.200(20) shall be noted in the subdivision layout.

### 20C.70.200(40) Open Space Requirements.

The minimum open space requirement shall be 25% for clustered housing and planned residential developments for the North Redmond neighborhood.

## **20C.70.300    Overlake Neighborhood Regulations**

Reserved.

## **20C.70.400    Sammamish Valley Neighborhood Regulations**

### **20C.70.410    Sammamish River Residential**

#### **20C.70.410(10)    Purpose.**

The purpose of this subsection is to facilitate coordinated residential development and retain permanent open space for the Sammamish River Residential area which is bounded by the Sammamish River Trail, the Puget Power transmission lines, Redmond-Woodinville Road, and NE 90th Street. The Sammamish River Residential area covers approximately 100 acres of land as indicated in Figure 2, *Map of Sammamish River Residential*. The criteria below are intended to promote the development of moderate density residential development which complements the City Center and surrounding employment areas; provide functional open space and recreational areas; encourage architectural diversity of design; and encourage development that is sensitive to local environmental characteristics. The purpose of this subsection shall also be to provide for a Development Rights Transfer/Open Space Program to preserve the sloped areas as permanent open space.

#### **20C.70.410(20)    Applicability.**

Development in the Sammamish River Residential area shall meet the criteria listed in Section 20C.70.410(30), Development Criteria for Sammamish River Residential. If additional density is proposed through the density incentive program, the requirements listed in Section 20C.70.410(40), Development Rights Transfer/Open Space Program shall be met and a General Development Permit is required.

**20C.70.410(30)    Development Criteria for Sammamish River Residential.** The following criteria shall be applied to the Sammamish River Residential area for all development:

#### **(a)    *Circulation, Vehicular Requirements:***

**(i)**    Development of a right of way to extend 160th Avenue NE from NE 90th to the intersection of Redmond-Woodinville Road at approximately the NE 106th alignment shall be required. Vehicular circulation improvements to this segment of roadway shall be designed to minimize congestion from occurring to the south of NE



90th Street and to provide a throughway from Redmond Woodinville Road (at 106th Avenue NE) to NE 90th Street.

(ii) For internal streets, traffic calming techniques and landscape design (such as a boulevard treatment) shall be used to reduce vehicular impacts and provide visual continuity.

(iii) Transit stops shall be provided on all principal arterials.

(b) *Circulation, Pedestrian & Bicycle Improvements:*

(i) An east-west bikeway connection shall be provided to link the residential areas with the Sammamish River trail.

(ii) Pedestrian circulation shall be provided throughout the area linking residences with trails, internal open spaces, and the downtown.

(iii) Signed crosswalks shall be required at key intersections.

(c) *Parking:*

Placement of parking lots adjacent to the Sammamish River shall be avoided.

(d) *Open Space/Landscaping Requirements:*

(i) Landscaping treatment along the Puget Power trail, and the Sammamish River trail shall be designed to act as a buffer between the trails and the residential uses and to prevent a walled corridor of buildings. This may be through the use of additional landscape separation or increased density of plantings. Adjacent to the Sammamish River trail, an average 50 foot landscape buffer with a minimum width of no less than 30 feet is required. Sensitive areas regulations also apply.

(ii) Methods of construction or placement of buildings shall preserve the wooded hillside along the east perimeter of the Sammamish River Residential area.

(iii) Development of consolidated active open space such as a neighborhood park or recreational play fields is encouraged over development of individual small recreational sites.

(iv) Access to the Sammamish River trail shall be provided. Design of trail connections or pedestrian walking patterns shall consider limited point access to the trail itself to prevent disruption to traffic flow patterns on the existing trail.

(v) Open space, recreation areas, and water quality features shall be incorporated into the project design as featured amenities.

(e) *Architecture Design:*

(i) Housing should be developed in groupings to avoid the appearance of one continuous project. Clusters shall be visually and/or functionally distinct. This shall be accomplished through the use of separate architectural designs and separation by open space. A cluster shall not exceed 108 units in size. For that portion of the development fronting the Sammamish River trail, building footprints and elevations shall be modulated.

(ii) Neighborhood, street, streetscape, and building design shall be in the neo-traditional style to maintain compatibility with existing buildings.

20C.70.410(40) Development Rights Transfer/Open Space Program.

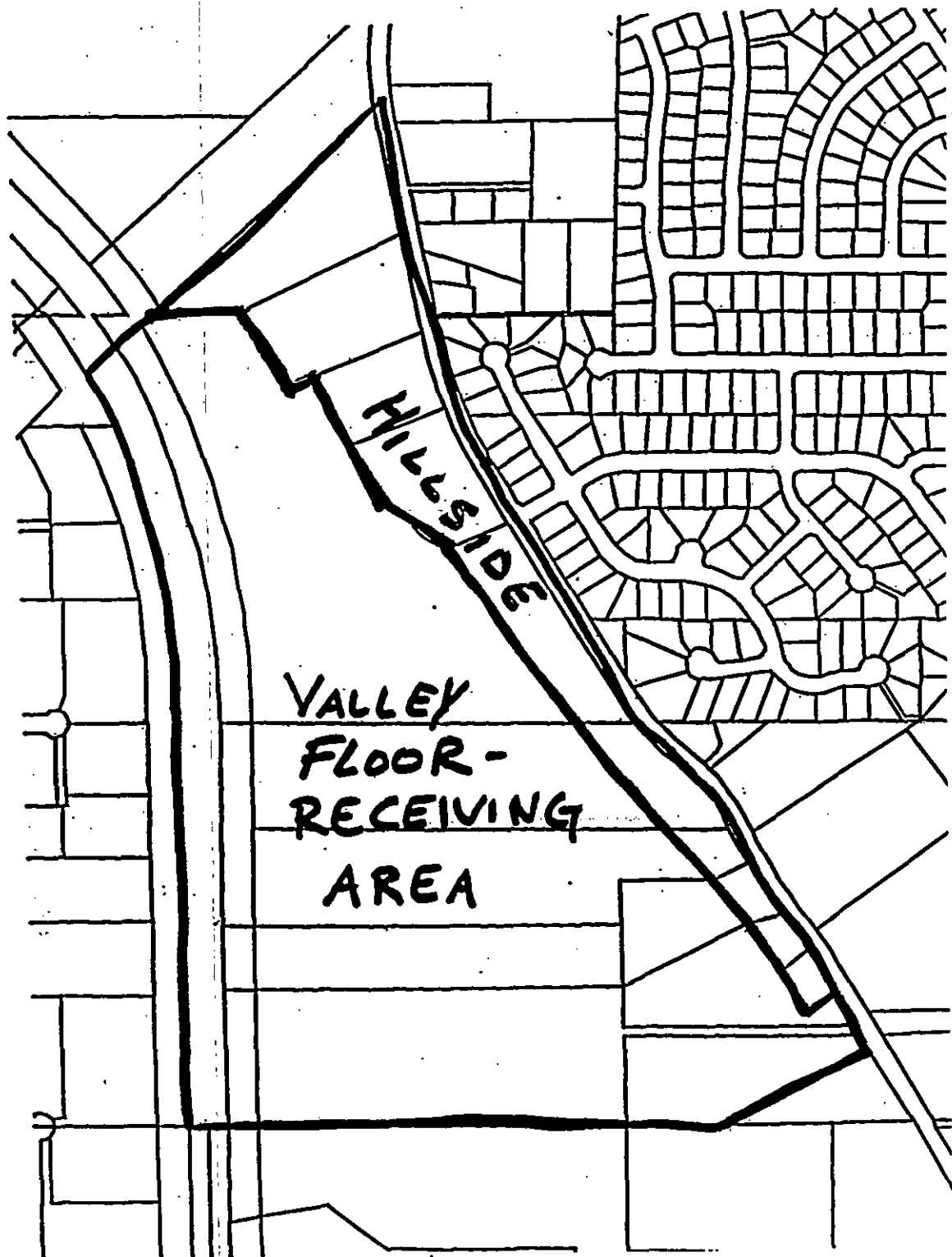
(a) *Density Bonus Incentive.* The area identified for the transfer of open space incentive program includes the hillside areas west of Redmond Woodinville Road and just south of the Puget Power right-of-way as show as "Hillside" on Figure 2, *Map of Sammamish River Residential*. That portion of the hillside areas that is preserved as permanent open space shall be allowed to transfer its underlying density at a rate double the existing density of the transferring portion. The transferred density shall be allowed to develop on the area indicated as the receiving area on Figure 2, *Map of Sammamish River Residential*.

(b) *Density Bonus Criteria.* All of the following criteria shall be met in addition to the development criteria for the Sammamish River Residential area.

(i) The hillside area described in paragraph 20C.70.410(40)(a) from which development rights are being transferred shall be preserved as permanent open space. Documentation to secure the open space shall be recorded as a condition of approval.

(ii) Development in the receiving area utilizing the density bonus must meet all site requirements of the R-12 zone.

**FIGURE 2**  
**Sammamish River Residential**



**20C.70.420****East Sammamish Valley Master Plan Requirement****20C.70.420(10)      Applicability.**

Except for the real property with King County parcel number 352605-9065, all of the land between the King County owned land along the Sammamish River, south of the north quarter section line of the Southwest Quarter of Section 35, Township 26 N., Range 5 E.W.M., west of the Woodinville-Redmond Road, and north of the Puget Power right-of-way and the King County park property shall be included in a subdivision, Planned Residential Development, or Master Planned Residential Development.

**20C.70.420(20)      Requirements.**

The development shall comply with Policy N-SV-2 in the Comprehensive Plan.

**20C.70.430****160th Ave NE and Redmond-Woodinville Road Triangle Senior Housing Density Bonus.****20C.70.430(10)      Density Bonus.**

The land within the triangle between 160th Ave NE (extended), Redmond-Woodinville Road, and the Puget Power right-of-way is zoned R-6. Clustering may increase the density to 8 units per acre on this land. A density bonus of 4 additional units per acre shall be granted if the units allowed by the density bonus are targeted to persons 55 years old or older. To obtain the bonus, the buildings shall have the appearance of single-family homes and shall be no higher than three stories. This bonus shall not apply to congregate care facilities.

## **20C.70.500      Southeast Redmond Neighborhood Regulations**

**20C.70.520****Southeast Redmond Residential Requirements****20C.70.520(10)      Design and Development Standards.**

Specific design and development standards related to housing and residential development in the Southeast Redmond neighborhood are presented in Section 20B of the Community Development Guide, Policies N-SF-22 through N-SE-26. In addition to these standards, developers will be encouraged to include extra sound proofing where exterior walls front heavily traveled streets or commercial activity and to provide gas burning fireplaces rather than wood-burning fireplaces in residential construction to increase energy efficiency and reduce air pollution hazards.

**20C.70.520(20)      Housing Within the R-12 Zone.**

At least 70% of the housing within the R-12 zone identified within the Southeast Redmond neighborhood shall be developed in accordance with site requirements and development standards of the R-12 zone. Up to 30% of the R-12 area may be developed

in accordance with the site requirements and development standards of the R-8 zone. The transfer of residential density within the Southeast Redmond R-12 zone to allow a range of housing products no higher than 18 units per gross acre is permitted to encourage clustering of housing units and the incorporation of neighborhood amenities. These transfers shall not enable the entire housing area to exceed an average density of 12 units per gross acre except when density bonuses for affordable housing are used. Ground oriented housing is strongly encouraged within this range of housing densities.

**20C.70520(30)      Master Planning Requirement.**

(a)    *Master Plan Areas.* Before any development occurs within the R-12 zone of the Southeast Redmond neighborhood, land designated for housing shall be master planned into two smaller areas. These include:

- Area 1: Between 188th Avenue NE and the 100 foot contour south of NE 76th Street, north of the NE 67th Court (if extended).
- Area 2: South of NE 67th Court (if extended) to Redmond-Fall City Road.

(b)    *Planning Sequence.* Master planning may occur for each of these areas on an individual basis or at the same time. If master planned at the same time, no more than 30% of the area may be devoted to housing developed at an average density of 8 units per gross acre. If master planned in two parts, areas 1 and 2 shall not have more than 22 percent and 38 percent respectively, devoted to housing at 8 units per gross acre.

(c)    *Approval Process.* The master plan shall be approved as a Master Planned Residential Development (see Section 20C.30.7059, Master Planned Residential Development) and shall demonstrate how the proposed housing will meet the provisions of the Southeast Redmond Neighborhood Plan (see Section 20B) and related policies as well as the provisions of this Section. The approved master plan shall be kept on file with the Planning Department. Subsequent development within the master planned area shall adhere to the approved master plan as determined by the Technical Committee and the Hearing Examiner, if subdivision approval is requested.

**20C.70.530      Southeast Redmond Land Use Transition Requirements**

**20C.70.530(10)      Purpose.**

A noise overlay area where non-residential uses will adjoin residential areas is established. The purpose is to protect new residential development from potential significant noise impacts and to ensure reasonable compatibility between the residential and non-residential uses.

**20C.70.530(20)      Applicability.**

The Southeast Redmond Noise Overlay area is located along 192nd Avenue NE, south of the intersection at NE 76th Street, west of 188th Avenue NE, and NE 65th Street road

corridors. See Figure 3. The transition area shall be a minimum of 350 feet wide. The overlay regulations apply only to the properties within this area.

**20C.70.530(30)      Requirements.**

Development within the overlay area shall meet the following requirements:

(a) Existing, new, relocating or expanding industrial, manufacturing, and business park uses within the transition area and north of NE 76th Street shall provide significant earthen berms, landscaping and other appropriate noise restricting techniques as listed in Policy N-SE-6 in the Comprehensive Plan on their sites to protect new residential development from potential significant noise impacts. These use shall also demonstrate how these noise restricting techniques will help the site(s) meet all current noise regulations.

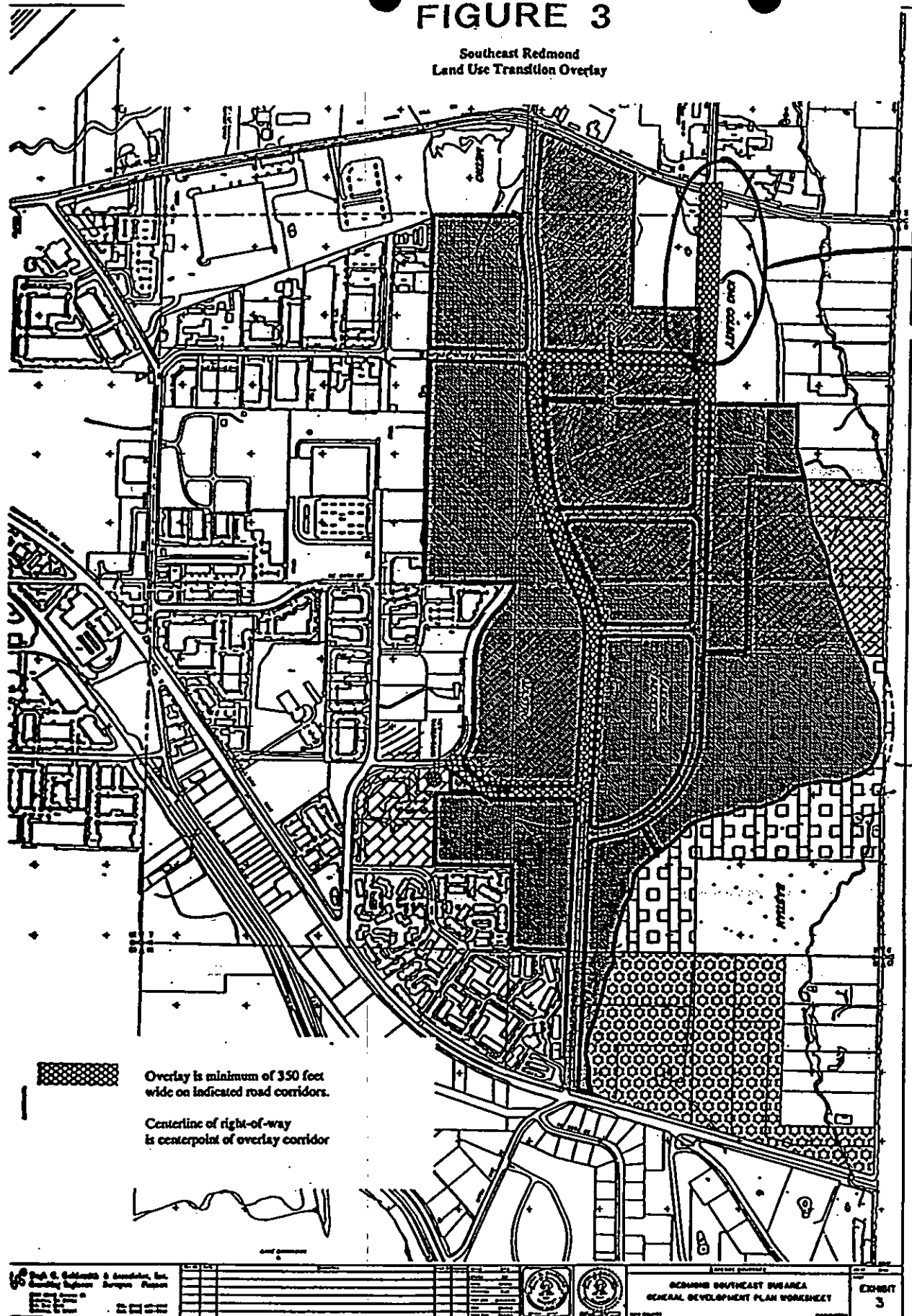
(b) Noise restricting methods shall be completed by any non-residential use located within the transition area or north of NE 76th Street upon relocation to said areas or at the time residential use(s) are proposed within 400 feet, whichever occurs first.

(c) The Design Review Board shall review site plans and building design for development proposals within the transition area north of NE 76th Street to ensure reasonable compatibility with adjacent residential uses.

(d) Uses which generate significant noise impacts, such as heavy truck traffic at night-time with loading and unloading, should be restricted from the transition area.

# FIGURE 3

Southeast Redmond  
Land Use Transition Overlay



**20C.70.540**

**East Lake Sammamish Parkway Commercial Area**

**20C.70.540(10)      Applicability.**

Development in the area zoned General Commercial between Redmond-Fall City Road and East Lake Sammamish Parkway and south of the recorded Kindercare Binding Site Plan shall be reviewed as a unified development. Prior to further development in this area, proposed development for the entire area shall be reviewed as a Planned Commercial Development (PCD) as identified in Section 20F.20.800.

**20C.70.540(20)      Requirements.**

In addition to the general requirements for the GC zone, the following criteria shall be applied:

- (a) No more than one access shall be allowed on Redmond-Fall City Road. Granting of this access is subject to adequate traffic study and approval by the State.
- (b) Development access along East Lake Sammamish Parkway shall be shared and limited.
- (c) The development shall maintain the existing elevation differences between Redmond-Fall City Road and East Lake Sammamish Parkway.
- (d) Trees and other landscaping shall soften parking lots and buildings.
- (e) Buildings shall be oriented to and front on East Lake Sammamish Parkway. Building setbacks from East Lake Sammamish Parkway should be minimized.
- (f) Building design and landscaping shall include elements to lessen the effect of large walls. Mechanical equipment shall be screened.
- (g) Buildings shall be located so that pedestrians can park in one place and walk between the buildings. Buildings shall be placed so that pedestrians can walk to East Lake Sammamish Parkway. Pedestrian connections shall also be provided between the development and the Redmond-Fall City Road. This connection shall be provided on the south end of the development.
- (h) Parking lots shall not be placed between buildings and East Lake Sammamish Parkway. Rather than one or two large parking lots, parking lots should be divided up by landscaping and building placement.
- (i) Notwithstanding Section 20C.20.230(30), Sign Requirements Per Zoning District, and its successor, this development and all of the properties within it shall have no more than one freestanding sign on the Redmond-Fall City Road. The sign visible from the Redmond-Fall City Road shall be a ground level sign no higher than five feet



from the paved surface of the Redmond-Fall City Road. The sign shall comply with the size and other limits in Section 20C.20.230 or its successor.

(j) Both the master plan and building shall undergo design review.

(k) Prior to approval of the Planned Commercial Development, a study shall be completed by the applicant to demonstrate that the traffic generated by the proposed development does not exceed the level generated by Business Park uses.

## **20C.70.600 Willows Neighborhood Regulations**

### **20C.70.610 Willows Business Park Zone Regulations**

#### **20C.70.610(10) Purpose.**

The Willows Neighborhood Business Park corridor is located north of the Puget Power transmission line right-of-way, west of Willows Road, south of the city limits, and east of the crest of the hills (See Figure 1). These area-specific regulations apply to the properties within this corridor to implement Willows Neighborhood policies.

#### **20C.70.610(20) Requirements.**

Developments within this area shall undergo design review and comply with all design and development standards. In addition to the regulations in Chapter 20C.60, Business Park, Manufacturing, and Industry Requirements, the following specific regulations for Business Park zoned properties in the Willows corridor shall apply. Where there is a conflict, the more restrictive regulations shall apply.

(a) All building and parking areas shall be setback an average of 100 feet and not less than 75 feet from the Willows Road right-of-way to preserve a view corridor along Willows Road.

(b) Parking shall be screened by buildings or trees from Willows Road.

(c) Development shall be screened by topography, trees or other measures to visually buffer the development from nearby residential uses to the west.

(d) Site design should separate the developments from each other and Willows Road with areas of open space. Forested gullies, wetlands, old pastures and treed areas are the preferred means of separating uses. The open spaces may include trails and open recreation areas. Other uses should not be allowed in open spaces.

(e) Buildings, parking and driveways shall be located and oriented so that large areas of open space are maintained, valuable sensitive areas are protected, natural hazards are avoided and clusters of trees are retained. Open space, sensitive areas and

treed areas should be connected to existing or projected open space on adjoining properties to provide for a continuous band of open space across the hillside.

(f) No more than 30% of the significant trees on any property may be removed without approval of a planting plan that provides improves wildlife habitat and provides more trees than the healthy, mature trees that were removed. Replacement of significant trees shall be consistent with the City's tree preservation regulations.

(g) In any development, no more than 60% of the site may be covered by impervious surfaces, including buildings, driveways and parking areas.

(h) Pedestrian and bicycle linkages shall be provided to Willows Road.

## **20C.70.700 Gateway Design District (GDD) Zone**

### **20C.70.700(10) Purpose**

The Gateway Design District provides an area for the location of:

- (a) high-technology research and development facilities;
- (b) associated light assembly and warehousing;
- (c) other manufacturing uses with similar character, intensity and impact;
- (d) support services;
- (e) regional retail/wholesale uses;
- (f) service and professional office uses;
- (g) corporate headquarters and regional offices; and
- (h) hotels/motels.

### **20C.70.700(15) Site Planning and Design Objectives.**

Site plans and architectural designs for development within the Gateway Design District shall be consistent with the objective of achieving a high quality, aesthetically pleasing entry into the corporate limits of the City. Site plans shall comply with the requirements of subsection 20C.70.700(30).

### **20C.70.700(20) Boundaries and Performance Areas.**

The boundaries and performance areas of the Gateway Design District are delineated by the City's official zoning map. Performance Area 1 is north of NE 76th Street.

Performance Area 2 is south of NE 76th Street and west of the cemetery. The remainder of the Design District is Performance Area 3, a smaller area adjacent to and west of 180th Avenue NE. All provisions of the Community Development Guide relating to The Gateway Design District govern the entire District unless the provision expressly states the intent to govern only one or more performance areas.

20C.70.700(25) Gateway Permitted Land Uses.

The chart entitled Gateway Permitted Land Uses Chart indicates the permitted land uses and required review procedure for each use.

Gateway Permitted Land Uses Chart

Land Uses	Permitted Uses
Scientific, electronic and communications research and development; high technology; light manufacturing; wholesale trade; light warehousing in conjunction with manufacturing and office uses; light assembly, design, processing, light fabrication and any combination thereof; together with indoor storage and offices associated with such uses (1) (2)	P
General, professional, and government offices (3) (4) (9)	P
Corporate headquarters and regional offices (3) (4) (10)	P
Business services, government services and educational services (11)	
Regional retail/wholesale (5)(10)	P
Hotel/Motel (6)	P
Restaurant: sit-down, carryout, or combination (7)(9)	P
Bank	P
Limited Support Services (3)(8)	P
Daycare	P

Notes: (1) No accessory or subordinate retail activity is permitted. (2) No outside storage is permitted; provided this does not exclude secured areas for overnight employee vehicle parking or storage of materials used on site in conjunction with construction activity for a permitted uses' use, as long as such storage does not face the perimeter of the district and is screened and meets fire and other applicable codes. (3) No financial, insurance, real estate, securities or title services are permitted unless the activity internally services the company of which the activity is a part and does not provide walk-in service to the general public. (4) No medical, dental, individual, or family social services are permitted. (5) No outdoor storage or sales is permitted unless contained fully by screening, excluding storage of shopping carts, sales from food stands or carts, and sale of bulk items in areas immediately adjacent to a sales building. In no case shall outdoor storage or sales be oriented to the perimeter of the District. (6) Includes associated conference center, meeting rooms, auditorium. (7) Drive-through restaurants are not permitted. (8) These uses shall not abut or be oriented to the perimeter of the District and no signs for such uses shall be oriented to the perimeter of the District. The total uses under this category shall not exceed 30,000 square feet. These uses are intended to service persons who are on site in connection with other permitted uses. (9) Storage, employee health club facilities, employee cafeterias or other employee food service, and other customary accessory uses associated with the permitted uses are allowed. (10) No more than a total of 20,000 gsf of restaurant uses nor more than two separate restaurants are permitted. Food stands or carts and areas used for sales of food for take out or consumption on premises as part of a regional retail/wholesale use, and on-site employee food service for employees of any permitted use, are excluded from this provision. (11) Educational services shall only include special vocational and trade.

20C.70.700(30)      Site Plan Review.

(a)      *General:* Any proposed structure within the Gateway Design District or an external addition to an existing structure must be approved by the Technical Committee through the Site Plan Review Process.

(b)      *Conditions:* The Technical Committee and Design Review Board will require mitigation based upon the SE Redmond EIS and may impose other conditions on development in the Gateway Design District in order to ensure that the standards and intent of the Design District, and the Comprehensive Plan are met, and to mitigate potential adverse environmental impacts.

20C.70.700(35)      Site and Design Requirements

(a)      *Conflict in Regulations:* Except as otherwise provided in this Section, all applicable provisions of the Community Development Guide and other applicable codes and ordinances apply to development in the Gateway Design District. Where there is a conflict between the regulations of the Gateway Design District and other portions of the Community Development Guide or other City Codes or ordinances, the Design District regulations govern.

(b)      *General Design Requirements:*

(i)      Site and building design should give a sense of arriving in the city. Site planning should take into account the objective of maintaining significant natural features. Site and building design should comply with the city's design standards to result in a high quality and attractive gateway to the city.

(ii)      Site buildings to create an interesting and attractive appearance at the streetscape and along building facades with significant visibility.

(iii)      Provide a coordinated entry theme through the use of physical improvements containing similar elements at District entry street points, with one entry receiving major recognition.

(iv)      A historical/cultural interpretive area shall be incorporated within development plans for Performance Area 2 in a highly visible and pedestrian-oriented section of the district recognizing the historical importance of the Snoqualmie Tribe. Design and features of this recognition shall be developed with input from the tribe. The final product shall be satisfactory to the tribe and applicant. Indication of such agreement shall be required prior to installation of improvements.

(v)      Vary architectural features on building facades. Vary heights and surface treatments throughout the site to create design interest in this multi-use district.

(vi) Screen service areas with "below grade" designs or site obscuring walls and/or vegetative barriers.

(vii) Coordinate architectural design of adjacent structures within the District.

(viii) Provide separation, with the use of landscaping and plantings, between incompatible land uses or activities, when separation of land uses of varying intensities is an appropriate site planning objective taking joint ownership and/or joint parking usage into consideration.

(ix) Provide planting and/or architectural features to minimize the visual impact of less desirable structures, such as large blank walls and large areas of pavement. Particular attention should be devoted to landscape design along the perimeter of the District, including areas adjacent to SR202, Avondale Road N.E. and 180th Avenue N.E.

(c) *Site Requirements:* The Site Requirements Chart numbered 20C.70.700(35)(c)(part) sets forth the dimensional and site requirements for the Gateway Design District. Each structure, development or activity in the District must comply with these requirements except when expressly limited to one or more performance areas, in which case each structure, development or activity within each regulated performance area shall comply with such regulations.

20C.70.210(35)(c)(part) Site Requirements Chart for Gateway Design District

Requirement	Distance/Amount
Minimum Setback of Structures (in feet):	
Perimeter Streets (Avondale Rd. N.E., N.E. Union Hill Road, 178th Place N.E., SR 202, 180th Avenue N.E.)	60'/35'(1)
Internal Streets	35'/20'(1)
Rear	35'/20'(1)
Side	35'/20'(1)
Maximum Height of Structures (in feet/stories, whichever is greater, excluding HVAC, elevator, parapet and other roof-top structures per Section 20C.10.250(70) or its successor)	40'/3 (2)(3)
Maximum Floor Area Ratio:	
Regional Retail/Wholesale	.25
Other	.50
Maximum Site Footprint (percentage of building footprint to land area):	
Regional Retail/Wholesale	.25
Other	.35

Notes: (1) See Subsection 20C.70.700(35)(e). (2) The maximum height for one corporate headquarters or regional office building located in Performance Area 2 is the greater of five stories, or 70 feet, excluding HVAC, elevator parapet and other roof-top structures per Section 20C.10.250(70) or its successor. (3) The maximum height of structures or portions of structures located above parking shall not include the distance between the finished grade of the parking surface and the structure, or the stories of the structure devoted to parking.

(d) **Standards - Project Limits:** The application of standards in the Gateway Design District shall be on a **project limit** basis and not on a lot basis unless the **project limit** and the lot are the same. Project limits shall be as designated on the approved site plan for the project. A **project limit** may include property in two or more performance areas.

(e) **Building Setbacks:** Setbacks in the Gateway Design District shall be the smaller of the two distances shown in the Site Requirements chart, Subsection 20C.70.700(35)(c), if parking or outdoor storage within the reduced setback area is prohibited; if parking or outdoor storage within the setback area is not prohibited, then the larger setback distance shall apply.

(f) **Parking:** The number of parking spaces shall be governed by the chart numbered 20C.70.700(35)(f)(part) titled "Parking Requirements Chart". In addition to city-wide parking area regulations, the following shall apply:

(i) Major public views of surface parking shall be reduced through use of berms, landscaping, building placement and/or other effective techniques

(ii) Landscaping design and other site design shall incorporate a coordinated plan for minimizing monotonous views of parking areas.

20C.70.210(35)(f)(part) Parking Requirements Chart.

Use	Minimum Required	Maximum Allowed
Research and Development/other Manufacturing or Assembly, Professional, Business & Governmental Services, Office, Wholesale Trade (3)	2.0:1000 gsf	3.0:1000 gsf
<b>Corporate Headquarters and Regional Office (3)</b>	3.0:1000 gsf	4.0:1000 gsf
<b>Regional Retail/Wholesale</b>	4.0:1000 gsf	5.0:1000 gsf (1)
Other Service/Personal Services (3)	2.0:1000 gsf	3.0:1000 gsf
Hotel/Motel (per room/per staff)	1.5/1.5	1.5/1.5
Restaurant	9.0:1000 gsf	9.0:1000 gsf
Other Uses (3) (2)		

Footnotes: (1) The maximum allowed parking for one regional retail/wholesale use located in Performance Area 2 shall be 8.0:1000 gsf. (2) The parking requirement for uses not specifically listed will be determined by the Technical Committee based on the adopted parking section in the Redmond Community Development Guide for the BP zone. (3) See Comprehensive Plan Policies N-SE-39 through N-SE-42 for TMP requirement.

(g) *Circulation:*

(i) Circulation plans shall be coordinated with other properties in the District in order to provide an efficient transportation system, and to minimize unnecessary paved area.

(ii) When practical, site plans shall provide joint access ways designed to serve multiple structures or other destinations within the District.

(iii) Site plan review shall ensure that parking lots, service areas and other similar areas are designed in a manner which will minimize negative aesthetic impacts from major public viewpoints through use of berms, landscaping which provides screening, location of facilities and/or other effective techniques.

(h) *Landscaping and Vegetation Preservation:*

(i) The applicant must provide landscaping as a setting for structures within and around parking areas. This landscaping must enhance the coordinated project design. All pervious surface must be landscaped, except those areas specified under other provisions of this Code for natural vegetation. A minimum of 25% of the district shall be landscaped. This may include natural areas and as an incentive, up to 5% may be met by providing pedestrian plazas for gathering. A minimum of 22% of any one parcel within the district must be landscaped.

(ii) The appearance of all blank wall areas 144 square feet or greater (areas without windows or service doors) shall be softened by landscaping or architectural treatment.

(iii) If landscaping is located between incompatible uses, the type and intensity of planting must reflect the variation in use category and intensity. The greater the incompatibility, the more the planting must serve as a solid screen.

(iv) A significant number of trees at least 12' to 14' in height and 2" to 2-1/2" in diameter measured 6" above the ground, as specified in the American Standard Nursery Stock, and predominantly evergreen, must be included in planted areas, especially around the perimeter of the District.

(v) Thirty-five percent (35%) of the existing healthy trees at least 6" in diameter must be retained adjacent to front streets and the cemetery. The diameter of existing trees is measured 4' above existing grade. Tree protection techniques as specified in the Landscape Standards, CDG Appendix N, must be utilized during construction. If a significant amount of trees to be retained are found to be hazardous due to disease or death, which leads to their removal, then a City-approved revegetation plan will be required.

(vi) A tree survey which identifies the location of all significant trees (6" or greater in diameter measured four feet above ground) shall be provided with the site plan.

(vii) The applicant must install street trees at least 3" in diameter along all street frontages. The diameter of new trees is measured 6" above finished grade. The location and species installed are subject to approval of the Technical Committee. The applicant must also install interior parking area landscaping equal to at least 7% of the area devoted to parking and circulation. Planting areas must be a minimum of 100 square feet in area. Each planting area must contain at least one tree combined with shrubs and ground cover which meet City landscape standards.

(i) *Utilities:* All utility distribution lines, other than electrical lines of 115 kV or greater, must be placed underground and shielded based on latest technology.

(j) *Signs:*

(i) Signs must be coordinated within each performance area. Sign size shall comply with the sign requirements chart in Section 20C.20.230(30) or its successor.

(ii) Each sign must be architecturally compatible with the structures with which it is associated.



(iii) Only major complex identification signs may be located at entrances to the Design District.

## **20C.70.800 Evergreen Highlands Design District (EH) Zones**

The Evergreen Highlands Design District Regulations found in 20C.10.235 (old code) will remain in full force and effect, until the neighborhood plan for Overtake is revised. The Comprehensive Plan provides guidelines for new regulations in the Overtake Neighborhood Policies section.

## **20C.70.900 Group Health Hospital Design District Zone**

Reserved.

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## **20C.10.200**

### **Zoning Districts**

#### **20C.10.200(10)      Purpose**

Zoning districts are established and interpreted to provide a pattern of land use that is consistent with Redmond's Comprehensive Plan, to maintain stability in land development commitments by encouraging groupings of land uses that have compatible characteristics, and to maintain commitments in public service facilities such as transportation systems, parks and utilities.

#### **20C.10.200(20)      Establishment of Districts**

Zoning districts in the City of Redmond are hereby established as follows:

- Agriculture Zone - A
- Semi-Rural Zone - RA-5
- Large Lot Residential Zone - R-1
- Low Density Residential Zones - R-2, R-3
- Low-Moderate Density Residential Zones - R-4, R-5, R-6
- Moderate Density Residential Zones - R-8, R-12, R-18
- High Density Residential Zones - R-20, R-30
- Neighborhood Commercial Zone - NC
- General Commercial Zones - GC
- Retail Commercial Zone - RC
- City Center Zones - CC-1, CC-2, CC-3, CC-4, CC-5, CC-6
- Business Park Zone - BP
- Manufacturing Park Zone- MP
- Industry Zone - I
- Overlake Business and Advanced Technology Zone - OV
- Gateway Design District - GDD

## **20C.10.210**

### **Zoning Map**

#### **20C.10.210(10)      Establishment of Zoning Map.**

The designation, location and boundaries of the zoning districts established by Section 20C.10.200(20) are as shown and depicted on the zoning map(s) of the City, which shall be maintained as such and which are hereby incorporated by reference in this section. All zoned land within the City of Redmond is established as shown on the official zoning map.

#### **20C.10.210(20)      Zoning Map Interpretation.**

Where uncertainties exist as to the location of any boundaries of the zoning districts shown in Section 20C.10.210, "Zoning Map," the following rules shall apply:

(a) Where boundaries are indicated as following approximately the centerline of the streets, alleys, highways, railroads or watercourses, the actual centerlines shall be considered the boundaries;

(b) Where boundaries are indicated as following approximate lot lines and are map scaled at not more than twenty (20) feet from the lines, the actual lot lines shall be considered the boundaries;

(c) Where the land is unsubdivided or where a zoning district boundary divides a lot, the boundary shall be determined by map scaling unless the actual dimensions are noted on the map;

(d) Where boundaries are indicated as following lines of ordinary high water, government or meander line, the lines shall be considered to be the actual boundaries, and if they should change, the boundaries shall be considered to move with them;

(e) Where a public right-of-way is vacated, the vacated area shall have the zoning district classification of the adjoining property that it merges with;

(f) Where an area in one ownership is divided into more than one zoning district, each portion of the property shall have the zoning district designation indicated, unless subparagraph (b) applies.

**20C.10.210(30)      Classification of Newly Annexed Territory**

All newly annexed territory shall be designated Semi-Rural zone (RA-5) unless otherwise zoned. RA-5 zoning would remain in effect until Section 20C.10.210(10), "Zoning Map," is amended and the annexed territory is classified in conformance with the Comprehensive Plan. All territory annexed to the City shall become subject to the regulations contained in the Redmond Community Development Guide.

**20C.10.210(40)      Unclassified Property**

All property not classified by Section 20C.10.210, "Zoning Map," is designated RA-5 until the Zoning Map is amended in conformance with the Comprehensive Plan.

**20F.20.980              Zoning Map Amendments**

**20F.20.980(05)      Purpose.**

This part (20F.20.980) provides the procedures and criteria that the City will use in deciding applications to amend the zoning map established in Section 20C.10.200 "Zoning Districts".

**20F.20.980(10)      Scope.**

All zoning map amendments shall follow the process in Section 20F.20.600 "Permits and Procedures". No amendments to the Zoning Map shall be made that are not in conformance with the Comprehensive Plan.

**20F.20.980(15)      Special Application Requirements.**

Section 20F.20.600 "Permits and Procedures" shall specify the submittal requirements, including type, detail and number of copies for a zoning map application to be deemed complete and to be accepted for filing. In addition, the following requirements may apply to the application submittal:

(a) A property owner or the City may apply for a zoning map amendment. An application for a zoning map amendment submitted by a property owner for more than one parcel must have signatures representing 75 percent (75%) of the owners in the subject area.

(b) The City may require the applicant to submit a conceptual site plan or other information prior to final approval being granted on an amendment to the Zoning Map.

20F.20.980(20)      Amendment Criteria.

The City may approve or approve with modifications an application for a zoning map amendment if :

(a) The amendment is in accord with the Comprehensive Plan Land Use Map and Comprehensive Plan policies.

(b) The amendment bears a substantial relation to the public health and safety.

(c) The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.

(d) The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.

(e) The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

(f) Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone.

(g) The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated taking into account all applicable regulations or the unmitigated impacts are acceptable.

(h) The amendment complies with all other applicable criteria and standards in the Redmond Community Development Guide.

20F.20.980(25)      Conditions to Amendments.

The City may require the applicant to enter into a concomitant agreement with the City as a condition of the zoning map amendment, and may through that agreement impose development conditions designed to mitigate potential impacts of the amendment and development pursuant thereto.

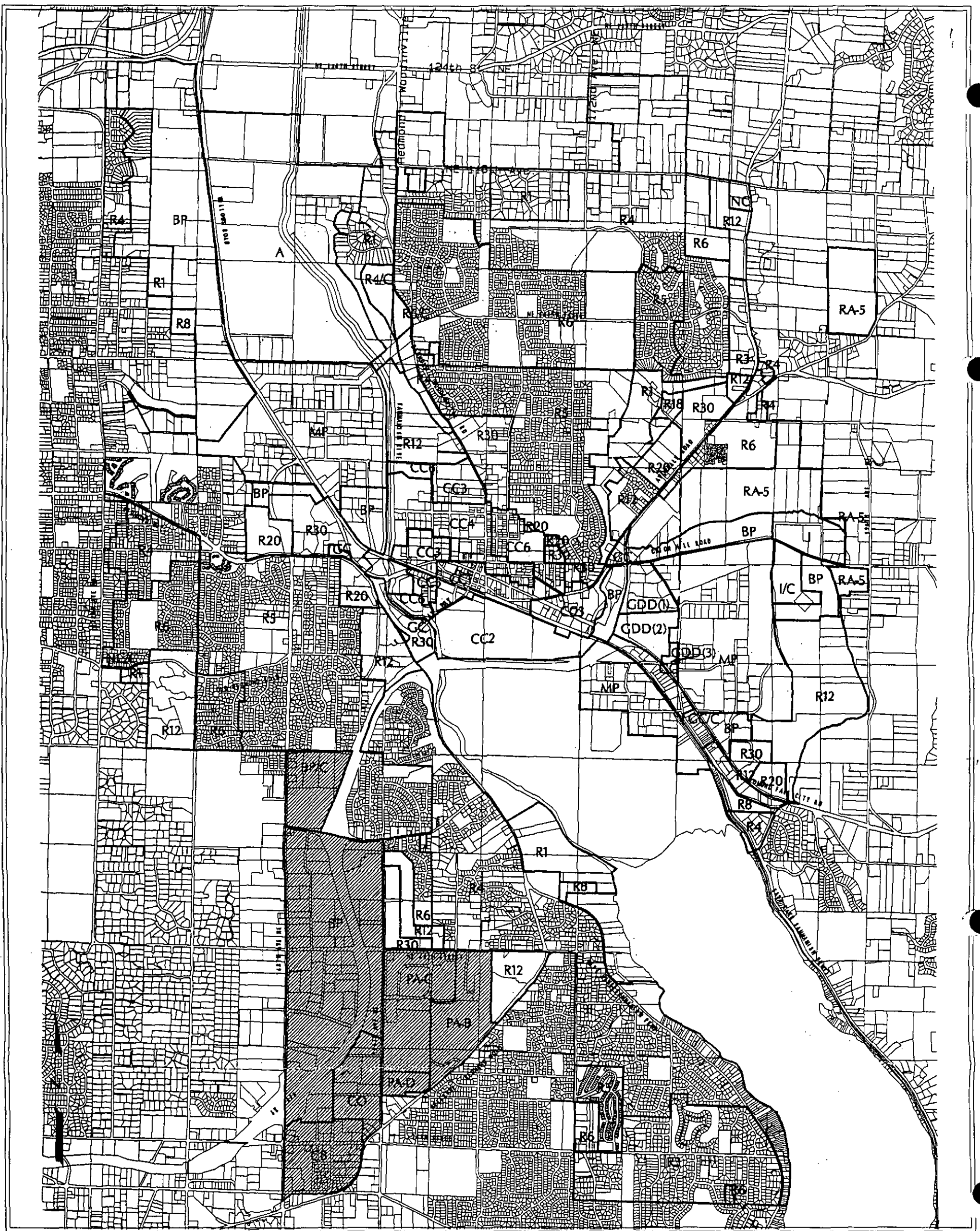
20F.20.980(30)      Approval.

All amendments shall be made by ordinance.

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# Part of Section 20c.10.210(10)




## Map 1 Zoning Map



Geographic Information Systems  
Comprehensive Planning Division  
City of Redmond  
Published July 11, 1996

Notes:  
(1) Zoning in shaded portions of Overlake (CB/CO, PA-B, PA-C, PA-D, BP/C, BP) shall not be amended and existing RCDG regulations shall apply. New regulations shall not be in effect until completion of the Overlake Neighborhood Plan.  
(2) Watershed property is not shown. Watershed is zoned RA-5.  
(3) Suffix of "/C" indicates that special zoning conditions apply.

### Legend

-  Zoning Boundary
-  City Limits
-  Overlake: See Note (1)

SCALE 1:31680

1

2

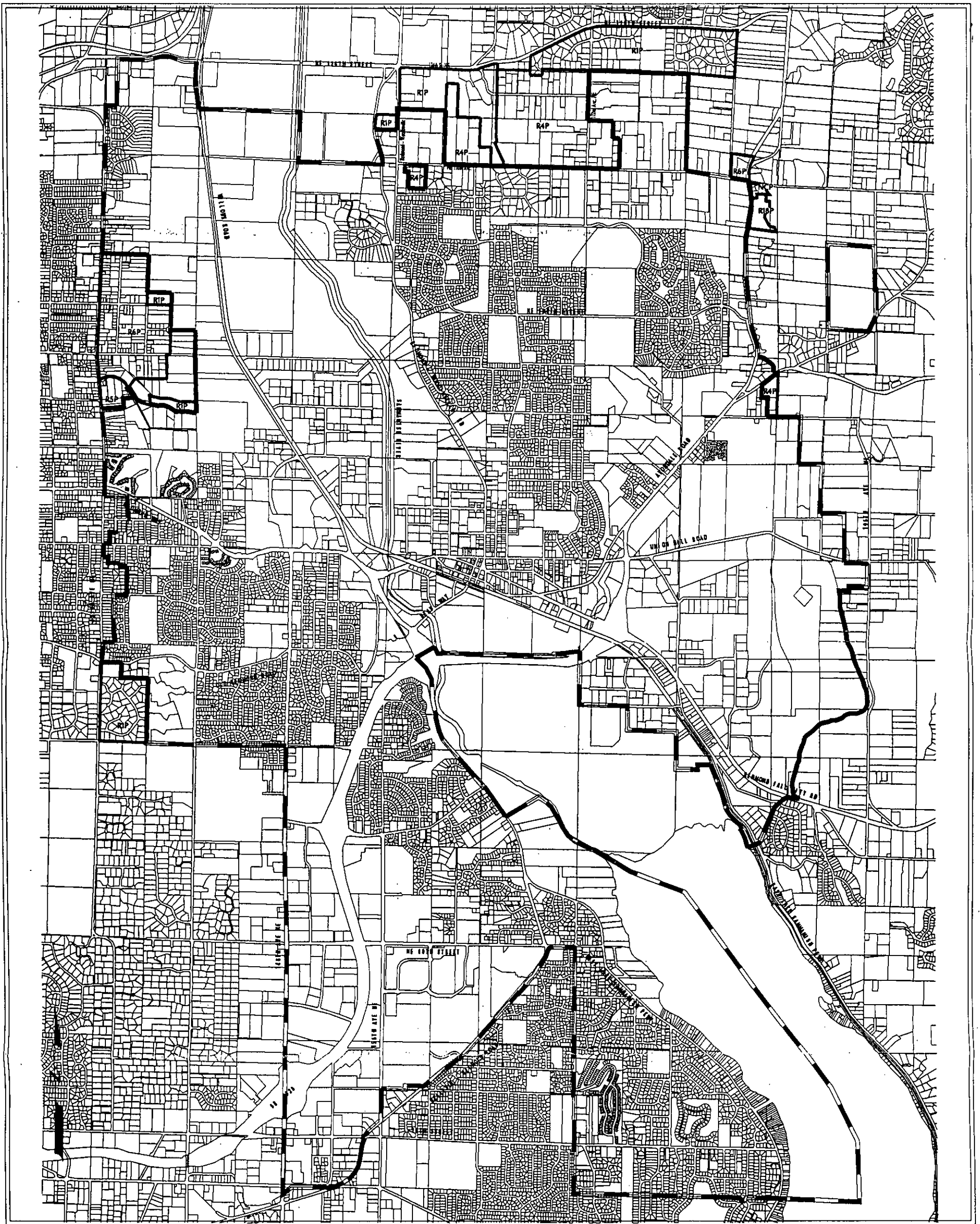
MILES

Agriculture Zone - A  
Semi-Rural Zone - RA-5  
Large Lot Residential Zone - R-1  
Low Density Residential Zones - R-2, R-3  
Low-Moderate Density Residential Zones - R-4, R-5, R-6  
Moderate Density Residential Zones - R-8, R-12, R-18  
High Density Residential Zones - R-20, R-30  
Neighborhood Commercial Zone - NC  
General Commercial Zones - GC  
Retail Commercial Zones - RC  
City Center Zones - CC-1, CC-2, CC-3, CC-4, CC-5, CC-6  
Business Park Zone - BP  
Manufacturing Park Zone - MP  
Industry Zone - I  
Overlake Business and Advanced Technology Zone - OV  
Gateway Design District - GDD (Performance Areas 1, 2, & 3)

# Part of Section 20c.10.210(10)

## Map 2

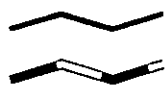
### Pre-Annexation Zoning Map



Geographic Information Systems  
Comprehensive Planning Division  
City of Redmond  
Published July 11, 1996

Notes: (1) "P" on zoning label indicates pre-annexation zoning.

#### Legend



Zoning Boundary

City Limits

SCALE 1:31,680



- Agriculture Zone - A
- Semi-Rural Zone - RA-5
- Large Lot Residential Zone - R-1
- Low Density Residential Zones - R-2, R-3
- Low-Moderate Density Residential Zones - R-4, R-5, R-6
- Moderate Density Residential Zones - R-8, R-12, R-18
- High Density Residential Zones - R-20, R-30
- Neighborhood Commercial Zone - NC
- General Commercial Zones - GC
- Retail Commercial Zone - RC
- City Center Zones - CC-1, CC-2, CC-3, CC-4, CC-5, CC-6
- Business Park Zone - BP
- Manufacturing Park Zone - MP
- Industry Zone - I
- Overlays Business and Advanced Technology Zone - OV
- Gateway Design District - GDD (Performance Areas 1, 2, & 3)

# **EXHIBIT B**

## **DEFINITIONS**

The following definitions shall be adopted as part of Chapter 20A of the Community Development Guide. These definitions are to supplement the existing definitions within RCDG Section 20A.60.

### **Abut**

To physically touch or border upon; or to share a common property line, but not overlap.

### **Access**

Ingress and egress to and from premises, including ingress and egress to and from a public way and general road system.

### **Access Corridor**

A vehicle circulation area in private ownership, including easements, tracts and driveways in a common ownership, over which access is afforded to two or more lots or residences. Where a driveway is shared and serves garages or accessory buildings and the lots and principal buildings front upon another street or an access corridor, the shared driveway shall not be defined as an access corridor. In this case, the side street setbacks do not apply. An access corridor shall not serve more than 10 single family lots.

### **Access, Primary**

The principal ways or means of approach to provide most frequent vehicular or pedestrian access to a property.

### **Accessory Dwelling Unit**

An accessory dwelling unit (hereinafter referred to as "ADU") is a habitable living unit that provides basic requirements for living, sleeping, eating, cooking, and sanitation. An ADU is accessory to the primary unit on a lot and may be added to, created within, or detached from the primary single-family dwelling unit.

### **Accessory Use**

A use customarily incidental to and on the same lot as the principal use of a building or operation and so necessary or commonly to be expected that it cannot be supposed that it was intended to be prohibited.

### **Accessory Structure**

A detached, subordinate structure, the use of which is clearly incidental and related to that of the principal structure or use of the land, and which is located on the same lot as that of the principal structure.

**Adjoining Lot**

A lot or parcel of land that shares all or part of a common lot line with another lot or parcel of land.

**Advanced Technology**

Uses which focus on methods of improving manual, mechanical, or scientific processes. This definition excludes manufacturing uses that are not compatible with other advanced technology uses.

**Adult Family Home**

The regular family abode of a person or persons who are providing personal care, room, and board under a license issued pursuant to Chapter 70.128 RCW or its successor, to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by Chapter 70.128 RCW or its successor.

**Agricultural Residence**

The use of a dwelling unit occupied by a full or part-time farmer on a lot or lots used exclusively for agriculture.

**Base Density**

The maximum square feet of building (measured by Floor Area Ratio), permitted by the zoning classification of a property in the receiving area without the use of Transfer of Development Rights density increase, or the maximum number of dwelling units allowed given the zoning of the property without the use of optional density programs.

**Basement**

Any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined by the Uniform Building Code.

**Bed and Breakfasts**

A single family residence containing one kitchen and shared dining area providing no more than two lodging rooms for guests and travelers, tourists, and transient guests for a period of up to thirty days and serving primarily breakfast only to those people registered to use the facility for lodging.

**Bed and Breakfast Inns**

A facility offering between three and twelve lodging rooms on a temporary basis to travelers, tourists and transient guests for a period of up to thirty days and serving primarily breakfast only to those guests registered to use the facility for lodging.



**Binding Site Plan**

A drawing to a scale of no smaller than 1" = 100" which: A) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations; B) contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the City of Redmond; and C) contains provisions making any development be in conformity with the site plan.

**Block**

A group of lots, tracts, or parcels within well defined and fixed boundaries.

**Building**

See "structure".

**Clustering**

Clustering is a technique that allows for the on-site transfer of density so that lots are concentrated in one portion of a site leaving the remaining portion of the site as open space.

**Commercial Use**

The use of a building, land, or other for non-residential and non-personal use involving retail sales, wholesale sales, office uses, entertainment uses, or similar uses.

**Commercial Vehicle**

A vehicle used in a business, including a home business or home occupation.

**Compatible Use**

A use that is complementary to another use and/or whose associated impacts to the environment are similar to another use such that the uses may exist together without undermining the intent of the zone in which the uses exist.

**Condominium**

A type of property ownership consisting of an individual interest in an apartment or commercial building, and undivided common interest in common areas such as parking area, elevators, etc.

**Conservation Easement**

A granting of a property right stipulating that lands in the Agriculture zone will remain in a preserved state to facilitate only agricultural or recreational uses. The easement shall be recorded with the real property records of King County. The sending property owner is the grantor and the City of Redmond is the grantee.

**Corporate Headquarters and Regional Offices**

Businesses whose primary headquarters are in the Seattle-metropolitan area or northwest region, housing the administrative and management functions of a company, including administrative services, personnel and management functions. This facility acts as the central services for sub-regional offices, branches, retail and distribution outlets of the company. Where they are permitted, manufacturing and research and development may also be associated with corporate and regional offices.

**Day Care Center**

A facility providing regularly scheduled care for a group of thirteen or more children, within a one month of age through twelve years of age range exclusively, for periods less than twenty-four hours. Preschools are considered day care centers for City land use regulation purposes.

**Day Care, Family**

See "Family Day Care Provider"

**Dedication**

The deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plan or short plat showing the dedication thereon; and in the acceptance by the public shall be evidenced by the approval of such plat.

**Deed of Transfer of Development Rights**

A document which conveys ownership of development rights that were originally attached to property covered by a TDR easement.

**Development**

The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, grading, landfill, drainage, removal of vegetation, or disturbance of land or water; and use of land or water or the intensification or extension of the use of land or water.

**Development Rights**

One of a series of rights inherent in fee simple ownership of land. It represents the potential for the improvement of a parcel of property measured in residential dwelling units or square footage of commercial, light industrial or office space based on the zoning classification of the parcel.

**Driveway**

An access which serves a lot, structure or parking area.

**Dwelling Unit**

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.

**Dwelling, Single Family (detached)**

A detached building surrounded by open space and yards and which contains but one dwelling unit and up to one accessory dwelling unit. No more than one single family dwelling may occupy a lot except where otherwise provided by this code. Modular and manufactured homes are considered to be single family dwelling units under this definition.

**Dwelling, Single Family (attached)**

A building designed for occupancy by one family on an individually owned lot where the building abuts one or more lot lines and shares a common wall with an adjacent dwelling unit(s). Also known as a "row house" or "townhouse".

**Easement**

A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

**Elevation**

The architectural view of the front, side or back surface of a structure to include doors, windows and rooftop screening that is an extension of the facade but excluding any roof area and rooftop equipment or structures.

**Entrance**

Ingress and egress to and from a structure.

**Entrance, Primary**

The principal entrance to a structure through which pedestrians enter.

**Essential Public Facilities**

A facility or site, as set forth in RCW 36.70A.200, which meets all of the following conditions: (1) the facility, or site is used to provide services to the public; (2) these services are delivered by government agencies, private or non-profit organizations under contract to or with substantial funding from government agencies, or private firms or organizations subject to public service obligations; and (3) the facility, or site is necessary to adequately provide a public service. Examples of essential public facilities may include, but are not limited to, schools, water transmission lines, sewer collection lines, fire stations, hospitals, jails, prisons, highways, and stormwater treatment plants.

**Family**

An individual or two or more persons related by blood or marriage; eight or fewer related and non-related persons living together as a single housekeeping unit, unless a grant of reasonable accommodation as identified in Section 20F allows an additional number of persons. For purposes of this definition, minors living with parents shall not be counted as part of the maximum number of residents.

**Family Day Care Provider**

A licensed day care provider who regularly provide day care for periods less than 24 hours for not more than twelve (12) children i the provider's home in the family living quarters.

**Final Plat**

The final drawing of the subdivision and dedication prepared for filing for record with the King County Department of Records and Elections, and containing all elements and requirements set for the by the City of Redmond.

**Floor Area Ratio**

The gross floor area of all buildings or structures on a lot divided by the total lot area.

**Frontage**

That side of a lot abutting on a street; the front lot line.

**Grade, Existing**

The natural elevation of the ground or site prior to any work being done or any changes being made to the ground or site.

**Gross Floor Area (GFA)**

The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts, elevator shafts, stairwells, courts, second story atriums and lobbies. Usable area under a horizontal projection of a roof or floor above, not provided with surrounding exterior walls shall be included within the total gross floor area.

**Gross Site Area**

Gross site area is that area within the boundaries of a given lot. Gross site area does not include the area of any abutting streets or accessways.

**Hazardous Waste/Substance**

Any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the physical, chemical or biological properties described in WAC 173-303-070, through 173-303-103.

**Hazardous Waste/Substance Treatment and Storage Facility**

All contiguous land, and structures, other appurtenances, and improvements on the land used for recycling, reusing, reclaiming, transferring, storing, treating, processing, disposing of dangerous waste. Waste piles, surface impoundment areas, graded or paved areas, storage areas, tanks or subsurface improvements and improvements of any kind associated with use of the site for storing or treating hazardous materials shall be considered part of the facility. The geographic bounds of the facility shall be measured by the smallest, continuous shape that will enclose the entire perimeter of all improvements associated with use of the site for storing or treating hazardous materials.

**Hazardous Waste/Substance Treatment or Storage Facility, Off Site**

Any hazardous substance/waste treatment or storage facility which treats or stores materials that are generated off site and transported to this facility.

**Hazardous Waste/Substance Treatment or Storage Facility, On Site**

Any hazardous substance/waste treatment or storage facility which treats or stores only those materials that are generated or used by an activity on site.

**Height of Building or Structure**

The vertical distance measured from the approved average finished grade around the building to the highest point of the structure. The approved average finished grade shall be measured by taking the smallest rectangle around the building and averaging the elevations at the midpoint of each side.

**Home Business**

A business activity which results in a product or service, and is conducted in whole or in part on a residential premises, and is clearly subordinate to use of the premises as a residence.

**Hospitals**

Any institution, place, building or agency or distinct part thereof which qualifies or is required to qualify for a license under chapter 70.41 RCW, or as a psychiatric hospital licensed under chapter 71.12 RCW as presently worded or hereafter amended.

**Hotel or Motel**

A facility providing four or more guest rooms for transient lodging accommodation to the general public and providing additional services such as restaurants, meeting rooms, entertainment, and recreational facilities. Individual lodging units are for sleeping purposes only and may not be occupied for more than 30 days. Facilities offering accommodations for greater than 30 days are considered transitional housing facilities.

**Household**

An individual or two or more persons related by blood or marriage or a group of not more than eight persons (excluding servants) who need not be related by blood or marriage living together in a dwelling unit.

**Impervious Surface**

Is any material or ground treatment that prevents or substantially reduces absorption of stormwater into the ground (i.e.: concrete, asphalt, sidewalks, buildings, etc.).

**Infrastructure**

Facilities and services needed to sustain industry, residential, commercial, and all other land use activities, including water, sewer lines, and other utilities, streets and roads, communications, and public facilities such as fire stations, parks, schools, etc.

**Kennel**

An establishment licensed to operate a facility housing more than three dogs or cats and more than one litter of unweaned pups or kittens, or other household pets and where grooming, breeding, boarding, training, or selling of animals is conducted as a business or hobby.

**Large Box Retail**

See regional retail/wholesale uses.

**Local Utilities**

Facilities and infrastructure provided by a public agency, utility district or franchise which convey essential services throughout a neighborhood area or within the community. These facilities include, but are not limited to, local water and waste water lines and pump stations, electrical distribution lines and substations, natural gas distribution pipelines, local telecommunications facilities, and stormwater retention and conveyance systems.

**Long Term Care Facility**

An institution or a distinct part of an institution or use that is licensed or approved to provide health care under medical supervision for twenty-four or more consecutive hours to two or more patients who are not related to the governing authority by marriage, blood, or adoption. This definition includes skilled nursing facilities, convalescent centers, governmental medical institutions and facilities which provide intensive medical supervision. Long-term facilities may provide maintenance care as well as restorative services. Long term care facilities shall not include adult family homes or residential care facilities.

**Lot**

A fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels.

**Lot, Corner**

A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees.

**Lot, Flag**

A large lot not meeting minimum frontage requirements and where access to the public road is by a narrow, private right-of-way or driveway.

**Lot, Interior**

A lot other than a corner lot.

**Lot, Through**

A lot that fronts upon two parallel streets or that fronts upon two streets that do not intersect at the boundaries of the lot.

**Manufactured Home**

A factory built structure transportable in one or more sections which is built on a permanent chassis and designed to be a dwelling with or without a permanent foundation when connected to required utilities. A manufactured home shall be built to comply with the National Manufactured Home Construction and Safety Standard Act of 1974 (regulations effective June 15, 1976).

**Mini-Warehouse**

A warehouse facility intended for use by private parties who wish to store personal objects and whose storage units do not exceed 800 square feet.

**Mixed Use**

Is a land use where more than one classification of land use (residential, commercial, recreational) permitted within a zoning district is combined on a lot or within a structure.

**Mobile Home**

Any vehicle or similar portable structure built prior to the enactment of the National Manufactured Home Construction and Safety Standards Act of 1974, designed for mounting on wheels and intended for use as a residence, except parked and unoccupied recreational vehicles, which meets the standards of the Washington Department of Labor and Industries.

**Mobile Home Park**

An area of land designed for the placement of mobile homes with two or more improved pads or spaces for mobile homes providing connections for, but not limited to, water, sewer and electricity service.

**Modular Housing**

See "Manufactured Home"

**Multi Family Dwelling Unit**

A dwelling unit within a building which accommodates two or more families in individual, primary dwelling units. Also known as flats, or apartments. Normally rented or leased, but may also be condominiums. The building is normally located on a single lot.

**Multiple Tenant Building**

Is a single structure housing more than one business, office, or commercial venture.

**Multiplex**

A structure housing two, three or four multi-family dwelling units otherwise known as a duplex, triplex or four-plex. Multiplex units may be side-by-side or on top of another.

**Net Buildable Area**

The area of a lot excluding any areas where building is prohibited.

**Nonconforming Lot, Legal**

A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

**Nonconforming Structure, Legal**

A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

**Nonconforming Structure, Illegal**

A structure or building, the size, dimensions, or location of which was not lawfully built according to the zoning ordinance that was in effect at the time.

**Nonconforming Use, Legal**

A use or activity that was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.



**Nonconforming Use, Illegal**

A use or activity which was not permitted by the zoning ordinance that was in effect at the time the use or activity began.

**Office**

A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations.

**Open Space**

Any land, area, the preservation of which in its present use would (i) conserve and enhance natural or scenic resources, or (ii) protect streams or water supply, or (iii) promote conservation of soils, wetlands, beaches or tidal marshes, or (iv) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or (v) enhance recreation opportunities.

**Open Space, Active**

Open space which may be improved and set aside, dedicated, designated or reserved for recreational facilities such as swimming pools, play equipment for children, ball fields, court games, picnic tables, etc.

**Open Space, Passive**

Open space which is essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or for the use and enjoyment of owners, occupants.

**Optional Density**

The additional square feet of building (measured by Floor Area Ratio) based on the use of Transfer of Development Rights, or the additional number of dwelling units allowed through the Planned Residential Development process or one of three density bonus programs; affordable housing, senior housing, or clustering.

**Outdoor Storage**

The storage of any material for a period greater than 24 hours, including items for sale, lease, processing and repair (including vehicles) not in an enclosed building.

**Planned Developments**

Is a development concept designed to allow greater flexibility in the application of zoning regulations and maximum utilization of open spaces. A Planned Development is an "overlay zone" requiring special approval based on predetermined site planning criteria, which does not alter the underlying zoning. There are four types of planned developments in Redmond; Planned Residential Developments (PRD), Master Planned Residential Developments (MPRD), Planned Commercial Developments (PCD), and Planned Unit Developments (PUD).

**Plat**

A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions and dedications.

**Preliminary Plat**

A neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of the Development Guide. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

**Preschools**

See "Day Care Center"

**Professional Services (Medical, Dental Clinics)**

Are health services providing medical, dental or psychiatric care on an outpatient basis without residency over 24 hours. This use is usually characterized by a relatively high patient turnover and high public access requirements.

**Project Limit**

Project limit is a lot portion of a lot or combination of lots, or portions of lots treated as a single development parcel for purposes of the Development Guide.

**Property Line**

A line of record bounding a lot that divides one lot from another lot, or from a public or private street or any other public space.

**Property Line, Front**

The lot line separating a lot from a street right-of-way.

**Property Line, Rear**

The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line ten feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

**Property Line, Side**

Any lot line other than a front or rear lot line.

**Receiving Areas**

Properties eligible to receive transfer of development rights (TDR).

**Reception Window Obstruction**

A physical barrier which would block a communication signal.

### **Recreational and Utility Vehicles**

Travel trailers, boats which can be towed on trailers at highway speeds by automobiles or light trucks, jet skis, wind surfing boards, folding tent trailers, motor homes, truck campers removed from a truck or pickup, horse trailers, boat trailers with or without boats, and utility trailers. This definition does not include pickup or light trucks, 10,000 lbs. gross weight or less, with or without a mounted camper unit, which are primarily used by the property owner for transportation purposes.

### **Regional Utilities**

Facilities and infrastructure provided by a public agency, utility or franchise which convey essential services throughout the area beyond, but including Redmond. These facilities include, but are not limited to, regional water storage tanks, reservoirs and booster stations, waste water interceptors, pump stations and treatment facilities, electrical transmission substations and lines 115 KV or greater, regional natural gas pipelines and gate stations, regional telecommunications facilities.

### **Regional Retail/Wholesale Use**

A singular retail or wholesale user who occupies no less than 75,000 square feet of gross floor area, typically requires high parking to building area ratios and has a regional sales market. Regional Retail/Wholesale uses can include, but are not limited to, membership warehouse clubs which emphasize bulk sales, discount stores and department stores. (See "Retailing" and "Wholesaling").

### **Rental Room**

A rental room is any leased or rented habitable room used or intended to be used for living and sleeping, but not for cooking or eating.

### **Research and Development**

Is an activity whose primary focus involves investigation and experimentation in the natural, physical, or social sciences. It typically involves a small amount of product development or assembly space and products testing, and supporting office space. Related administrative and corporate functions are incidental and subordinate to the primary research and development activities.

### **Residential Care Facility**

A facility that provides, on a regular basis, personal care, including dressing and eating and health-related care and services for at least five, but not more than fifteen functionally disabled persons and which is not licensed under Chapter 70.128 RCW or its successor. A residential care facility shall not provide the degree of care and treatment that a hospital or long-term care facility provides.

**Retailing**

"Sale at Retail" or "Retail Sale" means every sale of tangible personal property (including articles produced, fabricated, or imprinted) to all persons irrespective of the nature of their business and including, among others, without limiting the scope hereof, persons who install, repair, clean, alter, improve, construct, or decorate real or personal property of or for consumers other than a sale to a person who presents a resale certificate under RCW 82.04.470.

**Retirement Residence**

A building or group of buildings which provides residential facilities for residents 55 years of age or more, except for the spouses of such residents for whom there is no minimum age requirement. A retirement residence may provide a range of types of living units including attached and detached housing units and may also provide to its residents: food service, general health care supervision, medication services, housekeeping services, personal services, recreation facilities and transportation services for its residents. Individual living units (suites) may include kitchens. A retirement residence may also include a skilled nursing facility provided that the number of nursing beds shall not exceed twenty-five percent of the total number of retirement residence units. Facilities with more than 25% of the retirement residence units having nursing beds shall be considered a long-term care facility.

**Retirement Residence Unit**

A retirement residence unit shall be defined as (i) one or more rooms, designated occupied, or intended for occupancy as a separate living quarters with sleeping facilities provided in the dwelling for one person or one household regardless of whether cooking and sanitary facilities are provided in the unit or (ii) one bed in a room or facility where each bed is designated, occupied, or intended for occupancy by a separate person, any of whom are not related by blood or marriage.

**Right-of-Way**

Land owned by a public agency and used or planned to be used as a public thoroughfare.

**Schools, Elementary/Secondary**

Public or private institutions of learning having a curriculum below the college level as required by the common school provisions of the State of Washington.

**Sending Areas**

Properties designated to transfer their development rights.

**Setback**

The distance between a property line and the corresponding parallel setback line.

**Setback Line**

A line beyond which, toward a property line, no structure may extend or be placed except as permitted by the regulations of this title.

**Short Plat**

The map or representation of a short subdivision.

**Short Subdivision**

The division or redivision of land into nine (9) or fewer lots tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership.

**Side Street Setback**

The side setback that is applied to that side of a lot which has a side yard facing a private or public street or access corridor that serves more than one lot.

**Stacked Housing**

A housing type in which there are multiple dwelling units per floor and more than one floor.

**Story**

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under floor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such usable or unused under floor space shall be considered a story.

**Street**

Any thoroughfare which affords the principal means of access to abutting properties, access corridors, or driveways, which has been dedicated or deeded to the public for public use.

**Street Frontage**

The length along a public or private right-of-way upon which a structure, business, or lot directly abuts.

**Structure**

That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner.

**Structure, Detached**

A structure which has no common or party wall with another structure.

**Subdivision**

The division or redivision of land into ten (10) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership.

**Telework Center**

Satellite work facility incorporating sufficient technology to permit employees to reduce their commute trip, or to work closer to home. The goal of such centers is to reduce the distance traveled in a commute trip by at least half the distance. See RCW 70.94.527(10) for measuring the qualifying reduction of commute trips.

**Telecommuting**

The relocation of work activities to a home or satellite work site to eliminate or reduce the distance traveled in a commute trip by at least half. Telecommunications, computers, and other supporting activities, may be employed during telecommuting.

**Townhouse**

See "Dwelling, Single Family (attached)".

**Transfer of Development Rights**

The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from property in one zoning district to property in another zoning district where such transfer is permitted.

**Transfer of Development Rights (TDR) Extinguishment Document**

A document which shows that a TDR from a property in the sending area has been used on a specific property in a receiving area that TDR is no longer available to be transferred. This could take the form of a Deed of Transfer or the Recording of a Final Plat. See Section 20C.20A.322.

**Warehousing**

The use of a building primarily for the long term storage of goods and materials.

**Wholesaling**

Is a business transaction involving sales of goods or materials to retailers, brokers or jobbers for purpose of resale, or as a component of an article to be produced for resale.

**Zero Lot Line Development**

Zero lot line development allows single family residences, sharing a common street frontage, to shift to one side of a lot. This means that the same side of each lot may have a zero or reduced setback.

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## EXHIBIT C

Before the  
**City of Redmond, Washington**  
**City Council**

Adoption of Development Guide Amendment  
(DGA) 95-006, Phase 2 Updated Development  
Regulations: Residential, City Center, Commercial,  
Business, Manufacturing, Industrial Regulations and  
Revised City-wide Zoning Map

*Adopted Findings of Fact and Conclusions of Law*

The Redmond City Council hereby makes the following findings of fact and conclusions of law to support adoption of the Phase 2 Updated Development Regulations, DGA 95-006, (Residential, City Center, Commercial, Business, Manufacturing, Industrial Regulations and Revised City-wide Zoning Map):

### Findings of Fact

1. Applicant.  
  
City of Redmond.
2. Redmond has not comprehensively updated its zoning and land use regulations since 1979. The existing regulations are out of date and the Growth Management Act requires local governments to adopt development regulations that implement their Growth Management Act Comprehensive Plans. The attached provisions comply with the Growth Management Act.
3. Redmond has adopted a Growth Management Comprehensive Plan in July, 1995 giving *policy direction regarding the development regulations proposed with this submittal*. Policies articulated in the Goals and Vision, Land Use, Housing, Neighborhoods, City Center, and Economic Development sections of the adopted plan are manifest throughout the attached development regulations attached.
4. The proposed development regulations address residential densities and site requirements, commercial, business, manufacturing and industrial development standards and allowed uses, special residential and commercial developments, neighborhood specific standards, and city-wide zoning changes to ensure Redmond develops consistent to the adopted Countywide Planning Policies and Comprehensive Plan.
5. Adoption of the proposed Phase 2 development regulations was analyzed in the Draft and Final Environmental Impact Statements prepared for the adopted Comprehensive Plan (Draft EIS issued August 1994, Final EIS issued March 1995).
6. The City of Redmond mailed a required sixty-day notice for the adoption of the proposed Phase 2 Regulations to the affected state agencies on January 29, 1996. The State Department of Community, Trade and Economic Development acknowledged receipt of this package on February 9, 1996.

7. The City of Redmond Department of Planning and Community Development and the City of Redmond Planning Commission considered the Growth Management Act, the adopted comprehensive plan, the technical reports prepared as part of the comprehensive plan update, and the draft and final environmental impact statements prepared for the comprehensive plan update as part of the development of these development regulations.
8. The City of Redmond Department of Planning and Community Development and the City of Redmond Planning Commission considered the White Papers on residential and commercial and industrial regulations as part of the development of these development regulations. These white papers are hereby adopted as findings of fact.
9. On October 25, 1995 the City of Redmond Department of Planning and Community Development sent the Planning Commission the updated City-wide Zoning Map and Zoning Map Amendment Criteria, proposing zoning changes and pre annexation zoning consistent with the Comprehensive Plan. A public hearing on these proposed changes was conducted on February 14, 1996. In addition, the Planning Commission discussed these potential changes at three study sessions. The final zoning map reviewed by the Planning Commission on April 17, 1996 provided as average gross zone density within the City of 6.84 units per acre. The average gross zoned residential density for the City and the pre annexation zoning areas was 6.5 units per acre.
10. On November 8, 1996, November 22, 1996, and December 13, 1996 the City of Redmond Department of Planning and Community Development transmitted the proposed residential regulations, including permitted uses, site requirements, special regulations, and planned residential requirements. The Commission discussed these proposals at five study sessions and received additional public testimony at the January 31 and February 14, 1996 hearings. Open Houses, where staff was available to handout copies of the regulations and answer questions were held before each hearing.
11. On January 3, 1996 the proposed Commercial/Industrial Regulations were transmitted to the Planning Commission. This submittal includes revisions to the permitted land uses, site requirements, and special requirements. The Planned Commercial Development regulations were subsequently transmitted on January 17, 1996. Both submittals were considered at four study sessions, and testimony received at the January 31, 1996 and February 14, 1996 public hearings.
12. On January 5, 1996 the Department of Planning and Community Development sent the Planning Commission new City Center Regulations proposing amendments to allowed uses, design flexibility, building height, and pedestrian system map. The Planning Commission considered these revisions at two study sessions on February 7, 1996 and March 27, 1996 and adopted the changes as proposed by the planning staff.
13. On January 5, 1996 the Department of Planning and Community Development sent the Planning Commission draft Neighborhood Regulations detailing special requirements



such as for specific areas in the City as directed by the Comprehensive Plan. The Commission considered these at their March 20, 1996 meeting and discussed specific changes on April 3, 1996. Testimony was also provided at the January 31st and the February 14, 1996 public hearings.

14. On January 31, 1996, the City of Redmond mailed notice of the February 14, 1996 hearing and open house to all persons who own property where the zoning was proposed to change within the city and most of the persons who own property that would be given pre-annexation zoning. Approximately 600 notices were mailed.
15. In addition to the notice in Finding of Fact 14, notice of the hearings were given by mailing notices to interested persons and organizations, sending out news releases, posting notices in City Hall, the Redmond Post Office, and the Redmond Library, including the hearings in agendas and extended agendas, and publishing a notice in the city's legal newspaper at least ten days before the hearing. The hearings were included in the Hotline. The news releases resulted in newspaper articles being published. Notice of the study sessions hearings were given by mailing notices to interested persons and organizations, and including the meetings in agendas and extended agendas. Notice of most study sessions was given on the Hotline. Newspaper articles were sometimes published giving notice of the study sessions.
16. Copies of draft zoning maps, drafts zoning regulations, and other materials were provided free of charge upon request. Copies were also available at the public hearings and study sessions. A public participation plan was prepared and distributed free to persons and organizations who requested it.
17. The City of Redmond Technical Committee and the City of Redmond Planning Commission have both recommended approval of the proposed regulations.
18. The City Council met in Study Session on the following dates: May 16th, 30th, June 8th, 13th, 20th to discuss all aspects of the Planning Commission proposed regulations. In addition, the City Council held two Public Hearings on May 21st and July 16th to hear public testimony on the proposed regulations. Copies of the proposed regulations were available at all study sessions and public hearings. Public notice as required by Section 20F.20.075 of the Community Development Guide was provided in advance of both public hearings. Approximately 160 notices were sent to members of the public and interested parties.
19. At the May 21, 1996 public hearing nine speakers provided testimony to the City Council covering a range of issues including comments on building separation in the R12 zone, measurement provisions for maximum heights of structures, proposed allowances for freestanding restaurants in the Business Park zone, reduced lot sizes in the R4 zone, provisions identified in Planned Residential & Master Planned Residential Development (PRD/MPRD) sections. Some of the changes the City Council has made to the development regulations came out of this testimony.

20. At the May 30th study session the City Council reviewed the Residential Land Use Chart in Section 20C.30.2150 and the Site Requirements for Residential Zones found in Section 20C.30.300. Day care, retirement residences, accessory dwelling units, and recreational uses were discussed regarding the zones they would be allowed in, and any special provisions that would apply. The City Council also discussed residential site requirements related minimum lot frontage requirements from streets, whether current side yard setbacks in single family zones should be retained (5'/10'), and whether interior lot setbacks in the R12 zone should be reduced to three feet. Maximum building separation in the R4-6 zones; maximum lot coverage in single family zones, and the maximum height and related measurement from finished grade were also reviewed by the Council.
21. At the June 8th study session the City Council reviewed the changes to the City Center requirements found in Section 20C.40 of the proposed regulations. They discussed maximum heights in the downtown and allowances to go above five stories. They also identified additional public amenities required in conjunction with the additional height allowance. Finally, the Council discussed maximum floor area ratios in the Mixed Use Center zone and made modifications.
22. During the Study Session on June 13th the City Council finished their discussions on residential regulations in Chapter 20C.30. They reviewed specific requirements for Accessory Dwelling Units (ADU's) related to size and location. They also discussed home day care uses and the associated parking and hours of operation. Finally issues related to multiplex housing and the height of accessory structures were discussed. In addition, the City Council discussed Commercial/Business Park/Manufacturing Park/Industrial regulations in Chapters 20C.50 and 20C.60. In particular they examined allowed uses in the Neighborhood Commercial zone, the removal of hotel uses in the Business Park zone, new criteria for batch plants and extractive industries in the Manufacturing Park and Industry zones, and the potential allowance of freestanding restaurants in the Business Park zone.
23. At the June 20th Study Session the City Council reviewed the Neighborhood Specific Regulations found in Chapter 20C.70. The Council discussed special requirements for arterial setbacks in the North Redmond neighborhood, and development limits on specific properties in the Sammamish Valley neighborhood.
24. All City Council directed changes on the above noted regulations, reasons for the changes, and compliance with the Growth Management Act are detailed in a July 2, 1996 memo to the City Council from the Redmond Planning staff. The facts in this memo are hereby adopted as findings of fact to the extent they are consistent with the City Council decisions.

25. Copies of the Planning Commission recommendation were available through the City Council review process including the July 16, 1996 Public Hearing. Copies were provided free upon request.
26. The July 2, 1996 memo was provided to the City Council at its July 2 meeting. It was also provided to any member of the public that requested it at the July 2, 1996 City Council Meeting. Beginning on July 3rd, the July 2, 1996 memo was provided free to any person or organization who requested a copy. The notice for the City Council's public hearing on July 16, 1996 was published in the City's legal newspaper on July 3 and stated that the changes, that is the July 2 memo, would be available to the public on July 3, 1996.
27. On July 16, 1996, the Redmond City Council held a public hearing on the Phase 2 Development Regulations. The hearing focused on the changes in the July 2, 1996 memo, but testimony on other parts of the proposed development regulations was accepted as well.
28. Attached to the Planning Commission Report in Exhibit G were tables which described public comments and staff responses to those comments. To the extent they are consistent with the City Council decisions, the facts in these tables are adopted as findings of fact.
29. Any Conclusion that should be a Finding of Fact is hereby adopted as a Finding of Fact.

## **Conclusions**

1. Redmond's Community Development Guide, in §§ 20F.10.090(10) and 20F.20.030, requires that the Planning Commission hold a hearing and consider amendments to Redmond's development regulations. Redmond's Community Development Guide, in § 20F.20.030, requires that the City Council adopt or reject amendments to Redmond's development regulations. Therefore, both the Planning Commission and City Council have subject matter jurisdiction to hear and decide this application.
2. Development regulations must consider the goals of the Growth Management Act. RCW § 36.70A.020. The proposed regulations address the Growth Management Act goals in the following manner.
  - a. Urban Growth [RCW § 36.70A.020(1)]. Redmond is within the urban growth area, and either has, or is planning to provide, the necessary public facilities to support urban growth anticipated within the planning horizon identified in the Comprehensive Plan. These proposed development regulations facilitate this urban growth and provide the necessary implementation standards to encourage development where urban facilities and services exist or can be provided.

The zoning districts provide for urban densities within the urban growth area. The R-4, R-5, R-6, R-8, R-12, R-18, R-20, and R-30 residential zones provide for densities equal to or greater than four units per acre. The commercial, city center, Business Park, Design District, Manufacturing Park, and Industrial zones all allow for urban uses and intensities.

Four residential zones, the RA-5, R-1, R-2, and R-3 zones have a lower gross density than four units per acre. However, these zones are applied to areas that have natural hazards such as floodplains; steep, unstable slopes; erosion hazards; earthquake hazards; or extensive wetlands that make them unsuited to urban development at higher densities. The R-1 and RA-5 zones are also used to provide for transitions to rural areas to implement comprehensive plan provisions and comply with King County Countywide Planning Policy LU-11. In addition, the R-1 zone is also applied to some equestrian areas which because of the need for space for houses requires larger lots.

- b. Reduce Sprawl [RCW § 36.70A.020(2)]. Redmond is within the urban growth boundary, and has designated urban level densities consistent with the Growth Management Act. Adjustments to the City Center regulations will encourage compact residential and commercial development in Redmond's downtown area. The densities and intensities proposed in the Comprehensive Plan, and implemented through these development regulations, will also encourage more efficient development patterns in the existing and new residential areas by reducing minimum lot sizes, encouraging clustered development and greater flexibility through the Planned Residential Development processes.

Development standards proposed for Commercial, Business and Industrial zones will facilitate greater flexibility through allowable building height, floor area ratios, and reduced setbacks. The Planned Commercial Development process provides even greater development flexibility beyond these revised standards. The allowed uses and intensities described above will also reduce sprawl.

- c. Housing [RCW § 36.70A.020(4)]. Redmond's adopted Comprehensive Plan will accommodate a population of 56,553 persons by 2012. In 1993, the base year, Redmond had 39,987 people. The adopted Comprehensive Plan accommodates 26,395 housing units by 2012, which is an increase of 9,878 units from the 1993 level of 16,517 housing units (Ordinance 1847, Exhibit B, page B-7).

Comprehensive Plan policies HO-5 through HO-48 direct that zoning and development regulations provide for these additional residents, that they provide affordable housing opportunities, and encourage steps such as density transfers, accessory dwelling units, revised density calculations, clustering, preservation of existing housing stock, and faster processing times as a means to facilitate affordable housing for existing and future Redmond residents.

The proposed development regulations meet this planning goal.

- d. Economic Development [RCW § 36.70A.020(5)]. Redmond's adopted Comprehensive Plan will accommodate a total employment base of 68,500 jobs by 2012. This represents an increase of 29,500 jobs from the estimated 1993 employment level of just over 39,000 employees. These employment projections include the existing City boundaries and potential annexation areas in southeast Redmond, along the Willows Road corridor.

Comprehensive Plan policies LU-35 through LU-118, and LU-126 through LU-130, were scrutinized and implemented through the drafting of relevant development standards.

The proposed City Center, Commercial, Business and Industrial development regulations encourage a greater diversity of allowed uses in these zones, encourage more efficient use of the existing land base dedicated to these uses, and will facilitate the targets adopted through the Comprehensive Plan.

During the review of these draft regulations, there was considerable input from a variety of business interests through focus group meetings, staff discussions and verbal and written testimony before the Planning Commission. Many of these suggested changes have been incorporated into the development regulations.

- e. Property Rights [RCW § 36.70A.020(6)]. Private property rights are not taken through these proposed development regulations. Changes to the proposed Zoning Map allows appropriate uses throughout the City, consistent with adopted land use designations in the Comprehensive Plan. In no case has property been taken, or proposed to be taken, without just compensation.
- f. Permits [RCW § 36.70A.020(7)]. The new regulations are easier to use than the existing regulations and will allow for more predictable decisions. The new regulations are also organized by land use type allowing developers, property owners, citizens, and other interested parties greater clarity in finding necessary information.
- g. Open Space and Recreation [RCW § 36.70A.020(9)]. The new regulations require usable open space for residential developments. They also provide for flexibility in providing open space, such as allowing open space requirements to be met on a lot-by-lot basis and allowing open space adjacent to a development but outside the urban growth area to count towards up to 25 percent of the required open space. This combination will better provide for open space and recreational needs while giving property owners options on how to fulfill these needs.
- h. Citizen Participation and Coordination. [RCW § 36.70A.020(11)]. As identified in the *Citizen Opinions on Land Use Technical Report* (December 1994), the

development regulations are consistent with community preferences expressed during the development of the Comprehensive Plan.

A public participation program was established for the updated development regulations. This program included announcements on cable TV, newspaper articles, and a phone hotline with updated information regarding the development regulations and opportunities for public participation. Written notices regarding proposed zoning map changes were mailed to all affected property owners, as well as other interested parties. The City also formed a residential and commercial/industrial focus groups which represented property owners, developers, real estate professionals and neighborhood activists to discuss issues review drafts, and make recommendations to City staff.

Notice of all Planning Commission study sessions and hearings was made and oral and written testimony accepted at these meetings. Staff also inventoried public comments and responded in writing to the comments before the Planning Commission.

Finally, notice of all City Council study sessions and hearings was made and oral and written testimony accepted at the hearings and some study sessions. Written testimony was accepted up to and during the final public hearing on July 16, 1996. The City Council explained in writing (in the July 2 memo) the reasons for the changes and gave the public 14 days to review and respond to this analysis. As a result of all of the above, this goal is met.

3. The proposed development regulations include limitations on uses and intensities of development that both provide for economic use of all land within the city to which they are applied. These provisions comply with § 36.70A.060 and § 36.70A.120 of the Growth Management Act.
4. Redmond has complied with procedural requirements for adopting a development regulation, including giving notice, holding hearings, conducting SEPA review, and giving state agencies the opportunity to review the ordinance.
5. The proposed regulations comply with the Growth Management Act for the reasons noted above.
6. The proposed regulations comply with the Comprehensive Plan adopted by the City of Redmond for the reasons noted above and in the attached consistency analysis. The City Council adopts the consistency analysis as a conclusion.
7. To the extent they are consistent with the City Council decisions, the factual disputes in the testimony before the Planning Commission are resolved as described in the section entitled, "VI. Issues Raised by the Public and the Planning Commission in the Planning Commission's May 14, 1996 report." This section is hereby adopted as a conclusion.

8. As required by RCW 36.70A.400, the regulations allow accessory dwellings in any zone that allows single-family residences. So this requirement is met.
9. As required by RCW 36.70A.410, the residential regulations do not treat structures occupied by persons with handicaps different than similar residential structures. The residential regulations include special provisions for handicapped housing. So this requirement is met.
10. As required by RCW 36.70A.450, the regulations allow family day care providers in residential and commercial zones. So this requirement is met.
11. Attached to the Planning Commission Report in Exhibit G were tables which described public comments and staff responses to those comments. To the extent they are consistent with the City Council decisions, the conclusions and analysis in these tables are adopted as conclusions.
12. All City Council directed changes on the above noted regulations, reasons for the changes, and compliance with the Growth Management Act are detailed in a July 2, 1996 memo to the City Council from the Redmond Planning staff. The conclusions and analysis in this memo are hereby adopted as conclusions to the extent they are consistent with the City Council decisions.
13. Any Finding of Fact that should be a Conclusion is hereby adopted as a Conclusion.

## Consistency Analysis for the Phase 2 Development Regulations (Part of Exhibit C)

Redmond has used a phased approach to preparing its development regulations to implement the 1995 comprehensive plan and the Growth Management Act. This analysis describes how the development regulations, taken as a whole, are internally consistent and how the Phase 2 Development Regulations are consistent with the comprehensive plan.

To ensure that the development regulations were internally consistent, the staff and consultants worked together. The draft regulations were also reviewed by the staff working on the other development regulations. The Redmond code reviser, the Code Publishing Company, reviewed the drafts for consistency. In addition, the phases were divided into logical, self-contained phases. The Agricultural regulations were Phase 1. The use regulations were Phase 2. In between were the procedural regulations necessary for compliance with the Regulatory Reform Act (Chapter 36.70 RCW).

In addition to a methodology that promotes consistency, Redmond sought to achieve substantive consistency. This was achieved in various ways. For example, in some cases, such as the language for measuring setbacks, common language was used. The substantive consistency is described in the following table which compares the various components that will make-up Redmond's development regulations after the regulations in this package are adopted.

Development Regulations Consistency Analysis				
Title	Agricultural Regulations (Phase 1) (Ord. No. 1873)	Use Regulations (Phase 2)	Interim Procedural Regulations (Ord. No. 1883)	Preexisting Regulations Not Repealed (Title 20 RCDG)
Geographical Coverage	Sammamish Valley & Citywide for the TDR program.	Citywide, except for the retail, office and manufacturing areas of Overlake.	Citywide	Citywide
Types of Regulations	Use and development standards for agricultural areas.  A TDR program for parking, building height, impervious surfaces, and public and private parkways.	Residential, commercial, business park, manufacturing, and industrial use regulations and development standards.  City Center use regulations and development standards.  Regulations specific to some uses, such as accessory dwelling units.  PRD & PCD regulations patterned after each other.	Procedural regulations for processing and deciding permits. Coverage includes building permits, SEPA processes, site plan review, general development permits (a type of conditional use), special development permits (a type of conditional use), and variances.  Appeals procedures.	Parking regulations.  SEPA regulations and procedures.  Design guidelines.  Use specific regulations.  Shoreline regulations including environments.  Clearing, grading and stormwater regulations. (A GMA enactment adopted in 1995)



Development Regulations Consistency Analysis (Continued)				
<b>Types of Regulations (Continued)</b>		A new zoning map and new rezone criteria.  Final FAR ratios for the TDR program.		
<b>Relationship to Other Regulations</b>	<p>These are the use regulations (zone and zoning map) for the Sammamish Valley.</p> <p>It includes a citywide transfer of development rights program. These are the only procedural regulations included.</p> <p>The processes for the other permits are included in the Interim Procedural Regulations and the preexisting regulations that were not repealed.</p>	<p>Contains use regulations and standards (zones) applicable to most of the city. Use regulations do not apply to the Sammamish Valley.</p> <p>While substantive regulations for some permits and processes are included, the processes are included in the Interim Procedural Regulations and the preexisting regulations that were not repealed.</p> <p>Works with the agriculture regulations for the TDR program.</p>	<p>Contains procedural provisions applicable citywide to all zones.</p> <p>The SEPA procedures supplement the pre-existing SEPA procedures.</p>	<p>Contains some use specific and much topic specific regulations that apply citywide and in all zones.</p> <p>The preexisting SEPA policies were adopted to be coordinated with the Interim Procedural Regulations.</p>
<b>Inconsistent Regulations Repealed?</b>	Yes	Yes	Inconsistent sections amended.	Not applicable.
<b>Identified Conflicts with other Regulations</b>	None	None	None	<p>With the 1995 Shoreline Master Program Environment amendment, clear conflicts have been eliminated. Some believe a conflict <i>may exist between</i> the zoning map and the Shoreline Master Program environment along the lower Sammamish River north of the Puget Power right-of-way. Others do not..</p>

**Notes:**

TDR means transfer of development rights.

SEPA means the Washington State Environmental Policy Act.

PRD means Planned Residential Regulations, a PUD type set of regulations.

PCD Planned Commercial Development Regulations, a PUD type set of regulations

The Sammamish River shoreline environment issue will be addressed during the 1996-1997 update to the Redmond Shoreline Master Program.

As the above analysis shows, the City Council concludes that the development regulations are internally consistent. The City of Redmond is planning additional phases of development regulations updates, including the Shoreline Master Program update mentioned above. However, these amendments are not to eliminate inconsistencies, but rather to improve the regulations.

Like the development regulations, the City of Redmond used both procedural and substantive approaches to achieving consistency between the development regulations and the comprehensive plan. Procedurally, many of the same staff who worked on the comprehensive plan worked on the development regulations. Substantively, comprehensive plan policies were used to prepare development regulations. This consistency is illustrated in the following table.

<b>Comprehensive Plan Use Regulations (Phase 2) Consistency Analysis</b>	
<b>Comprehensive Plan Policy Requirement Applicable the Use Regulations (Phase 2)</b>	<b>How the Requirement is met</b>
Comprehensive Plan designation policies. (Policies LU-120 to LU-133.)	Purposes, allowed use charts, and site requirements charts.
Policies on specific uses. (See for example Policy HO-18.)	Purposes, allowed use charts, and site requirements charts. For implementation of Policy HO-18 see Section 20C.30.510.
Policies on regulations (See for example Policy LU-78.)	Site requirements charts.
Comprehensive Plan Map and Comprehensive Plan designation policies. (Policies LU-30 to LU-34 and LU-120 to LU-133.)	Zoning Map.

The City Council adopts the above table as a finding of fact and conclusion. As the above analysis shows, the City Council concludes that the development regulations are consistent with the comprehensive plan.

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THE CITY OF REDMOND  
PLANNING DEPARTMENT

## Planning Commission Report

**To:** Honorable Mayor Ives  
Honorable City Council

**From:** Planning Commission

**Staff Contacts:** Roberta Lewandowski, Director of Planning  
and Community Development, 556-2447  
Jim Stanton, AICP, Senior Planner, 556-2448  
Ann Sutphin, AICP, Acting Comprehensive Planning  
Manager, 556-2411  
Gary Lee, AICP, Senior Planner, 556-2418

**Date:** May 14, 1996

**Application Number:** DGA 95-006, Phase 2 Updated Development Regulations:  
Residential, City Center, Commercial, Business, Manufacturing,  
Industrial, Neighborhood Regulations and Revised City-wide Zoning  
Map

**Recommendations:**  
**Technical Committee** Approval  
**Planning Commission** Approval  
The Planning Commission voted 6 to 0 to recommend approval of  
DGA 95-006.

**Recommended Action:** Move to adopt new Sections 20C.10 (part), 20C.30, 20C.40, 20C.50,  
20C.60, and 20C.70, 20C.80 (part), 20F.10 (part), of the Community  
Development Guide, which replace and modify portions of the  
Community Development Guide, and direct the city attorney to  
prepare the ordinance.

**Reasons the Proposal should be Adopted:** DGA-95-006 should be approved because:

- The new regulations implement the Growth Management Act and changes to state law that affect development regulations.
- The new regulations implement the new comprehensive plan.
- The new regulations update city development regulations that have not been comprehensively updated since 1979; correct problems that the city has experienced, and incorporate new technologies in land development and neighborhood protection.

## Recommended Findings of Fact

1. Applicant.

City of Redmond.

2. Redmond has not comprehensively updated its zoning and land use regulations since 1979. The existing regulations are out of date and the Growth Management Act requires local governments to adopt development regulations that implement their Growth Management Act Comprehensive Plans. The attached provisions comply with the Growth Management Act.
3. Redmond has adopted a Growth Management Comprehensive Plan in July, 1995 giving policy direction regarding the development regulations proposed with this submittal. Policies articulated in the Goals and Vision, Land Use, Housing, Neighborhoods, City Center, and Economic Development sections of the adopted plan are manifest throughout the attached development regulations attached.
4. The proposed development regulations address residential densities and site requirements, commercial, business, manufacturing and industrial development standards and allowed uses, special residential and commercial developments, neighborhood specific standards, and city-wide zoning changes to ensure Redmond develops consistent to the adopted Countywide Planning Policies and Comprehensive Plan.
5. Adoption of the proposed Phase 2 development regulations was analyzed in the Draft and Final Environmental Impact Statements prepared for the adopted Comprehensive Plan (Draft EIS issued August 1994, Final EIS issued March 1995).
6. The City of Redmond mailed a required sixty-day notice for the adoption of the proposed Phase 2 Regulations to the affected state agencies on January 29, 1996. The State Department of Community, Trade and Economic Development acknowledged receipt of this package on February 9, 1996.
7. The City of Redmond Department of Planning and Community Development and the City of Redmond Planning Commission considered the Growth Management Act, the adopted comprehensive plan, the technical reports prepared as part of the comprehensive plan update, and the draft and final environmental impact statements prepared for the comprehensive plan update as part of the development of these development regulations.
8. The City of Redmond Department of Planning and Community Development and the City of Redmond Planning Commission considered the White Papers on residential and commercial and industrial regulations as part of the development of these development regulations. These white papers are hereby adopted as findings of fact.

9. On October 25, 1995 the City of Redmond Department of Planning and Community Development sent the Planning Commission the updated City-wide Zoning Map and Zoning Map Amendment Criteria, proposing zoning changes and pre annexation zoning consistent with the Comprehensive Plan. A public hearing on these proposed changes was conducted on February 14, 1996. In addition, the Planning Commission discussed these potential changes at three study sessions. The final zoning map reviewed by the Planning Commission on April 17, 1996 provided as average gross zone density within the City of 6.84 units per acre. The average gross zoned residential density for the City and the pre annexation zoning areas was 6.5 units per acre.
10. On November 8, 1996, November 22, 1996, and December 13, 1996 the City of Redmond Department of Planning and Community Development transmitted the proposed residential regulations, including permitted uses, site requirements, special regulations, and planned residential requirements. The Commission discussed these proposals at five study sessions and received additional public testimony at the January 31 and February 14, 1996 hearings. Open Houses, where staff was available to handout copies of the regulations and answer questions were held before each hearing.
11. On January 3, 1996 the proposed Commercial/Industrial Regulations were transmitted to the Planning Commission. This submittal includes revisions to the permitted land uses, site requirements, and special requirements. The Planned Commercial Development regulations were subsequently transmitted on January 17, 1996. Both submittals were considered at four study sessions, and testimony received at the January 31, 1996 and February 14, 1996 public hearings.
12. On January 5, 1996 the Department of Planning and Community Development sent the Planning Commission new City Center Regulations proposing amendments to allowed uses, design flexibility, building height, and pedestrian system map. The Planning Commission considered these revisions at two study sessions on February 7, 1996 and March 27, 1996 and adopted the changes as proposed by the planning staff.
13. On January 5, 1996 the Department of Planning and Community Development sent the Planning Commission draft Neighborhood Regulations detailing special requirements such as for specific areas in the City as directed by the Comprehensive Plan. The Commission considered these at their March 20, 1996 meeting and discussed specific changes on April 3, 1996. Testimony was also provided at the January 31st and the February 14, 1996 public hearings.
14. On January 31, 1996, the City of Redmond mailed notice of the February 14, 1996 hearing and open house to all persons who own property where the zoning was proposed to change within the city and most of the persons who own property that would be given pre-annexation zoning. Approximately 600 notices were mailed.
15. In addition to the notice in Finding of Fact 14, notice of the hearings were given by mailing notices to interested persons and organizations, sending out news releases,

posting notices in City Hall, the Redmond Post Office, and the Redmond Library, including the hearings in agendas and extended agendas, and publishing a notice in the city's legal newspaper at least ten days before the hearing. The hearings were included in the Hotline. The news releases resulted in newspaper articles being published. Notice of the study sessions hearings were given by mailing notices to interested persons and organizations, and including the meetings in agendas and extended agendas. Notice of most study sessions was given on the Hotline. Newspaper articles were sometimes published giving notice of the study sessions.

16. Copies of draft zoning maps, drafts zoning regulations, and other materials were provided free of charge upon request. Copies were also available at the public hearings and study sessions. A public participation plan was prepared and distributed free to persons and organizations who requested it.
17. Any Conclusion that should be a Finding of Fact is hereby adopted as a Finding of Fact.

## **Recommended General Conclusions**

1. Redmond's Community Development Guide, in §§ 20F.10.090(10) and 20F.20.030, requires that the Planning Commission hold a hearing and consider amendments to Redmond's development regulations. Redmond's Community Development Guide, in § 20F.20.030, requires that the City Council adopt or reject amendments to Redmond's development regulations. Therefore, both the Planning Commission and City Council have subject matter jurisdiction to hear and decide this application.
2. Development regulations must consider the goals of the Growth Management Act. RCW § 36.70A.020. The proposed regulations address the Growth Management Act goals in the following manner.
  - a. Urban Growth [RCW § 36.70A.020(1)]. Redmond is within the urban growth area, and either has, or is planning to provide, the necessary public facilities to support urban growth anticipated within the planning horizon identified in the Comprehensive Plan. These proposed development regulations facilitate this urban growth and provide the necessary implementation standards to encourage development where urban facilities and services exist or can be provided.

The zoning districts provide for urban densities within the urban growth area. The R-4, R-5, R-6, R-8, R-12, R-18, R-20, and R-30 residential zones provide for densities equal to or greater than four units per acre. The commercial, city center, Business Park, Design District, Manufacturing Park, and Industrial zones all allow for urban uses and intensities.

Four residential zones, the RA-5, R-1, R-2, and R-3 zones have a lower gross density than four units per acre. However, these zones are applied to areas that have natural hazards such as floodplains; steep, unstable slopes; erosion hazards;

earthquake hazards; or extensive wetlands that make them unsuited to urban development at higher densities. The R-1 and RA-5 zones are also used to provide for transitions to rural areas to implement comprehensive plan provisions and comply with King County Countywide Planning Policy LU-11. In addition, the R-1 zone is also applied to some equestrian areas which because of the need for space for horses requires larger lots.

- b. Reduce Sprawl [RCW § 36.70A.020(2)]. Redmond is within the urban growth boundary, and has designated urban level densities consistent with the Growth Management Act. Adjustments to the City Center regulations will encourage compact residential and commercial development in Redmond's downtown area. The densities and intensities proposed in the Comprehensive Plan, and implemented through these development regulations, will also encourage more efficient development patterns in the existing and new residential areas by reducing minimum lot sizes, encouraging clustered development and greater flexibility through the Planned Residential Development processes.

Development standards proposed for Commercial, Business and Industrial zones will facilitate greater flexibility through allowable building height, floor area ratios, and reduced setbacks. The Planned Commercial Development process provides even greater development flexibility beyond these revised standards. The allowed uses and intensities described above will also reduce sprawl.

- c. Housing [RCW § 36.70A.020(4)]. Redmond's adopted Comprehensive Plan will accommodate a population of 51,470 persons by 2012. In 1993, the base year, Redmond had 39,987 people. The adopted Comprehensive Plan accommodates 26,395 housing units by 2012, which is an increase of 9,878 units from the 1993 level of 16,517 housing units (Ordinance 1847, Exhibit B, page B-7).

Comprehensive Plan policies HO-5 through HO-48 direct that zoning and development regulations provide for these additional residents, that they provide affordable housing opportunities, and encourage steps such as density transfers, accessory dwelling units, revised density calculations, clustering, preservation of existing housing stock, and faster processing times as a means to facilitate affordable housing for existing and future Redmond residents.

The proposed development regulations meet this planning goal.

- d. Economic Development [RCW § 36.70A.020(5)]. Redmond's adopted Comprehensive Plan will accommodate a total employment base of 68,500 jobs by 2012. This represents an increase of 29,500 jobs from the estimated 1993 employment level of just over 39,000 employees. These employment projections include the existing City boundaries and potential annexation areas in southeast Redmond, along the Willows Road corridor.

Comprehensive Plan policies LU-35 through LU-118, and LU-126 through LU-130, were scrutinized and implemented through the drafting of relevant development standards.

The proposed City Center, Commercial, Business and Industrial development regulations encourage a greater diversity of allowed uses in these zones, encourage more efficient use of the existing land base dedicated to these uses, and will facilitate the targets adopted through the Comprehensive Plan.

During the review of these draft regulations, there was considerable input from a variety of business interests through focus group meetings, staff discussions and verbal and written testimony before the Planning Commission. Many of these suggested changes have been incorporated into the development regulations.

- e. Property Rights [RCW § 36.70A.020(6)]. Private property rights are not taken through these proposed development regulations. Changes to the proposed Zoning Map allows appropriate uses throughout the City, consistent with adopted land use designations in the Comprehensive Plan. In no case has property been taken, or proposed to be taken, without just compensation.
- f. Permits [RCW § 36.70A.020(7)]. The new regulations are easier to use than the existing regulations and will allow for more predictable decisions. The new regulations are also organized by land use type allowing developers, property owners, citizens, and other interested parties greater clarity in finding necessary information.
- g. Open Space and Recreation [RCW § 36.70A.020(9)]. The new regulations require usable open space for residential developments. They also provide for flexibility in providing open space, such as allowing open space requirements to be met on a lot-by-lot basis and allowing open space adjacent to a development but outside the urban growth area to count towards up to 25 percent of the required open space. This combination will better provide for open space and recreational needs while giving property owners options on how to fulfill these needs.
- h. Citizen Participation and Coordination. [RCW § 36.70A.020(11)]. As identified in the *Citizen Opinions on Land Use Technical Report* (December 1994), the development regulations are consistent with community preferences expressed during the development of the Comprehensive Plan.

A public participation program was established for the updated development regulations. This program included announcements on cable TV, newspaper articles, and a phone hotline with updated information regarding the development regulations and opportunities for public participation. Written notices regarding proposed zoning map changes were mailed to all affected property owners, as well



as other interested parties. The City also formed a residential and commercial/industrial focus groups which represented property owners, developers, real estate professionals and neighborhood activists to discuss issues review drafts, and make recommendations to City staff.

Finally, notice of all Planning Commission study sessions and hearings was made and verbal and written testimony accepted at these meetings. Staff also inventoried public comments and responded in writing to the comments. As a result, this goal is met.

3. The proposed development regulations include limitations on uses and intensities of development that both provide for economic use of all land within the city to which they are applied. These provisions comply with § 36.70A.060 and § 36.70A.120 of the Growth Management Act.
4. Redmond has complied with procedural requirements for adopting a development regulation, including giving notice, holding hearings, conducting SEPA review, and giving state agencies the opportunity to review the ordinance.
5. The proposed regulations substantially comply with the Growth Management Act, and the Comprehensive Plan adopted by the City of Redmond as noted above.
6. The Planning Commission recommends that the factual disputes in the testimony be resolved as described in the following section, "VI. Issues Raised by the Public and the Planning Commission." This section is hereby adopted as a conclusion.
7. As required by RCW 36.70A.400, the regulations allow accessory dwellings in any zone that allows single-family residences. So this requirement is met.
8. As required by RCW 36.70A.410, the residential regulations do treat structures occupied by persons with handicaps different than similar residential structures. The residential regulations include special accommodations for handicapped housing. So this requirement is met.
9. As required by RCW 36.70A.450, the regulations allow family day care providers in residential and commercial zones. So this requirement is met.
10. Any Finding of Fact that should be a Conclusion is hereby adopted as a Conclusion.

## **Issues Raised by the Public and Planning Commission**

The Planning Commission met 14 times on this topic. There were 12 study sessions and two public hearings. Approximately 650 notices were mailed out for the February 14, 1996 Public Hearing targeted to property owners receiving rezones or pre-annexation zoning. In addition, notice of meetings and hearings were sent to parties interested in specific regulations. A total of

forty people testified on the proposed regulations and numerous letters were received by Planning Department staff and the Planning Commission. A full inventory of the issues raised can be found in Exhibit G of this packet. The most common issues raised were as follows:

1. Proposed Zoning in North Redmond and along 132nd Avenue NE

Proposed changes to the zoning map in these two areas garnered the greatest response by the public at the two public hearings held by the Planning Commission. In North Redmond the majority of speakers expressed concern about the proposed R4P ("P" for pre-annexation zoning) and R4 designations north and south of 116th Avenue NE. Speakers raised environmental concerns the results from development, such as extensive tree cutting. In addition, one speaker raised concern that development in this area could impact existing water wells which are relatively shallow.

Approximately 17 speakers from the incorporated, and unincorporated area along 132nd Avenue NE spoke about their concerns regarding the proposed zoning designations along the east side of this street north to the City boundary. Many wished to retain their existing low density R3 designation, instead of the proposed R4 and R6 for this area. There were also individuals that spoke reiterating their desire not to be annexed to the City of Redmond, and expressing concern over any potential extension of NE 100th Street west up the hill from Willows Rd. Residents felt that there would be significant impacts to wildlife and habitat, and were greatly concerned about additional traffic on 132nd Avenue NE. Like the North Redmond area, many expressed their desire to retain the existing rural lifestyle existing in the area. Several residents spoke regarding their understanding of the existing R3 zone and agreements made when the Sam Hill Subdivision was annexed to Redmond.

Two speakers requested that the zoning on their properties west of Avondale road in the vicinity of NE 90th Street not be downzoned as proposed. In addition, one speaker requested that his existing R12 zoning be retained instead of the R4 proposed on Redmond-Woodinville Road north of NE 90th Street.

After considering this testimony the Planning Commission decided to adopt the proposed zoning map with the revisions described in the attached tables.

2. Building Height and How it's Measured

The Planning Commission had four discussions regarding building height and how it is currently measured. The Planning Department staff provided a memo (attached as Exhibit H) to the Commission describing the three components of building height (overall height; how the measurement is made; where measurement is taken from) and a review of how other jurisdictions address this issue. The Planning Commission ultimately adopted a revised approach similar to King County whereby building height in the single family zones would be raised from 30 feet to 35 feet, but the measurement would be taken from finished grade to the top of the pitched roof (vs. existing grade and the midpoint of the roof). The amended height limitations in all zones were adopted and a specific exemptions for equipment in the Industrial zone adopted. Other language

adopted addressed Commission concerns regarding potential height differences between differing uses or the potential additional height of Planned Residential Developments within existing single family zones.

3. East Redmond Industrial Coalition Issues

Representatives of the East Redmond Industrial Coalition (ERIC) raised a variety of issues related to proposed regulations that would affect existing businesses in the SE Redmond area. In particular they requested, and the Planning Commission adopted, changes to the intent statements of the Manufacturing Park (MP) and the Industrial (I) zones to more clearly identify the types of industrial uses allowed. The Commission expanded the "Building Materials" category and adopted two new land use categories specific to "concrete and asphalt batch plants", and "mining, quarrying and other extractive operations". New criteria was also adopted, consistent with the Comprehensive Plan, specifying additional review criteria for these uses. Revisions to the site requirements including allowances for additional height for specific equipment related to batch plant operations and exemptions from maximum impervious surface for batch plants on sites less than ten acres were also approved.

4. Reduced setbacks in R-12 Zone and Planned Residential Developments

Members of the development community requested that interior side yard setbacks for detached single-family homes in the R-12 zone and in the R-4, R-5, and R-6 zones be reduced three feet, the minimum allowed by the Uniform Building Code. The Planning Commission agreed that the additional flexibility was appropriate on interior lots in the R-12 zone and through clustering on interior lots in the R-4, R-5, and R-6 zones. Requiring that such changes be approved through cluster subdivision would allow for a public hearing the opportunity for staff and the hearing examiner to determine if such changes would not have an adverse effect on nearby developments and maintain the community character. It would also encourage single-family home development in the R-12 zone and provide for more flexibility for single-family dwellings in the R-4, R-5, and R-6 zones, perhaps allowing single-family developments where other multi-family homes would otherwise be built. It may also allow developments to better achieve planned and zoned densities. While some builders requested that they be allowed on exterior setbacks too, staff and the Planning Commission believed this would not keep the separation that the community wanted between new and existing developments.

5. Stand-alone Restaurants in the Business Park

The Planning Commission, responding to a property owner request, spoke on several occasions about the proposal to expand the restaurant use category in the BP zone and allow stand-alone restaurants on sites that provided view amenities to waterways and open space. At present, restaurants are limited to only being allowed in multi-tenant buildings, and have limitations on the seating capacity and hours of operation. The staff prepared a detailed response dated January 3, 1996 (attached as Exhibit I) which summarized the issues and provided recommended alternatives in response to this request.

The Planning Commission was divided on this issue. On a 4-2 vote, the Commission decided to conditionally allow stand-alone restaurants through approval of a Special Development Permit. The majority rationale for conditionally allowing stand-alone restaurants is based on: the perceived need for this service for employees and business meetings; allowing restaurants in the BP zone will help to reduce lunch time vehicle trips outside of the business parks; and the requirement of strict special development criteria for public access and views to adjoining rivers will encourage public awareness and stewardship to adjoining natural resources.

Members of the Planning Commission voting in the minority (three commissioners opposed stand-alone restaurants, although only two were present for the vote) felt strongly that this use should not be allowed to compete against other allowed uses given the limited amount of remaining BP zoned land in the city. In addition, these members believed that traffic and parking demand would increase given that the general public would be more likely to be attracted to stand alone restaurants instead on the smaller delicatessens which are allowed under the current code. They felt that there are plenty of other commercial zones nearby, primarily in downtown and Overlake which are within close proximity to the business park zone. Finally, they expressed great concern that the introduction of these uses, within close proximity of Bear Creek and the Sammamish River would end up "commercializing" these natural areas.

## **Planning Commission Recommendation**

For all of the reasons listed in this report and the exhibits, the Planning Commission recommends approval of the proposed Phase 2 regulations.

## **List of Exhibits**

- A - Revised Development Guide Section 20C.30, proposed residential regulations
- B - Revised Development Guide Section 20C.40, proposed City Center regulations
- C - Revised Development Guide Section 20C.50, proposed Commercial regulations
- D - Revised Development Guide Section 20C.60, proposed Business, Manufacturing Park and Industry regulations.
- E - Revised Development Guide Section 20C.70, Neighborhood-Specific regulations
- F - Proposed Zoning Map and Zoning Regulations
- G - Staff Responses and Rationale for testimony raised at the Planning Commission
- H - March 27, 1996 Staff memo regarding Maximum Building Heights
- I - January 3, 1996 Staff Memo regarding Restaurant Uses in the BP Zone

Roberta Lewandowski  
Roberta Lewandowski, Planning Director

5/2/96  
Date

Bertha Eades  
Bertha Eades, Planning Commission Chairperson

5/1/96  
Date

Approved for Council Agenda:

Rosemarie M. Ives  
Rosemarie M. Ives, Mayor

5-2-96  
Date

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**THE CITY OF REDMOND**  
PLANNING DEPARTMENT

**MEMO TO:** Mayor and Redmond City Council  
Interested Parties

**FROM:** Jim Stanton, Building Division Manager, 556-2448 *JS*  
Ann Sutphin, Acting Comprehensive Planning Div. Manager, 556-2411 *ABS*  
Tim Trohimovich, Senior Planner 556-2417 *[Signature]*

**DATE:** July 2, 1996

**SUBJECT:** City Council's Tentative Changes to the Planning Commission's Recommendation for DGA 95-006, Phase 2 Updated Development Regulations: Residential, City Center, Commercial, Business, Manufacturing, Industrial, Neighborhood Regulations and Revised City-wide Zoning Map

Attached is the packet of changes that have tentatively been made by the City Council to the Planning Commission's recommendation for the DGA-95-006, Phase 2 Updated Development Regulations. The packet includes proposed amended language, rationale for the change and a brief analysis of consistency with the Growth Management Act and Redmond Comprehensive Plan.

These new regulations have been under consideration by the City Council since mid-May. The attached tentative changes have been discussed by the City Council during a series of advertised study sessions which began on May 16th and concluded on June 20th.

The Planning Commission's recommendation along with the tentative changes contained in the attached packet will be considered at a City Council Public Hearing on July 16, 1996. The hearing is scheduled to begin at 8pm in the City Council Chambers. These changes are tentative and have not been finally decided. The Council is interested receiving written comments and public testimony on the changes at the Public Hearing on July 16th. Written comments must be received by 5:00 pm on July 16, 1996 or be presented at the hearing. After public testimony, it is possible that the City Council may adopted the amended regulatory package.

Copies of the Planning Commission's recommendation including the proposed regulations are available in the Permit Center at Redmond City Hall. The City Council's tentative changes (attached) will also be available in the Permit Center beginning July 3rd.

If you have any questions on the proposed regulations or tentative City Council changes, please contact a staff person listed above.

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**Changes to the  
Proposed Phase 2  
Development Regulations  
Tentatively Decided by the City Council**



**Deadline for Public Comments:**

Written comments must be received by 5:00 p.m. July 16  
or be presented at the public hearing.

Oral comments will be taken at the July 16 public hearing at 8:00 p.m. in the  
Redmond City Council Chambers,  
Public Safety Building, 8701 - 160 Avenue NE, Redmond.

July 2, 1996

July 2, 1996

## **Changes to the Proposed Phase 2 Development Regulations Tentatively Decided by the Redmond City Council**

### **——A. Changes to All of the Phase 2 Regulations——**

1. Correct all typographical and numbering errors. Correct any changed section references.
2. Where a chapter or section reference does not include the name of the chapter or section, add it.

### **——B. Changes to Chapter 20C.30 Residential Regulations——**

3. Change the title of Chapter 20C.30 from Residential Requirements to Residential Regulations.
4. Modify the purpose statements the Special Use Residential Regulations so they are consistent and start with "The purpose of."
5. Modify proposed section 20C.30.130 on page R-2, Low Density Residential Zone Purpose, as follows (deletions are struck through and additions are underlined):

#### **20C.30.130                      Low Density Residential Zones (R-2, R-3)**

The Low Density Residential zones provide for low density residential areas on lands not suitable for more intense urban development. Allowable densities are set at two and three dwelling units per gross acre. Non-residential uses allowed in this zone must complement the primarily residential nature of neighborhoods within this zone.

#### **Reasons for the Change**

This change will make the language clearer.

#### **Compliance with the Growth Management Act and Comprehensive Plan**

Clarifying the language in this section will help meet Growth Management Act Goal 7 which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly or arbitrarily. Growth Management Act Goal 6, see RCW 36.70A.020(6), prohibits arbitrary treatment of property owners. Redmond Comprehensive Plan Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.



6. Modify proposed section 20C.30.205 on page R-2, Purpose/How to Read, as follows (deletions are struck through and additions are underlined):

**20C.30.205      Purpose/How to Read**

~~\_\_\_\_\_ (a) \_\_\_\_\_~~ The purpose of the Residential Land Use Chart (Section 20C.30.220) is intended the allowed uses in each of the residential zones and some of the major provision that apply to those uses.

**20C.30.210      Allowed Uses**

(a) The Residential Land Use Chart (Section 20C.30.2240) lists indicates where the categories of land uses that may be permitted and under any which kind of conditional review process which may be required they may be permitted. Only R- zones (RA-5 through R-30) are included in this chart. Land uses not listed are prohibited unless otherwise provided by this Chapter or some other provision of the Community Development Guide. Land uses are also subject to the requirements described in any footnotes contained in this chart and the other applicable provisions of the Community Development Guide.

(b) The symbols used in the chart represent the following:

P — Permitted use

G — Allowed conditional use, General Development Permit required

S — Allowed conditional use, Special Development Permit required

(c) Procedural requirements related to the General and Special Development Permit processes are described in Section 20F.

(d) A number of references to other sections of the Community Development Guide appear in the Residential Land Use Chart. These references direct the reader to sections that contain rules and regulations specific to the referenced land use.

(e) The definition of a land use may be found in the Definitions section of the Community Development Guide.

(f) Unclassified Uses are provided for described in Section \_\_\_\_\_.

**Reason for the Change**

This change will make the language clearer because the operative regulations will be separated from the purpose statement.

**Compliance with the Growth Management Act and Comprehensive Plan**

Clarifying the language in this section will help meet Growth Management Act Goal 7 which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly or arbitrarily. Growth Management Act Goal 6, see RCW 36.70A.020(6), prohibits arbitrary treatment of property owners. Redmond Comprehensive Plan Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

7. Modify and section 20C.30.2150, Residential Land Use Chart as follows (deletions are struck through, additions are underlined, and changes by the City Council are bolded):

20C.30.220160

Residential Land Use Chart

	RA-5	RA-6	RA-7	RA-8	RA-9	RA-10	RA-11	RA-12	RA-13	RA-14	RA-15	RA-16	RA-17
<b>Housing:</b>													
Single Family Dwelling (Sec. 20C.30.300-400)	P	P	P	P	P	P	P	P	P	P	P	P	P
2 unit structure (Sec. 20C.30.580)					S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	P	P	P	P	P	P
3-4 unit structure (Sec. 20C.30.580)					S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	P	P	P	P	P	P
5-12 unit structure (Sec. 20C.30.300-400)									P	P	P	P	P
13+ unit structure (Sec. 20C.30.300-400)									S	P	P	P	P
Accessory Dwelling Units <sup>2</sup> (Sec. 20C.30.520)	P	P	P	P	P	P	P	P	P	P	P	P	P
Rental Rooms (Sec. 20C.30.600)	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile/Manufactured Homes or Parks (Sec. 20C.30.570)	P	P	P	P	P	P	P	P	P	P	P	P	P
Retirement Residence/Senior Housing (Sec. 20C.30.610)	P	P	P	P	PS <sup>3</sup>	PS <sup>3</sup>	PS <sup>3</sup>	P	P	P	P	P	P
Retirement Residence. Maximum of 16 retirement residence units per acre. (Sec. 20C.30.610)								S <sup>2</sup>	S <sup>2</sup>	P	P	P	P
Retirement Residence. Maximum of 30 retirement residence units per acre. (Sec. 20C.30.610)										S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>
Bed & Breakfasts (Sec. 20C.30.530)	P	P	P	P	P	P	P	P	P				
Bed & Breakfast Inns (Sec. 20C.30.530)	G	S											
<b>Commercial/Industrial/Professional Services:</b>													
Adult Family Homes	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Care Facility	S	S	S	S	S	S	S	S	S	S	P	P	P
Long Term Care Facility	P	P	P	P	P	P	P	P	P	SP	SP	SP	SP
Day Care Center (Sec. )	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S	S	S	S
Home Businesses <sup>5</sup> & Family Day Care Providers (Sec. 20C.30.560)	P	P	P	P	P	P	P	P	P	P	P	P	P
Roadside Produce Stand	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Cultural/Recreation/Entertainment:</b>													
Golf Courses, Athletic Sports, and Play Fields; Marine Recreation, Commercial Swimming Pool	S	S	S	S	S	S	S	S	S	S	S	S	S
Non-Commercial Indoor Recreation	S	P	P	P	P	P	P	P	P	P	P	P	P
Parks, Open Space, Trails	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Professional Services:</b>													
Fire & Police Services	S	S	S	S	S	S	S	S	S	S	S	S	S
Education: Primary/Secondary Schools - Public & Private (Sec. )		S	S	S	S	S	S	S	S	S	S	S	S
<b>Religious Activity:</b>													
Religious Facilities: <250 seats & accessory activities & uses (Sec. 20C. )		G	G	G	G	G	G	G	G	G	G	G	G
Religious Facilities: 250-750 seats & accessory activities & uses (Sec. 20C. )		S	S	S	S	S	S	S	S	S	S	S	S
<b>Transportation/Communication/Utilities:</b>													
Heliports/Fixed Wing Float Plane <sup>6</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S
Local Utility Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P
Regional Utility Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S
Satellite Dish/ Amateur Radio Antennas (Sec. )	P	P	P	P	P	P	P	P	P	P	P	P	P
Free-Standing Communication Towers	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>Commercial Resource Management:</b>													
Agricultural Crop Production	P	P	P	P	P	P	P						
Livestock, Dairy, Fowl <sup>7</sup>	P	P	G										
Horticultural Nursery	P	P	P	G									
Stables, Riding School, Boarding	P	P	S	S	S	S	S	S					
Animal Kennels	S												

<sup>1</sup> Conditionally allowed in new long subdivisions only (See Section 20C.30.580).

<sup>2</sup> Accessory Dwelling Unit Permit required.

<sup>3</sup> Retirement Residences may be authorized through a subdivision or binding site plan, in which case a Special Development Permit is not required. Where neither a subdivision nor a binding site plan is required, a Special Development Permit is required to authorize a Retirement Residence. See Section 20C.30.610.

<sup>4</sup> In the RA-5 zone, stand-alone Day Care Centers are not allowed.

<sup>5</sup> Daycare uses are only allowed in a building or building complex used for other uses such as a school, a church meeting hall, or some other building used for more than one purpose.

<sup>6</sup> A business license is required in most cases for a home business.

<sup>7</sup> Does not include medical airlift. Heliports allowed only abutting Lake Sammamish. Limit one aircraft per lot.

All commercial livestock, dairy and fowl enterprises must meet Seattle-King County Health Department regulations and the regulations of the Redmond Municipal Code. Personal, non-commercial livestock, dairy, and fowl activities are considered an accessory use and are allowed in all residential zones provided that all Health Department and Municipal Code requirements are met.

## **Reasons for the Changes**

The retirement residence changes clarify the number of retirement residence units allowed in various zones. It also clarifies that such housing is a permitted use where a subdivision or condominium is needed in the lower intensity residential zones. This provides for adequate review of the development since subdivisions or binding site plans require notice to property owners within 300 feet and a hearing. Duplicative review is minimized since you do not need both a subdivision and a substantial development permit both of which require notice and a hearing. These changes will help provide for additional senior housing, increase certainty, and protect residential neighborhoods.

Footnote 4 requires that day care centers be located in buildings or building complexes used for other purposes in the low and low-moderate density residential zones. This will protect the character of those neighborhoods by preventing large, freestanding day care centers that have a commercial character while allowing more opportunities for day care centers in these residential areas.

The addition of athletic, sports, and play fields merely clarifies that these uses are conditionally allowed in the residential zones.

## **Compliance with the Growth Management Act and Comprehensive Plan**

Growth Management Act Goal 4 encourages the availability of housing affordable to all income segments and promotes a variety of densities and housing types. Growth Management Act Goal 7 requires that permits be decided in a timely and fair manner. See RCW 36.70A.020(4) and RCW 36.70A.020(7). RCW 36.70A.070(2) requires mandatory provisions for the protection and improvement of existing single-family neighborhoods.

The retirement housing changes will help achieve the goals and the requirement of RCW 36.70A.070(2). Retirement residences are allowed in all the residential zones which are not applied to environmental sensitive areas. The density bonus in section 20C.30.6205 allows a fifty percent density increase in all zones. In the moderate and high density residential zones, densities greater than the underlying density are allowed without the density bonus. The density bonus is given in return for providing housing affordable to low-income senior households. This will help provide housing for all income groups. The higher densities also allow for more affordable housing. The Redmond Comprehensive Plan in Policy HO-5 requires an affordable mix of housing types. These provisions will help meet this policy.

The changes clarify the densities allowed and the review processes that are required. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. This helps achieve Growth Management Act Goal 7. The Redmond

Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

The densities and review processes will also protect existing single-family neighborhoods implementing the Growth Management Act requirement. The Redmond Comprehensive Plan in Policy HO-2 provides for maintaining compatibility between existing and new development. Policy LU-78 provides that development regulations shall provide for compatibility between uses and achieve the designed scale and character for an area. The densities and review processes will help achieve these plan policies.

Footnote 4 allows for more opportunities for day care centers in residential neighborhoods. The centers are allowed in all but the lowest density zone. The requirement that they be in mixed use buildings or complexes, such as churches or schools will protect the character of existing single-family neighborhoods by preventing freestanding day care centers that would have a commercial character. Note that Family Day-Care Providers are a permitted use in all residential zones. These provisions help implement the Growth Management Act requirement in RCW 36.70A.070(2) and plan policies, both described above, providing for protection of residential neighborhoods.

Adding the "fields" language will help meet Growth Management Act Goal 7 which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. Redmond Comprehensive Plan Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

8. **Modify proposed section 20C.30.3325 on page R-8 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded.):**

**20C.30.3325 Net Buildable Area Calculation.**

Net buildable area, for the purpose of determining the minimum required number of dwelling units for a site, shall be calculated by subtracting areas where building is prohibited from the gross area of a site. The area remaining after these exclusions from the gross site area represents the net buildable area. The following exclusions from the gross site area, and only these exclusions, may be used in determining net buildable area:

(a) Sensitive Areas where development is prohibited or restricted shall be excluded from the net buildable area. These sensitive areas shall include: Class II, III, and IV Landslide Hazard Areas; Type I, II, III, and IV wetlands; Class I through IV streams; floodways; flood plains; sensitive area buffers; lands required to be maintained in open space; and native growth protection easements.

(b) Surface water retention areas that are dedicated or otherwise held in common shall also be excluded from the net buildable area.

(c) Public rights-of-ways, private streets and access corridors, parks and open space that are dedicated or otherwise held in common, and above-ground public facilities shall also be excluded from the net buildable area.

(d) Using the example above, where a site's gross area equals 87,120 sq. ft. or 2 acres, the following calculation was made to determine net buildable area:

$$\begin{array}{r} 87,120 \text{ sq. ft. (gross site area)} \\ - 6,100 \text{ sq. ft. (sensitive areas and buffers)} \\ - 15,680 \text{ sq. ft. (public right-of-ways)} \\ \hline 65,340 \text{ sq. ft. (1.5 acres) net buildable area} \end{array}$$

(e) In order to avoid the expense of technically assessing a site's net buildable area, a builder/developer may elect to apply the minimum required density percentage to the gross area of the site instead of the net buildable area in order to determine the minimum required number of units.

### Reasons for the Changes

This section defines the areas that can be excluded from the property to which the minimum residential density applies. The minimum density requirement provides for the efficient use of residential land. Unbuildable areas are excluded so that pressures to development these sensitive areas are reduced.

### Compliance with the Growth Management Act and Comprehensive Plan

Growth Management Act Goals 9 and 10 encourage the retention of open space and fish and wildlife habitat and the protection of the environment. The Redmond Comprehensive Plan, in the Conservation and Natural Environment Chapter, does the same. Excluding these areas from the minimum density requirement will help meet these goals and policies. RCW 36.70A.060 also requires that regulations protect natural resource lands and sensitive areas. These changes do just that.

9. **Modify proposed sections 20C.30.3705 and 20C.30.3710 on pages R-11-R-12 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded.):**

#### **20C.30.3705 Purpose.**

Front, rear, side/~~interior~~, and side street setbacks help maintain a consistent and compatible land use pattern for Redmond's residential neighborhoods. Setback requirements also provide for adequate light and air to all properties, minimize incompatibilities such as excessive light and noise, and prevent public nuisances such as the potential for fire damage from buildings constructed too close to each other.

**20C.30.3710 Requirements.**

(a) *Lot Orientation.* For the purpose of applying setback regulations, the following shall be applied: the front shall be toward the street or access corridor from which the lot is addressed; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are ninety degrees to the front or as nearly so as the lot shape permits.

(b) *Measurement.* All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line in a plane horizontal to the ground, or in the case of access corridors for single family residential development, from the nearest edge of the easement to the foundation line of the structure. Front, side street, side/interior, and rear directions shall be determined as provided in paragraph (a) of this section.

(c) *Garage Setbacks.* In R-4, R-5, R-6, and R-8 zones, garage doors facing a street or access corridor must be at least 18 feet from the front property line or inside edge of the access corridor or easement.

(d) *Side Street Setbacks.* Side street setbacks shall apply whenever a side yard adjacent to a structure faces a public street, private street, or access corridor serving more than two lots.

(e) *Corner Lots.* Corner lots shall be subject to only one front setback requirement.

(f) *Side/Interior Setbacks.* In those zones where the side/interior setback is five feet and ten feet, each lot shall have one five foot side/interior setback and one ten foot side/interior setback. Where an abutting property has a five foot side/interior setback, the side/interior setback on that side shall be ten feet. In no case shall any property be required to have two ten foot side/interior setbacks. Where both properties abutting a lot have five foot side/interior setbacks, only one ten foot side/interior setback shall be required.

(g) *Rear Setbacks/Alleys.* When vehicular access to a lot is by an alley, the rear setback shall be four (4) feet from the nearest alley line.

(h) *Accessory Structure Setbacks.* Side interior and rear setbacks (but not side street) for accessory structures in all residential zones are five (5) feet.

(i) *Encroachments/Front, Rear, Side Street Setbacks.* The following features are permitted to encroach up to three (3) feet into front, rear, and side street setback areas: chimneys, porches, bay windows, and other building extremities, and decks. Roof structures which extend beyond the building line may project up to 5 feet into front, rear, and side street setback areas. No encroachment into a front, rear, or side street setback areas may extend closer than two (2) feet to the nearest property line.

(j) *Encroachments/Side Interior Setbacks.* The following features may encroach up to five (5) feet into side interior setback areas: chimneys, porches, bay windows, roof structures, and other building extremities, and decks. No encroachment into a side interior setback area may extend closer than two (2) feet to the nearest property line.

(k) *Improvements.* Improvements less than 30 inches above grade including decks, patios, walks and driveways are permitted in setback areas. Fences,

landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas provided that all other applicable requirements are met.

### **Reasons for the Changes**

The change to Section 20C.30.3710(c) is to make the language clearer.

As to Section 20C.30.3710(f), the City Council wanted to retain the existing five foot and ten foot side/interior setbacks in the R-4, R-5, and R-6 zones to provide for variety in the location of buildings and to maintain compatibility within existing neighborhoods. Narrower setbacks are possible through clustering or through Planned Residential Developments (PRDs).

### **Compliance with the Growth Management Act and Comprehensive Plan**

Clarifying the language in Section 20C.30.3710(c) will help meet Growth Management Act Goal 7 which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

RCW 36.70A.070(2) requires mandatory provisions for the protection and improvement of existing single-family neighborhoods. The change to Section 20C.30.3710(f) will protect those neighborhoods. It also protects property rights as provided in Growth Management Act Goal 6 [in RCW 36.70A.020(6)], because no residence will be required to have more than one ten foot side/interior setback.

The Redmond Comprehensive Plan in Policy HO-2 provides for maintaining *compatibility between existing and new development*. Policy LU-78 provides that development regulations shall provide for compatibility between uses and achieve the designated scale and character for an area. The change to Section 20C.30.3710(f) will help implement these policies.

#### **10. Modify proposed section 20C.30.4110(c) on page R-14 by adding the following new subsection:**

(4) Open space within a development shall be available for common use by the residents, tenants, or, if required by a condition of approval, the general public. Except for the open space required by Section 20C.30.4110(c)(2), the open space may be used for recreation, waterfront access, landscaping, buffers, sensitive area buffers, sensitive areas, or other open space and recreational uses the city may approve during project review and approval. The open space required by Section 20C.30.4110(c)(2) may be used for recreation and open space uses. Sensitive area buffers and sensitive

areas shall not be used for recreation unless the use is specifically approved by the Administrator.

### **Reasons for the Changes**

The above section clarifies the uses to which required open space may be put and that these areas must be provided for the life of the use. This follows the city's existing practices. It also ensures that open space will be provided as part of developments and be maintained.

### **Compliance with the Growth Management Act and Comprehensive Plan**

Growth Management Act Goal 9 encourages the retention of open space and fish and wildlife habitat. Goal 10 calls for the protection of the environment. The Redmond Comprehensive Plan, in the Conservation and Natural Environment Chapter, does the same. Requiring that open space be maintained for the life of the use and used for recreation and open space uses directly implements Goal 9 and the comprehensive plan. Providing that buffers shall not be used for recreation unless approved by the city protects fish and wildlife habitat and sensitive areas, implementing Goals 9 and 10 and Redmond's plan policies. RCW 36.70A.060 also requires that regulations protect of natural resource lands and sensitive areas. This changes does just that.



11. Modify 20C.30.440 on p. R-16 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded.):

20C.30.440 Site Requirements Chart

Allowed Density	0.2 dwelling units per gross acre	1 dwelling unit per gross acre	2 dwelling units per gross acre	3 dwelling units per gross acre	4 dwelling units per gross acre	5 dwelling units per gross acre	6 dwelling units per gross acre	8 dwelling units per gross acre	12 dwelling units per gross acre	18 dwelling units per gross acre	20 dwelling units per gross acre	30 dwelling units per gross acre
Minimum Required Density	80% of net acre	80% of net acre	80% of net acre	80% of net acre	80% of net acre	80% of net acre	80% of net acre	75% of net acre	75% of net acre	65% of net acre	65% of net acre	65% of net acre
Average Lot Size	4.5 acres <sup>1</sup>	35,000 sq. ft. <sup>2</sup>	18,000 sq. ft.	12,000 sq. ft.	7,000 sq. ft.	5,500 sq. ft.	4,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	2,500 sq. ft.	2,000 sq. ft.	1,500 sq. ft.
Minimum Lot Width Circle <sup>3</sup>	100 ft.	85 ft.	70 ft.	60 ft.	40 ft.	35 ft.	35 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Minimum Lot Frontage <sup>4</sup>	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Front Setback	30 ft.	30 ft.	30 ft.	30 ft.	15 ft. <sup>5</sup>	15 ft. <sup>5</sup>	15 ft. <sup>5</sup>	10 ft. <sup>5</sup>	10 ft. <sup>5</sup>	10 ft.	10 ft.	10 ft.
Side/Interior Setback (each side) <sup>6</sup>	30 ft.	20 ft.	5/10 ft.	5/10 ft.	5/10 ft.	5/10 ft.	5/10 ft.	5 ft. <sup>7</sup>	5 ft. <sup>7</sup>	5 ft.	5 ft.	5 ft.
Side Street Setback	30 ft.	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Rear Setback <sup>8</sup>	30 ft.	30 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Setback from Lake Sammamish <sup>9</sup>	25 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Building Separation <sup>10</sup>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	15 ft. <sup>11</sup>	15 ft. <sup>11</sup>	15 ft.
Maximum Lot Coverage for Structures	2.5%	12%	30%	35%	35%	40%	45%	50%	55%	60%	60%	60%
Maximum Impervious Surface Area <sup>12</sup>	20%	20%	40%	60%	60%	60%	65%	70%	70%	75%	75%	80%
Minimum Open Space <sup>13</sup>	NS	NS	NS	20%	20%	20%	20%	20%	20%	20%	20%	20%
Maximum Height of Structures <sup>14</sup>	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	45 ft.	60 ft.	60 ft.

<sup>1</sup> Within the RA-5 and R-1 zones, at least 1,000 square feet of contiguous open space in a buildable shape, and free of all hazards, together with access to the residential unit must be identified for each lot (see Section 20C.30.325(10)(b)).

<sup>2</sup> Lot clustering is required in R-1 zones in areas where more than 60% of the site is subject to natural limitations or hazards and the creation of more than one lot is proposed.

<sup>3</sup> The Minimum Lot Width Circle for the area north of Idylwood Park between Lake Sammamish and West Lake Sammamish Parkway shall be 30 ft.

<sup>4</sup> For private streets and access corridors serving less than three (3) lots and accessing directly onto a public street, lot frontage may be reduced to 14 feet.

<sup>5</sup> To ensure that streets, sidewalks, and access corridors are not blocked by cars parked in driveways, at least 18 feet of driveway shall be provided between the garage, carport, or other fenced parking area and the street property line, except when alleys are used for vehicular access. See Section 20C.30.340(10)(c).

<sup>6</sup> Side/Interior Setbacks for accessory structures is five (5) feet for all residential zones. Side/Interior Setbacks are not required for Zero Lot Line Development (see Section 20C.30.385).

<sup>7</sup> For detached single-family dwellings, the Side/Interior Sideyard-Setback shall be 3 feet.

<sup>8</sup> This Side/Interior Setback standard applies to all types of attached housing development. For detached single family dwellings, the standard is 5/5 feet.

<sup>9</sup> The rear setback for accessory structures is five (5) feet for all residential zones. The rear setback for alleys is four (4) feet from the nearest alley line.

<sup>10</sup> Measured from the line of Ordinary High Water Mark (elevation 27 feet on Lake Sammamish).

<sup>11</sup> The Minimum Building Separation does not apply to accessory structures.

<sup>12</sup> The Minimum Building Separation requirement for single-family detached housing shall be 6 feet. For multiplex housing the Minimum Building Separation requirement shall be 10 feet.

<sup>13</sup> The Minimum Building Separation requirement for single-family detached housing shall be 6 feet. For multiplex housing the Minimum Building Separation requirement shall be 10 feet.

<sup>14</sup> The Minimum Open Space requirements apply to each lot. Provisions for applying this requirement on a site-wide basis are described in Section 20C.30.355.

<sup>15</sup> The Minimum Open Space requirement may be applied on a lot-by-lot basis or on a site-wide basis as described in Section 20C.30.355.

<sup>16</sup> The Maximum Height Of Structures in shoreline areas, including areas between Lake Sammamish and West Lake Sammamish Parkway shall be 30 feet.

## Reasons for the Changes

For the R-4, R-5, and R-5 side/interior setbacks, the City Council wanted to retain the existing five foot and ten foot side/interior setbacks in the R-4, R-5, and R-6 zones to provide for variety in the location of buildings and to maintain compatibility within existing neighborhoods. Narrower setbacks are possible through clustering or through Planned Residential Developments (PRDs). This change is related to change number 9.

For the R-6 side street setback, the City Council wanted to retain the existing 15 foot setback to maintain compatibility within existing neighborhoods. Narrower setbacks are possible through Planned Residential Developments (PRDs).

As to footnote 12, this is not really a change because the default building separation in the R-12 zone was ten feet so the deleted provision was unneeded. The other changes are mere clarifications.

## Compliance with the Growth Management Act and Comprehensive Plan

RCW 36.70A.070(2) requires mandatory provisions for the protection and improvement of existing single-family neighborhoods. These changes will protect those neighborhoods. It also protects property rights as provided in Growth Management Act Goal 6, because no residence will be required to have more than one ten foot side/interior setback. See RCW 36.70A.020(6).

The Redmond Comprehensive Plan in Policy HO-2 provides for maintaining compatibility between existing and new development. Policy LU-78 states that development regulations shall provide for compatibility between uses and achieve the designed scale and character for an area. These changes will help implement these policies.

12. **Modify proposed section 20C.30.5120 on pages R-17-R-19 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded.):**

### **20C.30.5120 Requirements.**

(a) ***Number.*** One ADU shall be allowed in each per-residential lot as a subordinate use in conjunction with any new or existing detached single-family dwelling unit in the City of Redmond.

(b) ***Location.*** The ADU may be added to or included within the primary unit, or located in a detached structure on the same lot as the primary dwelling unit. Both detached ADUs and the primary dwelling unit must conform to all setback, height, and lot coverage restrictions and any other standards or regulations required of a single family dwelling unit in a residential zone.

(c) *Size/Scale.*

(1) If any ADU is located in a structure which does not include the primary housing unit, the total square footage of the ADU shall not exceed the lesser of (i) 1,000 square feet or (ii) forty- 40 percent-(40%) of the total square footage of the primary dwelling unit and the accessory dwelling unit combined, excluding any garage area.

(2) In no case shall the ADU exceed 1,500 square feet in total area. If an ADU occupies an entire single floor, the Technical Committee may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this section are met.

(d) *Subdivision.* An ADU shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

(e) *Occupancy.* Either the primary dwelling unit or the ADU must be occupied by an owner of the property. The owner-occupied unit shall not be rented to others. Owner occupancy is defined as a property owner, as reflected in title records, who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and actually resides at the site more than ninesix months out of any given year.

(f) *Parking.* One off-street parking space is required for an ADU in addition to the parking required for the primary dwelling unit. Parking spaces must be paved and may include private garages, carports, or off-street areas reserved for vehicles.

(g) *Exterior Modification.* Only one entrance on the front of the primary dwelling unit is permitted. Additional entrances are permitted on the side and rear of the primary structure. The Technical Committee may allow, under special circumstances, for both entrances to the primary and accessory units to be located on the front of the structure where design, site layout, and construction considerations significantly hinder other options. Additions to an existing structure or the development of a newly constructed detached ADU shall be designed consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit.

(h) *Home Occupation.* Home occupations shall be allowed, subject to existing regulations, in either the ADU or the primary unit, but not both.

(i) *Applicable Codes.* The portion of the single family dwelling in which the accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the exception of the ceiling height requirements of the Uniform Building Code. The Building Official may waive the ceiling height requirements of this chapter if it is determined that the structure was built in compliance with past Building Code requirements.

## Reasons for the Changes

The purpose of these changes is to ensure that accessory dwellings are compatible with the residential neighborhoods in which they locate. Accessory dwellings are permitted uses in all residential zones. They can be part of the residence or they can be in a separate building on the lot.

## Compliance with the Growth Management Act and Comprehensive Plan

Growth Management Act Goal 4 encourages the availability of housing affordable to all income segments and promoting a variety of densities and housing types. See RCW 36.70A.020(4). Local governments must allow accessory dwellings in zones that allow single family residences. See RCW 36.70A.400 and RCW 43.63A.215. RCW 36.70A.070(2) requires mandatory provisions for the protection and improvement of existing single-family neighborhoods.

The accessory dwelling unit provisions help achieve the goals and the requirements of RCW 36.70A.070(2), RCW 36.70A.400, and RCW 43.63A.215. The accessory dwelling units are permitted uses. Additional land area is not required for an accessory dwelling unit and there is significant flexibility in how it is built. This will help provide a variety of housing types and to provide housing to serve all income groups. The Redmond Comprehensive Plan in Policy HO-5 requires an affordable mix of housing types. These provisions will help meet this policy.

The changes and other provisions will help protect predominately single-family neighborhoods from potential adverse impacts from accessory dwelling units, such as excessive size. This implements the requirements of RCW 36.70A.070(2). The Redmond Comprehensive Plan in Policy HO-2 provides for maintaining compatibility between existing and new development. Policy LU-78 states that development regulations shall provide for compatibility between uses and achieve the designed scale and character for an area. These provisions will help achieve these plan policies.

Some of the changes clarify the provisions. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. This helps achieve Growth Management Act Goal 7. The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So these changes will help implement this policy.

13. **Modify proposed section 20C.30.5220 on page R-19 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded.):**

**20C.30.5220 Requirements.**

- (a) ***Height.*** Accessory structures may not exceed 220 feet in height.
- (b) ***Size.*** Total square footage for accessory structures may not exceed 60% of the ground floor square footage for the primary dwelling unit.
- (c) ***Building Separation.*** Unless the Uniform Building Code or Uniform Fire Code dictate otherwise, there shall be no minimum building separation for accessory structures.

### Reason for the Change

This change will ensure that appropriately sized accessory buildings can be constructed in Redmond. The height limit is designed to protect residential areas from adverse impacts.

### Compliance with the Growth Management Act and Comprehensive Plan

Redmond is within an urban growth area. Making adequate provision for accessory buildings helps encourage development in urban areas as required by Growth Management Act Goal 1. It is also consistent with Redmond Comprehensive Plan policies encouraging stable residential neighborhoods. See Redmond Comprehensive Plan Policy FL-4, for example.

14. **Modify proposed sections 20C.30.5405 and 20C.30.5410 on pages R-20-R-21 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars.):**

#### **20C.30.5405 Purpose.**

The purpose of clustering provisions described in this Section is to: ~~(i1)~~ more effectively set aside sensitive areas and natural resources as open space and recreational areas than would otherwise be allowed; ~~(ii2)~~ reduce development costs related to construction and the provision of utilities which in turn may help to reduce housing prices; and ~~(iii3)~~ achieve the planned dwelling unit capacity for a site that may not otherwise be met due to environmental and other physical constraints. Lot clustering allows for some reduction in the required average lot size of a zone.

#### **20C.30.5410 Definition.**

Clustering is a technique that allows for the on-site transfer of density so that lots are concentrated in one portion of a site leaving the remaining portion of the site as open space. ~~Lot clustering allows for some reduction in the required average lot size of a zone.~~

### Reason for the Change

This change will make the language clearer because some explanatory language will be moved from the definition to the purpose section.

### Compliance with the Growth Management Act and Comprehensive Plan

Clarifying the language in this section will help meet Growth Management Act Goal 7 which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly or arbitrarily. Treating property owners in a manner that is not arbitrary is required by RCW 36.70A.020(6). The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

15. **Modify proposed section 20C.30.5620(m) on pages R-24-R-25 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded.):**

(m) *Family Day-Care Providers.*

(1) Family Day-Care Providers are permitted as home occupations. All other day care providers are prohibited in all residential zones except the R-20 and R-30 zones. The Family Day-Care Provider shall not care for more than 12 children at any time.

(2) Family Day-Care Providers may operate from 5:30~~6:00~~ a.m. to 9:00~~8:30~~ p.m.

(3) Family Day-Care Providers shall comply with all building, fire, safety, health code, and all applicable development standards.

(4) Family Day-Care Providers shall obtain a business license and *maintain the use license as long as the use operates.*

(5) Family Day-Care Providers shall obtain all required state approvals.

(6) Before beginning operation, the State Department of Licensing shall certify that the proposed Family Day-Care Provider will have a safe passenger loading area.

(7) The other requirements of this section shall not apply to Family Day-Care Providers.

**Reason for the Change**

People have changed their work schedules in response to business needs and to lessen traffic peaks. This change will allow these people to effectively use family day-care providers.

**Compliance with the Growth Management Act and Comprehensive Plan**

This change will encourage the appropriate development of family day-care providers within the urban growth area and is consistent with Growth Management Act Goal 1. Family Day-Care Providers are also a permitted use in all residential and commercial zones, see RCW 36.70A.450. These provisions implement this requirement. Day care is a type of human service, Redmond Comprehensive Plan policy FH-1 supports the provision of such services.

16. Modify proposed section 20C.30.5820 on pages R-28-R-29 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded.):

**20C.30.5820 Requirements.**

Multiplexes are subject to all of the land use, density, site requirements and development standards of the underlying zone with the following exceptions:

(a) ***Minimum Lot Size.*** The minimum lot size for multiplex housing in R-4, R-5 and R-6 zones shall be based on a percentage of the average lot size of the underlying zone as presented in the Site Requirements Chart, Section 20C.30.440.

(1) The minimum lot size for a duplex structure is equal to 150% of the average lot size for the underlying zone.

(2) The minimum lot size for a ~~three~~-triplex structure is equal to 200% of the average lot size for the underlying zone.

(3) The minimum lot size for a four-plex structure is equal to 250% of the average lot size for the underlying zone.

(b) ***Lot Division.***

(1) For ground-oriented, side-by-side multiplexes, a single lot that meets the minimum lot size requirement of this section may be divided into separate lots and ownerships as part of the approval process. If separate lots are created, interior side setback standards no longer apply.

(2) Where structures are built over property lines, or property lines are created which divide structures, and ownership is or can be divided, the entire structure shall meet the requirements of the Redmond Fire Code, section 20E.80.000 of the Community Development Guide, based on the gross square footage of the structure before division. A perpetual joint ownership and management agreement shall be created to manage contracts for the monitoring, maintenance, and emergency repair service for all fire protection systems for the entire structure.

(c) ***Design.***

(1) New subdivisions or developments containing multiplexes in R-4, R-5 and R-6 zones must have access directly onto an arterial.

(2) Multiplexes in R-4, R-5 and R-6 zones shall be visually separated from existing single family uses located outside of the proposed subdivision. Visual separation shall be achieved through a combination of site planning, landscaping, fencing and natural screening.

(3) Multiplexes must be of similar design and appearance to single family homes located in the area.

(4) All multiplexes in the R-4, R-5, and R-6 zones shall have the following design features in addition to those required by the city's adopted design standards:

(i) A pitched roof covered with non-metallic material.

(ii) An entry which can be seen from the street and is noticeable from the street.

(iii) A chimney form. A functioning chimney is not required, but is allowed.

**(iv) Frames around each window. For structures which meet the requirements of Section 20C.30.5820(d), the frames may be painted around the windows as a substitute to providing actual window frames.**

**(v) The height, bulk, and scale shall be consistent with the nearby residential uses.**

**(d) Affordable Housing Exception.** In order to meet the City's objective of providing opportunities for the ownership of affordable family-size housing, the following exceptions to the requirements of this section (20C.30.580) apply:

**(1)** Duplexes made affordable to households earning 80% or less of King County median income are allowed on individual lots in R-4, R-5 and R-6 zones through the Special Development Permit process unless otherwise provided by a neighborhood plan or neighborhood specific regulations.

**(2)** Duplexes meeting the affordability requirements of this section shall not be subject to the density requirements of section 20C.30.440 or the minimum lot size requirements of section 20C.30.580(20)(a), but shall be subject to the minimum lot size requirements of the underlying zone as defined in section 20C.30.440, Site Requirements Chart.

**(3)** Each duplex unit meeting the affordability requirements of this section must include at least three bedrooms.

**(4)** No more than two duplex structures meeting the affordability requirements of this section may be sited adjacent to each other in the same development.

**(5)** Duplexes meeting the affordability requirements of this section shall not be subject to the multiplex design requirements of sub-section 20C.30.580(20)(c), with the exception of sub-section (3) requiring multiplexes to be of a similar design and appearance to single family homes located in the area.

**(6)** A covenant agreement, in a form to be approved by the City, must be recorded for all duplexes allowed under this section and meeting the affordability requirements of this section. This covenant agreement shall appear on the deed to the property requiring all affordable housing units created under this section to remain as affordable for a thirty year period. This covenant agreement shall run with the land, binding on the assigns, heirs and successors of the applicant.

### **Reasons for the Changes**

The purpose of these changes is to allow multi-plex housing in predominately single-family neighborhoods while ensure that these housing types are compatible with the residential neighborhoods in which they locate.

### **Compliance with the Growth Management Act and Comprehensive Plan**

Growth Management Act Goal 4 encourages the availability of housing affordable to all income segments and promoting a variety of densities and housing types. See RCW 36.70A.020(4). RCW 36.70A.070(2) requires mandatory provisions for the protection and improvement of existing single-family neighborhoods.



The multi-plex housing provisions help achieve the goals and the requirement of RCW 36.70A.070(2). They will help provide a variety of housing types and housing to serve all income groups. Affordable duplexes can even be constructed on a lot which is smaller than the standard duplex lot. The Redmond Comprehensive Plan in Policy HO-5 requires an affordable mix of housing types. These provisions will help meet this policy.

The changes and other provisions will help protect predominately single-family neighborhoods from potential adverse impacts from multiplex housing, such as inappropriate design. This implements the requirements of RCW 36.70A.070(2). The Redmond Comprehensive Plan in Policy HO-2 provides for maintaining compatibility between existing and new development. Policy LU-78 provides that development regulations shall provide for compatibility between uses and achieve the designed scale and character for an area. Policy LU-123 provides that duplexes, threeplexes, and fourplexes in the R-4, R-5, and R-6 zones shall have the appearance of single-family residences. The amended provisions will help achieve these plan policies.

17. Modify proposed section 20C.30.590 on pages R-29-R-30 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars.):

**20C.30.590**

**Outdoor Storage in Residential Zones**

**20C.30.5905**

**Purpose.**

The purpose of the ~~r~~Residential outdoor storage regulations ~~is~~ are intended to ensure that adequate opportunity is allowed for the outdoor storage of vehicles and materials in residential zones while not impacting the character and uses intended for residential zones in Redmond.

**20C.30.5910**

**Definitions.**

(a) Recreational and utility vehicles, for the purpose of this section, shall be defined as travel trailers, boats which can be towed on trailers at highway speeds by automobiles or light trucks, jet skis, wind surfing boards, folding tent trailers, motor homes, truck campers removed from a truck or pickup, horse trailers, boat trailers with or without boats, and utility trailers. This definition does not include pickups or light trucks with 10,000 lb. of gross weight or less which are primarily used by the property owner for transportation purposes.

(b) A commercial vehicle, for the purpose of this section, shall be defined as a vehicle used in a business, including a home business or home occupation.

**20C.30.5915 Requirements.**

(a) *Limitations.* Outdoor storage is prohibited in all residential zones except when the items stored are customarily associated with and accessory to the use of the dwelling and comply with the requirements of Section 20C.30.590. ~~Truck tractors and trailers, large commercial vehicles and the parking of commercial vehicles over 10,000 lbs. gross weight are prohibited. Boats which cannot be towed on trailers at highway speeds by automobiles or light trucks are also prohibited. Recreational and utility vehicles are permitted according to conditions set forth in (c) below.~~

(b) *Allowed Outdoor Storage.* Items customarily associated with the residential use of a dwelling may be stored outside provided the following conditions are met:

(1) Outdoor storage may only take place outside of the front yard setbacks, side yard setbacks, waterfront building setbacks, slopes greater than 15 %, designated open spaces or recreational areas, sensitive areas, sensitive area buffers, and floodways.

(2) Except for vehicles allowed under Section 20C.30.5620 or Section 20C.30.5915(c) or (d), outdoor storage shall not be visible from a public or private street. Fences or screening may be used to ensure that an outdoor storage area is not visible from the street.

(3) Outdoor storage areas shall not prevent emergency access to the residence or any outbuilding.

(4) Outdoor storage shall not cover more than 200 square feet of land area.

(5) Except for motor vehicles allowed under Section 20C.30.5620 or Section 20C.30.5915(c) or (d), materials stored outdoors shall not attract pests or vermin, shall not be dangerous, and shall not be owned by or used in any business or industry including a home business.

(6) Except for motor vehicles allowed under Section 20C.30.5620 or Section 20C.30.5910(c) or (d), materials stored outdoors shall not exceed a height of six feet nor shall they be stacked or stored higher than six feet.

(c) *Recreational and Utility Vehicles.* Notwithstanding section 20C.30.5915(b), within residential zones, recreational and utility vehicles may be stored or parked on a lot or lots occupied by the resident owner of the vehicle or in an area designated for storage of such vehicles by the residents of a development in residential areas provided the following conditions are met:

(1) Vehicles shall not intrude into at the public right-of-way or access easement or obstruct sight visibility from adjacent driveways, rights-of-way, or access easements.

(2) Vehicles shall not be parked in the front building setback unless there is no reasonable access to the building side yards or rear yards because of topography or other physical conditions on the site.

(3) The recreational vehicles shall be maintained in a clean, well-kept state which does not detract from the appearance of the surrounding area.

(4) ~~Recreational~~ Vehicles equipped with liquefied petroleum gas containers shall meet the standards of the Interstate Commerce Commission. Valves

or gas containers shall be closed when the vehicle is stored, and in the event of leakage, immediate corrective action must be taken.

(5) At no time shall parked or stored recreational vehicles be occupied or used as a permanent or temporary dwelling unit except that guests who travel with a recreational vehicle may reside in the vehicle on the host's premises on a temporary basis not to exceed thirty days in any calendar year.

(6) Vehicles shall not be parked in a waterfront building setback, on slopes greater than 15 %, in designated open spaces or recreational areas, in sensitive areas, in sensitive area buffers, or in floodways.

(7) Boats, yachts, or ships which cannot be towed on trailers at highway speeds by automobiles or light trucks shall be prohibited.

(8) The vehicle shall not be owned by or used in any business or industry, including a home business, unless it complies with the requirements of Section 20C.30.5915(d).

(d) Commercial Vehicles.

(1) Allowed Commercial Vehicles.

(i) Within a residential zone, no more than one commercial vehicle may be parked on a lot(s) occupied by a residence or on a street(s) adjoining the residence. Where a lot includes more than one residence, one commercial vehicle may be parked on the lot(s) or an adjoining street for each residence. Notwithstanding this provision, where an accessory dwelling and a primary dwelling occupy one or more lots, only one commercial vehicle may be parked on the lot(s) occupied by the residences or on the street(s) adjoining the residences.

(ii) Only residents may park a commercial vehicle within a residential zone. The commercial vehicle shall only be parked on the lot(s) occupied by the commercial vehicle user or a street which adjoins the user's residence.

(iii) The commercial vehicle shall be operable.

(iv) Other than cleaning the commercial vehicle, maintenance and repairs shall not be performed on the commercial vehicle within a residential zone except on the premises of a home occupation which meets the requirements of Section 20C.30.5620(I).

(v) The commercial vehicle shall not be parked or stored on a lawn or in any landscaped area.

(2) Prohibited Commercial Vehicles. Except as provided in Section 20C.30.5915(d)(3), truck tractors, truck tractor trailers, vehicles over 10,000 lb. gross weight, and commercial vehicles which do not comply with Section 20C.30.5915(d) shall not be parked or stored within a residential zone.

(3) Vehicles used in a business may be parked in a residential zone when making pickups or deliveries or being used in conjunction with the performance of a service on property within a residential zone.

## Reasons for the Changes

The purpose of these changes is to protect residential neighborhoods from intense commercial uses. Large concentrations of commercial vehicles in a residential neighborhood can create noise, traffic safety, and aesthetic impacts. The changes will limit the number of vehicles allowed as an accessory use to each residence and prohibit activities, such as rebuilding vehicles, that can disrupt neighborhoods and pose a safety or environmental threat. The above changes are a supplemental recommendation from staff and the Planning Commission.

## Compliance with the Growth Management Act and Comprehensive Plan

RCW 36.70A.070(2) requires mandatory provisions for the protection and improvement of existing single-family neighborhoods. As noted above, these changes will protect such neighborhoods against adverse impacts.

Redmond Comprehensive Plan Policy LU-29 calls for clear and appropriate standards for accessory uses. HO-2 provides that land use regulations shall provide for a compatible mix of land uses in residential neighborhoods. The above regulations provide appropriate standards for maintaining compatibility between residential uses and accessory uses in residential neighborhoods helping to achieve these plan policies.

18. **Modify proposed section 20C.30.600 on pages R-31-R-32 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars):**

### 20C.30.600

### Rental Rooms

#### 20C.30.6005 Purpose.

The purpose of rRental rooms ~~is~~ are intended to provide home owners the opportunity to rent rooms in their homes while ensuring that separate dwelling units are not created. Renting rooms can often provide a home owner with important supplemental income and can also represent an important source of affordable housing.

#### 20C.30.6010 Definition.

A rental room is any rented or leased habitable room within a dwelling unit used or intended to be used for living and sleeping but not for cooking or eating.

#### 20C.30.6015 Applicability.

Rental rooms are allowed in residential zones of the City.

**20C.30.6020 Requirements.**

- (a) *Accessory Dwelling Units.* Rental rooms and an accessory dwelling unit may not exist on the same single family lot.
- (b) *Rooms.* No more than two rooms in a dwelling unit may be rented or leased as a rental room.
- (c) *Limitations on Use.* Each rental room may only include a bedroom, bathroom or sitting room. Rental rooms shall be for dwelling and sleeping purposes only. No rental room shall have a separate cooking facility or kitchen.
- ~~(d) *Owner Occupancy.* Rental rooms may only be rented or leased in owner-occupied dwelling units.~~

**Reasons for the Changes**

The purpose of these changes is to allow rental rooms in both owner-occupied and renter-occupied dwellings. It is not uncommon for both owners and renters to rent rooms to others. This can help make housing more affordable. It is also difficult to prohibit such activities. Where problems may develop, the definition of family will allow the city to prevent an excessive number of people from living in a dwelling.

**Compliance with the Growth Management Act and Comprehensive Plan**

Growth Management Act Goal 4 encourages the availability of housing affordable to all income segments and promoting a variety of densities and housing types. See RCW 36.70A.020(4). RCW 36.70A.070(2) requires mandatory provisions for the protection and improvement of existing single-family neighborhoods.

This change helps meet the goal and requirement. The rental rooms will help provide for affordable housing using the existing and future housing stock. The family definition and other rental room provisions will protect the neighborhood, implementing RCW 36.70A.070(2).

Similar Redmond Comprehensive Plan policies, such as Policy FH-3 (providing affordable housing) and Policy LU-78 (development regulations shall provide for compatibility between uses), will also be implemented by the regulations and the change.

19. Split proposed section 20C.30.610 on pages R-31 and R-32 into two sections and amend as follows (deletions are struck through and additions are underlined). Renumber the following sections:

**20C.30.610 Retirement Residences****20C.30.6105 Purpose.**

~~Requirements for senior housing are intended to allow for the service needs and affordable housing needs of senior citizens.~~ The purpose of retirement residences is to help meet the housing needs of an aging population while protecting other uses from potential adverse impacts which may otherwise occur as a result of traffic, a

concentration of people, and from buildings that may otherwise be out of scale with the area in which they are located.

#### **20C.30.6110 Definitions.**

(a) A retirement residence senior housing facility consists of a building or group of buildings which provide residential facilities for more than five residents 55-sixty-two years of age or more, except for the spouses of such residents for whom there is no minimum age requirement. A retirement residence senior housing facility may include a range of types of living units including attached and detached housing units and may provide to its residents: food service, general health care supervision, medication services, housekeeping services, personal services, recreation facilities, and transportation services. Individual living units may include kitchens. A retirement residence Senior housing may also include a skilled nursing facility provided that the number of nursing beds does not exceed 25 percent of the total number of retirement residence units. Facilities with more than 25 percent of the retirement residence units having nursing beds shall be considered a long-term care facility. Units within a senior housing facility shall contain an average of two beds or less.

(b) For the purpose of this section only, a retirement residence unit shall be defined as (i) one or more rooms, designated, occupied, or intended for occupancy as a separate living quarters with sleeping facilities provided in the dwelling for one person or one household regardless of whether cooking and sanitary facilities are provided in the unit or (ii) one bed in a room or facility where each bed is designated, occupied, or intended for occupancy by a separate person, any of whom are not related by blood or marriage.

#### **20C.30.6115 Applicability.**

Retirement residences are Senior housing is allowed in all residential zones through the subdivision or binding site plan processes. If a development is not to be subdivided or sold as a condominium, then a Special Development Permit shall be required for the retirement residence rather than a subdivision or binding site plan. The final approval establishing all limitations on the use of the property shall be recorded as a covenant appearing on the deed to the property.

#### **20C.30.6120 Requirements.**

(a) Age Restriction. The development shall be restricted to persons age 55 or older and handicapped persons as defined by federal law. At least half of the total housing units shall be occupied by persons. The primary occupants of the units must be 62 55-years of age or older, except for spouses of such residents for whom there is no minimum age requirement.

(b) Conversion from a Retirement Residence Senior Housing Use. No conversion of occupancy to persons other than those specified by Section 20C.30.6120(a) non-senior citizens shall be allowed without first complying with adhering to the underlying zoning and site requirements, through the Special Development Permit process.

(c) Density.

(i) In the R-4 through R-6 zones, the number of retirement residence units shall not exceed the number allowed by the allowed density of the zone together with any density bonus allowed authorized under Section 20C.30.620.

(ii) In the other residential zones which allow retirement residences, the maximum number of retirement residence units shall not exceed the number allowed for that zone in Section 20C.30.2150, Residential Land Use Chart, together with any density bonus allowed authorized under Section 20C.30.620.

(c) Density Bonus. Senior housing facilities may exceed the allowed density of a zone by as much as 50% provided that 50% of the units added to the project as a result of the density bonus are affordable to households earning 50% or less of King County median income, adjusting for household size.

(1) All units added as a result of this bonus must be under 700 square feet in size.

(2) The number of required affordable housing units shall be determined by rounding fractional numbers to the nearest whole number and rounding up to the nearest whole number from .5.

(3) An agreement in a form approved by the City must be recorded as a covenant and appear on the deed to the property requiring all affordable housing units created under this section to remain as affordable for the life of the project. This covenant agreement shall run with the land, binding on the assigns, heirs and successors of the applicant.

(d) Site Requirements. All site requirements and development standards of the Redmond Community Development Guide shall apply to retirement residences senior housing facilities with the following exceptions:

(1) If in the event that a retirement residence senior housing facility includes the use of density bonuses in the R-4, R-5, or R-6 zones, the site requirements that shall apply to that development facility (as shown in section 20C.30.440, Site Requirements Chart) shall follow the zone which most closely matches the approved final density of the development facility including density bonuses and not the density of the underlying zone.

(2) The minimum parking standard for a retirement residences senior housing facilities shall be one stall per retirement residence unit. If a skilled nursing facility is included, no spaces are required for each bed but 1.25 spaces shall be provided for each worker on the largest shift.

(e) Design and Development Standards.

(13) Developments shall be designed to project a residential, rather than institutional appearance through architectural design, landscaping, the use of building materials, and surface lengths. Multiple structures are encouraged instead of large single structures to promote compatibility with surrounding residential neighborhoods. Site design, building placement, and perimeter landscape treatments of senior housing developments shall provide significant screening of the portions of the development which are different in appearance from single-family dwellings facility from abutting single-family dwelling units.

(2) Parking should be divided into small parking areas screened from on-site and off-site uses.

(3) In the R-4 through R-8 zones, the minimum tract for a retirement residence development shall be 1-1/2 acres.

(4) In the R-4 through R-12 zones, no retirement residence development shall be located adjacent to another retirement residence development to avoid the adverse effects of a concentration of such housing.

(e) Recorded Covenant and Conditions. An agreement in a form approved by the City shall be recorded as a covenant or other legally binding limitation on the use and intensity of the property and requiring compliance with the requirements of this section. This covenant or other legally binding limitation on the use and intensity of the property shall run with the land, shall be binding on the assigns, heirs and successors of the applicant and shall be recorded in King County's real property records before the use is occupied.

#### 20C.30.6130 Approval Criteria.

Approval of a retirement residence development is a discretionary decision unless it is a permitted use. The applicant shall have the burden of proof to show that the following approval criteria are met for all retirement residences which are not permitted uses:

(a) The application complies with the requirements of this section and the Redmond Community Development Guide.

(b) The design, scale, and appearance of the development is consistent with the desirable character of the existing and planned neighborhood in which it may be located.

(c) Adequate public facilities and services are available at the site to the serve the development.

(d) The development is located along a transit route which provides all day service or the applicant is proposing to provide affordable transportation services to transport residents to the Redmond Senior Center, library, shopping, medical services, and other basic needs. If the applicant is proposing to provide transportation services, the applicant shall provide those uses until all day public transit service is provided to the site.

#### 20C.30.6210 Senior Housing Affordable Housing Bonus

##### 20C.30.62105 Purpose.

The purpose of the senior housing affordable housing bonus is Requirements for senior housing are intended to encourage allow for the service needs and the construction of housing which is affordable to all affordable housing needs of senior citizens of Redmond.

##### 20C.30.6110 Definition.

A senior housing facility consists of a building or group of buildings which provide residential facilities for more than five residents sixty two years of age or more, except for the spouses of such residents for whom there is no minimum age requirement. A senior housing facility may include a range of types of living units and may provide to its residents: food service, general health care supervision, medication services, housekeeping services, personal services, recreation facilities,



~~and transportation services. Individual living units may include kitchens. Senior housing may also include a skilled nursing facility provided that the number of nursing beds does not exceed twenty-five percent of the total number of units. Facilities with more than twenty-five percent of the units having nursing beds shall be considered a long-term care facility. Units within a senior housing facility shall contain an average of two beds or less.~~

#### 20C.30.621105 Applicability.

~~The senior housing affordable housing bonus may be used in any zoning district that allows retirement residences or multi-family housing. The bonus shall be part of any is allowed in all residential zones through the subdivision, or binding site plan, or site plan application processes. Where the application was made in an earlier application, the application for the bonus does not have to be made in later applications provided the number of bonus units is included in the later applications. If the bonus is approved, the use shall comply with the requirements of this section for the life of the use. The final approval establishing all limitations on the use of the property shall be recorded as a covenant appearing on the deed to the property.~~

#### 20C.30.62120 Requirements.

(a) *Age Restriction.* ~~The development shall be restricted to persons age 55-years of age or older and handicapped persons as defined by federal law. At least half of the total housing units shall be occupied persons. The primary occupants of the units must be 55-62-years of age or older, except for spouses of such residents for whom there is no minimum age requirement.~~

(b) *Conversion from Occupancy by Seniors Housing Use.* ~~No conversion of occupancy to persons other than those specified by Section 20C.30.6220(a) non-senior citizens shall be allowed without first complying adhering to with the underlying zoning and site requirements. The bonus shall not apply to the property if it is no longer occupied by those persons specified by Section 20C.30.6220(a) and the bonus housing units shall be eliminated unless otherwise authorized by the applicable development regulations, through the Special Development Permit process.~~

(c) *Density Bonus.* ~~If a senior housing affordable housing bonus application is approved, developments Senior housing facilities may exceed the allowed density of a zone by as much as 50% provided that 50% of the housing units or retirement residence units added to the project as a result of the density bonus are affordable to households earning 50% or less of King County median income, adjusted for household size.~~

~~(1) All units added as a result of this bonus must be under 700 square feet in size.~~

~~(12) The number of required affordable housing units or retirement residence units shall be determined by rounding fractional numbers to the nearest whole number and rounding up to the nearest whole number from 0.5.~~

~~(23) An agreement in a form approved by the City shall must be recorded as a covenant or other legally binding limitation on the use and intensity of the property requiring compliance with the requirements of this section and appear on the deed to the property requiring that all affordable housing units created under~~

this section ~~shall~~ remain as affordable for the life of the project. This covenant or other legally binding limitation on the use and intensity of the property agreement shall run with the land, shall be binding on the assigns, heirs, and successors of the applicant and shall be recorded in King County's real property records before the use is occupied.

(d) Application for and Use of the Bonus. The bonus shall only be used in the multi-family or retirement residence development for which it is approved. The bonus application shall be made as part of the first discretionary application made for the project. The decision maker for this application shall decide the request for the bonus.

(e) Site Requirements. All site requirements and development standards of the Redmond Community Development Guide shall apply to uses that obtain a senior housing affordable housing bonus facilities with the following exceptions:

(1) ~~In the event that a senior housing facility includes the use of density bonuses,~~ The site requirements that shall apply to the development at a facility (as shown in section 20C.30.440, Site Requirements Chart) shall follow the zone which most closely matches the approved final density of the use facility including density bonuses and not the density of the underlying zone. Section 20C.30.6220(e)(1) shall not apply to retirement residences.

(2) ~~The minimum parking standard for senior housing facilities shall be one stall per unit.~~

(3) ~~Developments shall be designed to project a residential, rather than institutional appearance through architectural design, landscaping, the use of building materials, and surface lengths. Multiple structures are encouraged instead of large single structures to promote compatibility with surrounding residential neighborhoods. Perimeter landscape treatment of senior housing developments shall provide significant screening of the facility from abutting single family dwelling units.~~

### Reasons for the Changes

The retirement residence changes, coupled with related changes to the allowed land use chart described in Change Number 7, clarify the number of senior housing units allowed in various zones. It also clarifies that such housing is a permitted use where a subdivision or condominium is needed in the lower intensity residential zones. This provides for adequate review of the development while minimizing the need for duplicative review. The changes provide standards for design to ensure *compatibility of these housing types. These changes will provide for senior housing, increase certainty, and protect residential neighborhoods.*

Splitting the retirement housing from the senior housing bonus provisions was done to clarify that the bonus can apply to a variety of housing types that provide affordable housing to persons age 55 and older, not just retirement housing.

## Compliance with the Growth Management Act and Comprehensive Plan

Growth Management Act Goal 4 encourages the availability of housing affordable to all income segments and promoting a variety of densities and housing types. Growth Management Act Goal 7 requires that permits be decided in a timely and fair manner. See RCW 36.70A.020(4) and RCW 36.70A.020(7). RCW 36.70A.070(2) requires mandatory provisions for the protection and improvement of existing single-family neighborhoods.

The retirement housing changes and senior density bonus changes will help achieve the goals and the requirement of RCW 36.70A.070(2). Retirement residences are allowed in all the residential zones which are not applied to environmentally sensitive areas. The density bonus in section 20C.30.6205 allows a fifty percent density increase in all zones. In the moderate and high density residential zones, densities greater than the underlying density are allowed without the density bonus. The density bonus is given in return for providing housing affordable to low-income senior households. This will help provide housing for all income groups. The higher densities also allow for more affordable housing. The Redmond Comprehensive Plan in Policy HO-5 requires an affordable mix of housing types. These provisions will help meet this policy.

The changes clarify the densities allowed and the review processes that are required. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. This helps achieve Growth Management Act Goal 7. The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

The densities, standards, and review processes will also protect existing single-family neighborhoods implementing the Growth Management Act requirement. The Redmond Comprehensive Plan in Policy HO-2 provides for maintaining compatibility between existing and new development. Policy LU-78 provides that development regulations shall provide for compatibility between uses and achieve the designed scale and character for an area. The densities, standards, and review processes will help achieve these plan policies.

20. **Modify proposed section 20C.30.620 on pages R-32-33 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded.):**

### **20C.30.63205 Purpose.**

The purpose of zero lot line development as described in this Section is to: (i1) provide more usable private open space; (ii2) promote the efficient use of land; and (iii3) protect environmentally sensitive areas. Zero lot line homes provide for greater usable yard space on each lot and allow for the more efficient subdivision of land. Because the location of each structure is defined before subdivision approval, greater

flexibility in site development standards is possible while at the same time assuring that the single-family character of the development is maintained.

**20C.30.63210 Definition.**

Zero lot line development allows single family residences, sharing a common street frontage, to shift to one side of a lot. This means that the same side of each lot may have a zero or reduced setback. ~~This provides for greater usable yard space on each lot and allows for the more efficient subdivision of land. Because the location of each structure is defined before subdivision approval, greater flexibility in site development standards is possible while at the same time assuring that the single family character of the development is maintained.~~

**20C.30.63220 Requirements.**

All zero lot line developments shall comply with the standards and requirements of Section 20C. 30.300 as well as other related policies and regulations of the Community Development Guide. In the event that any of the zero lot line requirements described below conflict with other standards of the Community Development Guide, the requirements for zero lot line development shall apply.

(a) ***Building Setbacks.***

(1) For zero lot line development, a dwelling unit may be placed on one interior side property line, giving it one zero side/interior setback. If it is an interior lot line, the setback standard from the other side property line shall be ten (10) feet, except in the RA-5 zone where the other side setback shall be thirty (30) feet and the R-1 zone where twenty (20) feet shall be the opposite side setback.

(2) ~~One~~ A building side/interior setback may also be reduced so long as the opposite ~~interior side/interior or side street~~ setback on the lot is increased by an amount corresponding to the original side setback reduction.

(3) These side/interior setback reductions shall not apply to setbacks adjacent to a street or to side setbacks adjacent to lots that are not part of the zero lot line development. Accessory buildings and structures shall conform to the setbacks established for the primary dwelling unit.

(b) ***Privacy.*** In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line shall be allowed except where such openings do not allow for visibility into the side yard of the adjacent lot, such as a clerestory skylight or opaque window.

(c) ***Eaves.*** Eaves along a zero lot line may project a maximum of eighteen (18) inches over the adjacent property line.

(d) ***Maintenance and Drainage Easements.*** A perpetual easement related to maintenance, eaves, and drainage of at least five (5) feet shall be provided on the lot adjacent to the zero lot line property line which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the face of the plat map and incorporated into each deed transferring title on the property. The building wall along the zero lot line shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners.

(e) *Platting Requirements.* The final plat or short plat shall show the approximate location of buildings proposed to be placed within the required standard setbacks area.

### Reasons for the Changes

These changes clarify this section. One change is to move some explanatory language from the definition to the purpose section, making the language clearer. The change in Section 20C.30.6320 from "a" to "one" is also a clarification. Either word would only allow the modification of one side/interior setback. The other changes are made to match other language in the site requirements chart to clarify the requirements.

### Compliance with the Growth Management Act and Comprehensive Plan

Clarifying the language in these sections will help meet Growth Management Act Goal 7 which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly or arbitrarily. Treating property owners in a manner that is not arbitrary is required by RCW 36.70A.020(6). The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So these changes will help implement this policy.

21. **Modify proposed section 20C.30.7210 on page R-36 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars):**

#### **20C.30.7210 Design Criteria.**

The City may approve, or approve with modifications, a PRD or MPRD if the proposal meets the requirements of this Chapter and the design of the proposed development achieves two~~one~~ or more of the following results:

- (a) High quality architectural design, placement, relationship or orientation of structures;
- (b) Achieving allowable densities for the subject property;
- (c) Providing housing types that effectively serve the affordable housing needs of the community;
- (d) Improving circulation patterns or the screening of parking facilities;
- (e) Minimizing the use of impervious surfacing materials;
- (f) Increasing open space or recreational facilities on site;
- (g) Landscaping, buffering, or screening in or around the proposed PRD or MPRD;
- (h) Providing public facilities;
- (i) Preserving, enhancing or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
- (j) Incorporating energy efficient site design or building features;
- (k) Providing for an efficient use of infrastructure.

## Reasons for the Change

Because of the high level of flexibility offered by the Master Planned Residential Development (MPRD) and the Planned Residential Development (PRD) processes together with the density bonus, developments approved under these processes should achieve at least two of the design objectives provided in this section. This will help protect the public interest by ensure that multiple community objectives are met.

## Compliance with the Growth Management Act and Comprehensive Plan

The above criteria address a variety of Growth Management Act goals included in RCW 36.70A.020. These goals include the urban growth goal (by providing allowed densities), the sprawl reduction goal (by providing allowed densities), the housing goal (by providing allowed densities), the economic development goal (by providing allowed intensities and efficient use of infrastructure), the property rights goal (by providing allowed intensities and densities), the open space and recreation goal (by increasing open space), the environment goal (by directly growth away from sensitive areas), the public facilities goal (by allowing the efficient use of infrastructure), and the historic preservation goal (by directing growth away from historic and archaeological sites). Redmond Comprehensive Plan policies also provide for the attainment of similar aims. So requiring that more than one of these objectives be met will lead to the greater attainment of Growth Management Act goals and comprehensive plan policies.

22. **Modify proposed section 20C.30.730 on page R-37 by adding the following new section and renumber the following sections.**

### **20C.30.7315 Authorization of Housing Types.**

(a) A PRD or MPRD may authorize a variety of housing types including, but not limited to, detached single-family homes with a variety of lot configurations; common wall dwellings; townhouses (including those on individual lots to be sold in fee and those sharing common lots); zero lot line homes; and "Z" lot zero lot line homes.

(b) The authorization shall specify the number of various types of dwellings authorized and the number of dwellings that may be allowed in any one building or in particular buildings.

(c) Common wall dwellings and townhouses within the R-3, R-4, R-5, and R-6 zones shall comply with the applicable requirements of Section 20C.30.580 with the exception of the requirement to obtain a Special Development Permit. All common wall dwellings and townhouses within the R-3, R-4, R-5, and R-6 zones shall comply with the applicable requirements of Section 20C.30.580 as if they were multiplex housing. Common wall dwellings within the R-3, R-4, R-5, and R-6 zones shall not be allowed in a neighborhood where an approved neighborhood plan or approved neighborhood regulations prohibit multiplex housing structures.

(d) Since PRDs and MPRDs do not authorize the division of land, housing types that require the division of land require short subdivision, long subdivision, or binding site plan approval.

### **Reasons for the Changes**

This section clarifies that the Master Planned Residential Development (MPRD) and Planned Residential Development (PRD) processes can authorize a variety of housing types. It also clarifies that these housing types must meet the requirements placed on some of the housing types by some of the zones. These changes protect neighborhoods and give property owners the flexibility to provide the wide variety of housing types demanded by the market. It is hoped this flexibility, coupled with the ten percent density bonus giving for using the MPRD or PRD processes, will help make housing more affordable.

### **Compliance with the Growth Management Act and Comprehensive Plan**

Growth Management Act Goal 4 encourages the availability of housing affordable to all income segments and promoting a variety of densities and housing types. Growth Management Act Goal 7 requires that permits be decided in a timely and fair manner. See RCW 36.70A.020(4) and RCW 36.70A.020(7). RCW 36.70A.070(2) requires mandatory provisions for the protection and improvement of existing single-family neighborhoods.

These changes will help meet these goals and requirements. The section allows a broad variety of housing types and, coupled with the MPRD and PRD density bonus, densities. These provision will help make housing more affordable. The requirement for complying with the requirements for certain housing types in various zones will help protect existing neighborhoods.

The changes clarify the housing types allowed. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. This helps achieve Growth Management Act Goal 7.

The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. Redmond Comprehensive Plan Policy HO-5 requires an affordable mix of housing types. Redmond Comprehensive Plan in Policy HO-2 provides for maintaining compatibility between existing and new development. Policy LU-78 provides that development regulations shall provide for compatibility between uses and achieve the designed scale and character for an area. For the reasons described above, these changes will help address all of these policies.

23. **Modify proposed section 20C.30.7350 on page R-39 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded.):**

**20C.30.7350 MPRD Density.**

For each phase of an MPRD application a range establishing the number of housing units based on the underlying zoning and the type of residential structures shall be provided. These density figures shall include the use of any density bonuses provided for in the Community Development Guide. ~~Phases where the PRD process will be utilized must be identified in the MPRD application.~~ Subsequent requests to use density bonuses that are not part of the MPRD approval will constitute a major revision to the MPRD approval. ~~Subsequent requests to use the PRD process that are not part of the MPRD approval will constitute a major revision to the MPRD approval where the process may result in a major material change to the approved MPRD.~~

**Reasons for the Changes**

These changes will give property owners more flexibility to respond to the market during the time the project is being developed. The city could still require a major modification or deny a minor modification if the change would create negative impacts.

**Compliance with the Growth Management Act and Comprehensive Plan**

Growth Management Act Goal 4 encourages the availability of housing affordable to all income segments and promoting a variety of densities and housing types. Redmond Comprehensive Plan Policy HO-5 requires an affordable mix of housing types. This flexibility may help achieve this goal and policy.

24. **Modify proposed sections 20C.30.7355 and 20C.30.740 on page R-39 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars):**

**20C.30.7407355 Other Modifications and Limitations on Modifications to Development Regulations.**

(a) If necessary to achieve the ~~purposes~~**objectives** of this ~~Subchapter~~**section**, an applicant may request additional modifications from the site requirements of Subchapters 20C.30.300 ~~and through~~ 20C.30.400, except as provided in ~~this section 20C.30.740, Limitations on Authority to Modify Development Regulations.~~ Approval for modifications other than those specifically described in ~~this section~~ (20C.30.730) are subject to approval by the City Council.



**20C.30.740 — Limitations on Modifications to Development Regulations**

(b) The following provisions of Subchapters 20C.30.300 and 20C.30.400 ~~the Community Development Guide shall~~ may not be modified pursuant to Section 20C.30.7430, Other Modifications and Limitations on Modifications to Development Regulations ~~Modification of Development Regulations~~;

(1) ~~A~~ any provision of ~~this~~ Section, 20C.30.720 through 20C.770500;

(2) ~~the procedural, enforcement, and administrative provisions of the Community Development Guide or any other applicable City Code;~~ Any provision of Subchapters 20C.30.300 and 20C.30.400 ~~the Community Development Guide~~ that specifically states that its requirements are not subject to modification under a PRD or MPRD; and

(3) The allowed density except as provided in Section 20C.30.7310. ~~any provision of Chapter 20C.40, Environmentally Sensitive Area Regulations, to be recodified as Chapter 20C.80, except as specifically provided for in this Section.~~

**Reasons for the Changes**

These changes will make the language clearer. The reorganization of the development regulations means that many of the same regulations which had prohibitions on modification in the prior version of this section cannot be modified because they are outside Subchapters 20C.30.300 and 20C.30.400, which are the provisions that can be modified by the Master Planned Residential Development (MPRD) or Planned Residential Development (PRD) processes. An example is the Sensitive Areas Ordinance regulations. In the prior version a specific exclusion prohibited modification of the ordinance. In the new version, the ordinance cannot be modified because it is outside Subchapters 20C.30.300 and 20C.30.400. The substance is the same and the section is shorter and simpler.

**Compliance with the Growth Management Act and Comprehensive Plan**

Clarifying the language in this section will help meet Growth Management Act Goal 7 which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly or arbitrarily. See RCW 36.70A.020(6) and RCW 36.70A.020(7). The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

25. Modify the proposed residential definition of "Access Corridor" on page RD-1 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded.):

#### Access Corridor

A vehicle circulation area in private ownership, including easements, tracts and driveways in a common ownership, over which access is afforded to two or more lots or residences. Where a driveway is shared and serves garages or accessory buildings and the lots and principal buildings front upon another street or an access corridor, the shared driveway shall not be defined as an access corridor. In this case, the side street setbacks do not apply. **An access corridor shall not serve not more than 10 single-family lots.**

#### Reasons for the Changes

This change excludes access ways serving one lot or one principal building from the definition of access corridors. The owner of this access is the sole beneficiary and so can construct it when needed. Also, driveways that are not necessary to provide access to a lot, but rather are for the convenience of the property owner can also be constructed by the affected owners at any time. These two types of driveways generally do not need to be constructed at the time of development and so can be excluded from the definition of access corridor.

#### Compliance with the Growth Management Act and Comprehensive Plan

Access corridors provide access to properties that do not front on a public street. They are needed to adequately provide public facilities and services and so support Goal 12 of the Growth Management Act. However, driveways which provide access to only one lot or to a garage or other accessory building on the lot do not need to be constructed until the house, garage or accessory building is constructed. The changes clarify this requirement. So the changes are consistent with Goal 12.

26. Modify the proposed definition of Adult Family Home on page RD-2 as follows (deletions are struck through and additions are underlined):

#### Adult Family Home

(a) The regular family abode residence of a person or persons who are providing personal care, room, and board, under a license issued pursuant to Chapter RCW 70.128.060 RCW, or its successor, to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by Chapter 70.128 RCW or its successor, the law (RCW 70.128.010).

(b) The regular family abode of a person or persons who are providing personal care, room, and board to one adult not related by blood or marriage to the person providing the services.

### Reasons for the Changes

These changes were made to make the definition match state law.

### Compliance with the Growth Management Act and Comprehensive Plan

The change will make Redmond's development regulations consistent with state law. This will help meet Growth Management Act Goal 7 since state law will not have to be consulted. This will allow for quicker decisions. The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

27. **Modify the proposed definition of Long-Term Care Facility on page RD-6 as follows (deletions are struck through and additions are underlined):**

#### Long-Term Care Facility

An institution or a distinct part of an institution or use that is licensed or approved to provide health care under medical supervision for twenty-four or more consecutive hours to two or more patients who are not related to the governing authority ~~or its members~~ by marriage, blood, or adoption. This definition includes skilled nursing facilities, convalescent centers, governmental medical institutions, and facilities which provide intensive medical supervision. Long-term facilities may provide maintenance care as well as restorative services. Long-term care facilities shall not include Adult Family Homes or Residential Care Facilities.

### Reason for the Change

The first change clarifies that a cooperative could not establish a long-term care facility exempt from development regulations simply because all of the patients are members or related to members. The second change clarifies that these facilities are not Adult Family Homes or Residential Care Facilities since these are separately regulated uses.

### Compliance with the Growth Management Act and Comprehensive Plan

The first change will help protect residential neighborhoods from large institutions that may adversely affect the character of primarily single-family neighborhoods if not properly sited. This will help implement RCW 36.70A.070(2) which requires mandatory provisions for the protection and improvement of existing single-family neighborhoods. This will also help implement Redmond Comprehensive Plan in Policy HO-2, which provides for maintaining compatibility between existing and new development, and Policy LU-78, which provides that development regulations

shall provide for compatibility between uses and achieve the designed scale and character for an area.

The clarifying the language will help meet Growth Management Act Goal 7 which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly or arbitrarily. Treating property owners in a manner that is not arbitrary is required by RCW 36.70A.020(6). The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So the change will help implement this policy.

28. **Modify the proposed definition of Residential Care Facility on page RD-10 as follows (deletions are struck through and additions are underlined):**

**Residential Care Facility**

A facility that provides, on a regular basis, personal care, including dressing and eating and health-related care and services, for at least five, but not more than fifteen functionally disabled persons and which is not licensed under Chapter 70.128 RCW or its successor. ~~to nine or more individuals who require such assistance but who do not require~~ A residential care facility shall not provide the degree of care and treatment that a hospital or long-term care facility provides. ~~This definition excludes single-family residences for which a reasonable accommodation as identified in Section 20F.20.210 has been granted.~~

**Reason for the Change**

The change is to match the definition to state law.

**Compliance with the Growth Management Act and Comprehensive Plan**

The change will make Redmond's development regulations consistent with state law. This will help meet Growth Management Act Goals 7 since state law will not have to be consulted. This will allow for timely decisions. The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

**C. City Center Changes**

29. **Modify proposed section 20C.40.300(C) on page CC-4 as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded. Only the changed part is set out below.):**

C. Administrative Design Flexibility Adjustment (ADFA) in City Center - 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, and mixed-use and residential development within the City Center Neighborhood, and 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. General Development Permit procedures defined in Section 20F.10.400, General Development Permit Review shall apply in the establishment of an ADEA in City Center.

### Reason for the Change

This change will rename the process so the acronyms is less likely to be confused with another widely used acronyms.

### Compliance with the Growth Management Act and Comprehensive Plan

Not applicable

30. **Modify proposed section 20C.40.305, footnote 6 on page CC-5d as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Footnote 6 governs the requirements for obtaining a height bonus in the Town Square Design District in the City Center. Changes proposed by the City Council are bolded.):**

6 - Five (5) floors is maximum height without bonus. Bonus to eight floors granted for provision of 20% on-site usable open space in the form of plazas/arcades, which are accessible to the public during extended business hours, water features, public meeting rooms, day-care services, or the preservation of historic buildings or sites. The amenities shall be on the project site or within the design district in which the building is located.

### Reasons for the Changes

These changes will give property owners more flexibility to obtain additional building height in the Town Square Design District. This is a part of downtown Redmond that allows some of the most intensive uses in the city. In return for the additional height, the property owners will provide public amenities. This incentive will help improve the quality of life in our community.

### Compliance with the Growth Management Act and Comprehensive Plan

The items for which the bonus can be given address a variety of Growth Management Act goals. They include the urban growth goal (by providing amenities in a Countywide Planning Policy designated urban center), the sprawl reduction goal (again by providing amenities in a Countywide Planning Policy designated urban center which would encourage development downtown), the housing goal (also by providing amenities in a Countywide Planning Policy designated urban center which

would encourage housing development downtown), the property rights goal (by allowing additional height), the open space and recreation goal (by allowing water features and plazas), the public services goal (by providing day-care), and the historic preservation goal (by preserving historic and archaeological sites). Redmond Comprehensive Plan policies also provide for the attainment of similar aims. So requiring that one of these objectives be met in return for a height bonus will lead to the greater attainment of Growth Management Act goals and comprehensive plan policies.

31. **Modify proposed section 20C.40.305, Maximum FAR without TDRs for the Mixed Use Center, and footnote 14 on page CC-5c and CC-5d as follows (additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded.):**

DESIGN AREA	Mixed Use Center
DESIGN CRITERIA	See Section 20C.90.040(?)
<b>SITE STANDARDS</b>	
Maximum FAR Without TDRs See 20C.40.300(D)	0.308 0.7 <sup>14</sup>

<sup>14</sup> - Applies only to residential uses. Non-residential uses shall comply with the limits on developable space set by the Redmond Comprehensive Plan. The amount of residential space allowed by this FAR may be transferred within the Mixed Use Design Area provided that the total amount of residential space, excluding that obtain under the TDR program, does not exceed an FAR of 0.7 for the entire design area. ~~Residential uses may exceed this limit without transferring floor area under the TDR program up to an FAR of 0.7 counting only the residential gross square footage. Additional non-residential gross square footage is only allowed if the policies and regulations are amended to allow more non-residential development in this design area.~~

### Reasons for the Changes

In the Planning Commission recommendation, the non-residential FAR was set at the maximum amount of development allowed by the Redmond Comprehensive Plan. Since additional transfers of non-residential space were not allowed because of the Comprehensive Plan policy, the non-residential FAR was deleted. The footnote was modified to reflect this change and to provide for transfers of residential space within the design area since the design area is a unified development and the FAR was calculated on a design district wide basis.

## Compliance with the Growth Management Act and Comprehensive Plan

Since the old non-residential FAR did not allow transfers because it was set at the maximum amount of commercial space that can be developed on the property under current policy, deleting it has no operative effect.

The changes to the footnote clarify the use of the residential space allowed under the FAR limit. Clarifying the language in this section will help meet Growth Management Act Goal 7 which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. Redmond Comprehensive Plan Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

32. **Modify proposed section 20C.40.410(D) on page CC-7 as follows**  
**(additions are underlined and indicated with side bars and deletions are struck through and indicated with side bars. Changes proposed by the City Council are bolded.):**

D. Side Yards. Side Yards shall be determined by structure depth and height, according to Table 20C.40.400(D). The depth of the building shall be measured at right angles, or as near to right angles as possible, from perpendicular to the front property line in a horizontal plane to the ground. Buildings attached at a lot line, from the ground to the roof, are exempt from this requirement.

### Reason for the Change

This change will make the language clearer.

## Compliance with the Growth Management Act and Comprehensive Plan

- Clarifying the language in this section will help meet Growth Management Act Goal 7 which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly or arbitrarily. Growth Management Act Goal 6 prohibits treating property owners arbitrarily. The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

## **D. Commercial Changes**

### **33. Modify language in Section 20C50.110 for clarification**

#### **20C.50.110 Neighborhood Commercial (NC) Zone**

The Neighborhood Commercial (NC) zone provides for small-scale shopping areas that offer retail convenience goods and personal services for the daily needs of nearby neighborhoods. When near business or manufacturing neighborhoods, NC zones also include business services to serve these neighborhoods. This zoning district is designed to reduce trips by providing convenient shopping. The allowed uses serve the neighborhood. ~~Uses~~ that tend to draw traffic into the neighborhood are not allowed. NC zones are located on transit routes and near pedestrian facilities and bike paths to encourage transit use, walking and biking. Each neighborhood commercial area is compact to prevent commercial strip development. Buildings are located so customers can walk from building to building to meet their daily needs. Neighborhood commercial sites are limited in size to keep them in scale with the neighborhoods they serve and nearby uses. In addition, high quality design and landscaping is used to make the area attractive, functional and to minimize negative impacts on nearby uses. Other measures, such as buffering requirements and limits on hours of operation, may be used to reduce impacts to nearby residences. Mixed-uses and above-ground-floor residential uses are encouraged. The decision to include Neighborhood Commercial Zones, their specific location, and size, are made during the neighborhood planning process.

#### **Reasons for the Change**

This change will make the language clearer

#### **Compliance with the Growth Management Act**

Clarifying the language in Section 20C.50.110 will help meet Growth Management Act Goal (7) which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. See RCW 36.70A.020(6). The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

### **34. Modify 20C50.3210 to more clearly define setback measurement requirements**

#### **20C.50.3210 Requirements**

(a) *Measurement.* All setbacks shall be measured perpendicularly at right angles, or as near to right angles as possible, to from the nearest property line in a plane horizontal to the ground. Front, side, and rear directions shall be determined as provided in paragraph (d) of this subsection.



## Reasons for the Change

The change will clarify how setbacks are measured from the property line, correcting the current use of the term "perpendicular" which is used throughout the development regulations incorrectly.

## Compliance with the Growth Management Act

Clarifying the language in Section 20C.50.3210 will help meet Growth Management Act Goal (7) which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. See RCW 36.70A.020(6). The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

### 35. Amend 20C.50.3310, Maximum Height of Structures to coincide with new definition in Section 20H

#### 20C.50.330    Maximum Height of Structures

##### 20C.50.3305    Purpose

The maximum height of structures maintains Redmond's visual character and limits potential overburdening of related infrastructure. Shoreline height limits are established to protect habitat and the aesthetic resources of the shoreline while preserving views in shoreline areas.

##### 20C.50.3310    Requirements

Maximum height requirements set the limit measured from the existing finished grade above which structures shall not extend. Antennas, heating, cooling and ventilation equipment, and flagpoles, may exceed the height limit by not more than 15 feet. Please refer to Chapter 20H, Definitions, for measuring building height. For additional shoreline regulations, please refer to Section 20C.80.800.

## Reason for the Change

Consistency with new Maximum Building Height definition in the Definitions, Chapter 20H

## Compliance with the Growth Management Act

Clarifying the language in Section 20C.50.3310 will help meet Growth Management Act Goal (7) which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. See RCW 36.70A.020(6). The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

36. Amend footnote number 1 in 20C.50.350, Site Requirements in Commercial Zones (chart).

## 20C.50.350

Site Requirements in Commercial Zones

	NC	GC
<b>Commercial Requirements</b>		
Minimum Lot Frontage (in feet)	80'	30'
Minimum Building Front-, and all Street Setbacks (in feet)	20'	10'
Minimum Building Rear Setbacks (in feet)	10' <sup>1, 2</sup>	0 <sup>2</sup>
Minimum Building Side Setbacks (in feet)	10' <sup>1, 2</sup>	0 <sup>2</sup>
Maximum Lot Coverage of Structures and Other Impervious Surfaces (%)	75%	75%
Maximum Height (in feet)	2 stories or 35'	2 stories or 35'
Maximum Height in Shoreline Areas (in feet)	30'	30'
Maximum Floor Area Ratio (FAR) <sup>3</sup>	NS	.35
Maximum Floor Area Ratio with TDR <sup>4</sup>	NS	.70
<b>Residential Uses in Commercial Areas</b>		
Maximum number of dwelling units per gross acre of site area.	12 <sup>1</sup>	30

<sup>1</sup> Residential uses allowed on upper floors. If the lot adjoins a residential zone or zones, the site requirements of the adjoining lowest density residential district shall apply.

<sup>2</sup> See Section 20C.90, Design Criteria, for buffer requirements when adjacent to residential areas and Section 20C.80.250, Landscaping, Natural Screening and Tree Preservation.

<sup>3</sup> All legal conforming lots are allowed the greater of either the maximum allowed FAR or 10,000 square foot buildable area given they can meet the other applicable site requirements.

<sup>4</sup> Please refer to Section 20C.20A.300, Agriculture Zone - Transfer of Development Rights Program, and Section 20C.50.425 regarding receipt of development rights in commercial zones.

### Reason for the Change

Language found in footnote 1 was carried over from existing footnote in Site Requirements chart, section 20C.10.250(10) on page C-23 of the currently adopted Community Development Guide. This footnote was originally adopted in 1979 for the Neighborhood Commercial zone because there were minimal site standards for development in this zone. There were also no design guideline addressing the "edge" conditions between neighborhood commercial and residential uses. The new development regulations have more specific site requirements for the NC zone. In addition, the current design criteria and landscape screening found elsewhere in the Development Guide provide additional review of this condition.

### Compliance with the Growth Management Act

Clarifying the footnote language in Section 20C.50.350 will help meet Growth Management Act Goal (7) which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. See RCW 36.70A.020(6). The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

### ———— E. Business Park, Manufacturing Park, and Industry Changes ————

37. **Modify 20C.60.3260 to more clearly define setback measurement requirements**

#### **20C.60.3260            Requirements**

(a) *Measurement.* All setbacks shall be measured perpendicularly at right angles, or as near to right angles as possible, to from the nearest property line in a plane horizontal to the ground. ~~or~~ In the case of access corridors and private streets setbacks are measured from ~~for~~ the inside edge of the access corridor or street to the foundation line of the structure. Front, side street, side, and rear directions shall be determined as provided in paragraph (d) of this subsection.

#### **Reasons for the Change**

The change in section 20C.60.3260 will clarify how setbacks are measured from the property line, correcting the current use of the term "perpendicular" which is used throughout the development regulations incorrectly.

### **Compliance with the Growth Management Act**

Clarifying the language in Section 20C.60.3260 will help meet Growth Management Act Goal (7) which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. See RCW 36.70A.020(6). The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

**38. Amend 20C.60.3360, Maximum Height of Structures to coincide with new definition in Section 20H**

**20C.60.3360                      Requirements**

Maximum height requirements set the limit measured from the existing finished grade above which structures shall not extend. Please refer to Chapter 20H, Definitions, for measuring building height. Chimneys, antennas, cooling smoke and ventilation equipment stacks, and flagpoles, may exceed the height limit of the underlying zone by not more than 15 feet. ~~All maximum height is measured from finished grade.~~

**Reasons for the Change**

Consistency with new Maximum Building Height definition in the Definitions, Chapter 20H

**Compliance with the Growth Management Act**

Clarifying the language in Section 20C.60.3260 will help meet Growth Management Act Goal (7) which requires that permits be decided in a timely and fair manner. Clear regulations are quicker to implement and have less potential for treating property owners unfairly. See RCW 36.70A.020(6). The Redmond Comprehensive Plan in Policy LU-134 also provides for clear regulations and timely decisions. So this change will help implement this policy.

39. Amend footnote #4 to further clarify what types of businesses are eligible for impervious surface exceptions in Industry zone.

## 20C.60.350

**Site Requirements in Business and  
Manufacturing and Industrial Zones**

	BP	MP	I
<b>Business and Manufacturing Park Requirements</b>			
Minimum Tract Area For Development	1.5 acres	1 acre	1 acre
Minimum Lot Frontage (in feet)	30'	30'	30'
Minimum Building Front-, and All Street Setbacks (in feet)	30' <sup>1</sup>	30'	30'
Minimum Building Rear Setbacks (in feet)	20' <sup>1</sup>	10' <sup>2</sup>	10' <sup>2</sup>
Minimum Building Side Setbacks (in feet)	40' <sup>1</sup>	10' <sup>2</sup>	10' <sup>2</sup>
Minimum Building Separation (Except for Accessory Structures) <sup>3</sup>	NS	NS	NS
Maximum Lot Coverage of Structures and Other Impervious Surfaces	75%	80%	80% <sup>4</sup>
Maximum Height (in feet)	45'	45' <sup>5</sup>	60' <sup>6</sup>
Maximum Floor Area Ratio (FAR) <sup>7</sup>	0.45	0.50	0.50
Maximum Floor Area Ratio with TDR <sup>8</sup>	1.0	1.0	1.0
<b>Residential Uses in Business Park Zones</b>			
Maximum Number of Dwelling Units Per Acre of Site Area	30 <sup>9</sup>		
Maximum height (in feet)	55'		

Notes: NS = No Standard

<sup>1</sup> Subject to buffering and landscaping requirements of Section 20C.80.

<sup>2</sup> No setback required for join wall construction located on property line.

<sup>3</sup> As required by Chapter 20E, Building and Construction Codes.

<sup>4</sup> **Industrial uses having asphalt and concrete batch plants** on sites less than ten acres are allowed to exclude lined ponds that are part of a water treatment facility as part of this percentage.

<sup>5</sup> Buildings not used exclusively for research and development, manufacturing, warehousing, or allowed light industrial uses shall not exceed two (2) stories and 25 feet. No building over two (2) stories may be converted to office uses.

<sup>6</sup> Rock crushing equipment, asphalt and concrete batch plants, silos, and other related equipment may extend to a maximum height of 90 feet.

<sup>7</sup> All legal conforming lots are allowed the greater of either the maximum allowed FAR, or 10,000 square feet buildable area given they can meet all other applicable site requirements.

<sup>8</sup> Refer to Section 20C.20A.300, Agriculture Zone-Transfer of Development Rights program, and Section 20C60.425 Receipt of Development Rights in Business Park, Manufacturing Park and Industry Zones.

<sup>9</sup> Allowed in upper stories of buildings where there are no adverse impacts to surrounding businesses or residences.

40. Modify or remove freestanding restaurant category in Business Park (BP) zone from Permitted Land Use Chart, 20C.60.215 and related criteria from Special Uses, Section 20C.80

**20C.60.215 Permitted Land Uses in Business, Manufacturing and Industry Zones**

	BP	MP	I
<b>Housing</b>			
Residential Mixed Use	G <sup>1</sup>		
<b>Recreation and Entertainment</b>			
Indoor Public Assembly: Arenas, Auditoriums, Conference Facilities			
Corporate Conference Centers accessory to primary business activity	P		
Athletic Clubs and Fitness Centers	P	P	
Public and Private Parks and Open Space	P	P	P
<b>Wholesale and Retail Trade</b>			
Wholesale Trade and Assembly	P	P	P
Eating and Drinking Establishments (Sit-down/Carry-out) in multi-tenant buildings <sup>2</sup>	P	P	S
Restaurants (Free-standing)	S <sup>3</sup>		
Retail Vehicle Fuel Sales (with or without mini-marts) <sup>4</sup>	S	S	

<sup>1</sup> Limited to upper stories in a mixed use structures. See Section 20C.60.350 regarding maximum number of dwelling units and maximum building height provisions.

<sup>2</sup> When located in a multi-tenant building. Limited to a maximum seating capacity of 50-person capacity. Hours of operation only allowed between 6 am to 10 PM; on-site parking to be provided for each employee.

<sup>3</sup> See special restaurant criteria found in Section 20C.80.760.

<sup>4</sup> Subject to aquifer protection and sensitive areas regulations in Section 20C.80.

**20C.80. Special Criteria for Freestanding Restaurants in the Business Park (BP) Zone**

Freestanding restaurants proposed in the BP zone shall obtain Special Development Permit approval or its successor as defined in Section 20F\_\_\_\_, and must meet all criteria noted in this Section:

- (a) The site design shall have direct access and a direct relationship to the river or creek, providing direct pedestrian access from trail systems onto the site.
- (b) Architectural design shall allow occupants the opportunity to enjoy views of the water feature and other open space corridors.
- (c) On-site open space shall be linked to the trail system and permanently preserved as open space.
- (d) Variances from the Sensitive Areas Ordinance and impervious surface requirements shall not be granted to accommodate a stand-alone restaurant use.
- (e) Stormwater impacts shall be equal or less than those from a permitted use in Business Park zone.
- (f) Development along the creek corridors north of Union Hill Road shall provide view corridors from the adjacent streets to the open space or water feature.

**Reasons for the Change**

There are two options for the category of freestanding restaurants in BP zones: 1) amend the special use criteria in 20C80.\_\_\_\_ (a) to require that the site design have *direct* access to the river or creek (as noted in the language above), or 2) eliminate the land use category in 20C60.215 and associated special use criteria in 20C.80.\_\_\_\_. City Council should vote on a preferred alternative.

**Compliance with the Growth Management Act**

Allowing freestanding restaurants in the Business Park (BP) zone with the related requirements for direct access to the adjoining river or creek supports the growth management goals of RCW 36.70A.020, paragraphs 1 (urban growth) and 9 (open space and recreation) by providing support services within close proximity to existing employment areas. In addition, requiring restaurants meet strict requirements for direct access to surrounding rivers, streams and open space encourages the retention of these areas and the potential enhancement of adjoining recreation, habitat or wildlife areas within the City.

Conversely, it can be argued that this proposal does not meet RCW 36.70A.020, paragraphs 3, (transportation), and 10 (environment) since allowing these facilities in

the BP zone will greatly increase the amount of vehicle trips that restaurants draw from the surrounding area. In addition, restaurants, and their associated high parking requirements (generally three times as many parking stalls are required for restaurants than business park developments) created much more paved area. This results in greater amounts of auto related runoff which directly impacts the surrounding environment. This impact does not comply with goal 10 of the above growth management goal.

Given these competing benefits and impacts related to allowing restaurants in the business park zones, the City Council will have to decide whether to allow them or not.

### **-----F. Changes to the Zoning Map-----**

- 41. Modify proposed section 20C.10.210, Establishment of Zoning Map to change zoning boundaries on the Zoning Map (on Exhibit F, Map 1) as follows:**

Rezone six parcels in the area north of NE 95th Street east of Avondale Road from G to R-4. An R-6 zone had previously been recommended for these parcels (see attached Map A for proposed change)

#### **Reasons for the Change**

These six parcels are located in the close vicinity of a known Heron rookery. It is unlikely that the six units per acre could be realized after meeting setback requirements established by the State.

#### **Compliance with the Growth Management Act and Comprehensive Plan**

Growth Management Act Goal 9 encourages the conservation of fish and wildlife habitat. The density of the R-4 zoning is more likely to be achievable than R-6 with the development restrictions created by the location of the Heron rookery.

The R-4 zoning is consistent with the Low-Moderate Residential Density designation assigned to these properties by the Comprehensive Plan. The Low-Moderate Designation allows for a density range of four to six units per acre.

- 42. Modify proposed section 20C.210, Establishment of Zoning Map to change zoning boundaries on the Pre-annexation Map (on Exhibit F, Map 2) as follows:**

Modify the pre-annexation zoning boundary between the R-1 and R-4 for an approximately 16 acre parcel to add approximately 2.62 acres to the R-4 zone (see attached Map B for proposed change).



At the City Council's June 20th study session, changes to pre-annexation zoning boundaries were also recommended for three nearby parcels. The changes for those three parcels were incorporated into the pre-annexation zoning for the Lozier Annexation considered by the City Council on July 2nd.

### **Reasons for the Change**

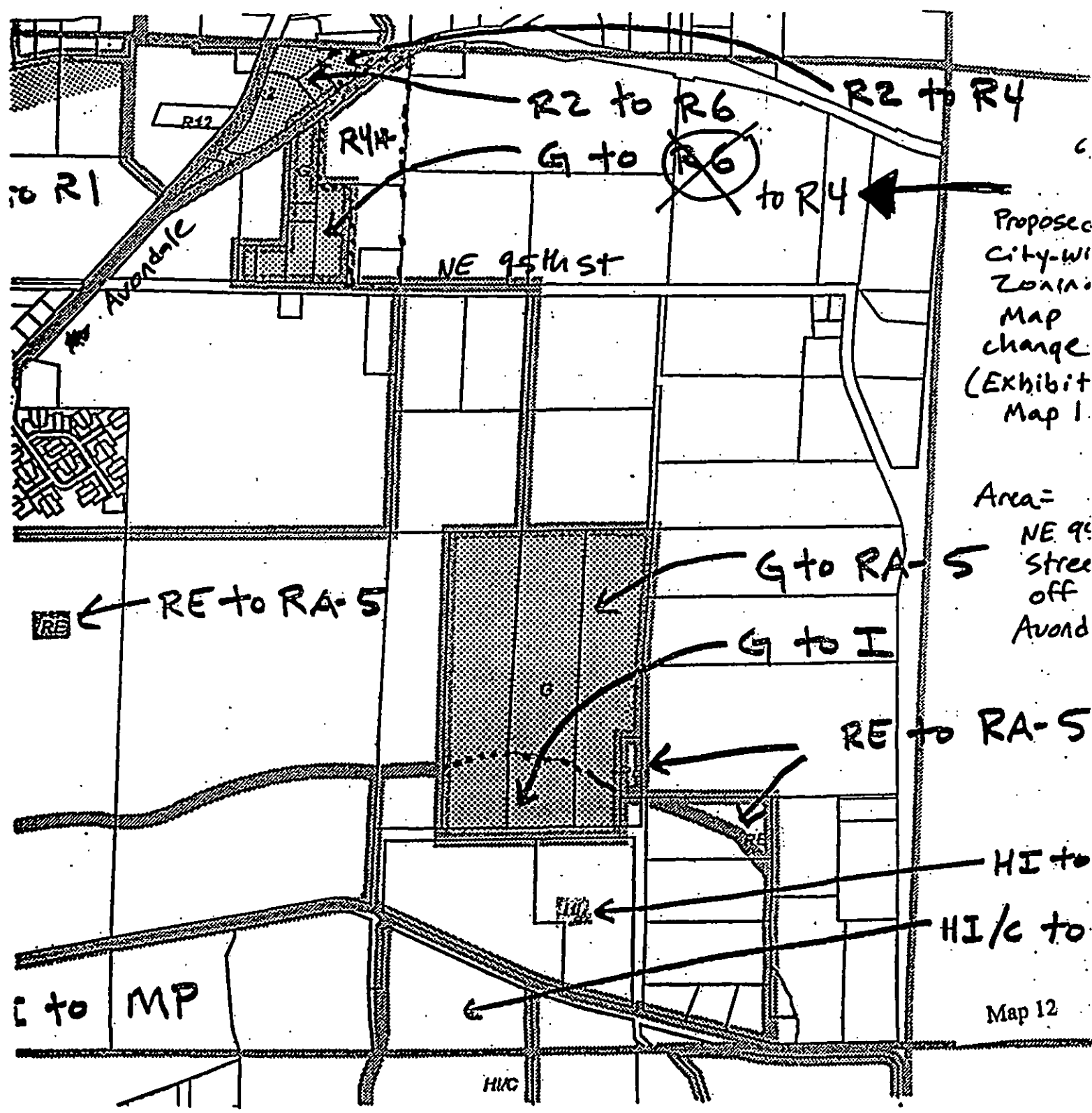
The boundary line between these zones is adjusted to more accurately reflect the topography of the site. After site analysis, it was determined that the R-1 zoning designation has been assigned to portions of the parcel that were not constrained by steep slopes. This change places unconstrained areas in R-4 zoning and areas with significant development limitations in R-1. The boundary line has also been redrawn to dimensions that are more clearly identifiable for interpreting the map.

### **Compliance with the Growth Management Act and Comprehensive Plan**

This change adds the potential for additional density to land that is not restricted with steep slopes. This change is consistent with Growth Management Act Goal 2 to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The addition of 2.62 acres to the R-4 will create additional housing capacity to further achieve the City's dwelling unit targets established by the County-wide Planning Policies

The modifications to this parcel are consistent land use designations for Large Lot Residential and Low-Moderate Density Residential in the Redmond Comprehensive Plan. Areas of the property with significant areas not suitable to urban development due to sensitive areas have remained in R-1 zoning. Areas free of significant amounts of sensitive areas are zoned R-4.

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MAP A

# Planning Commission's Recommended Pre-Annexation Zoning Map

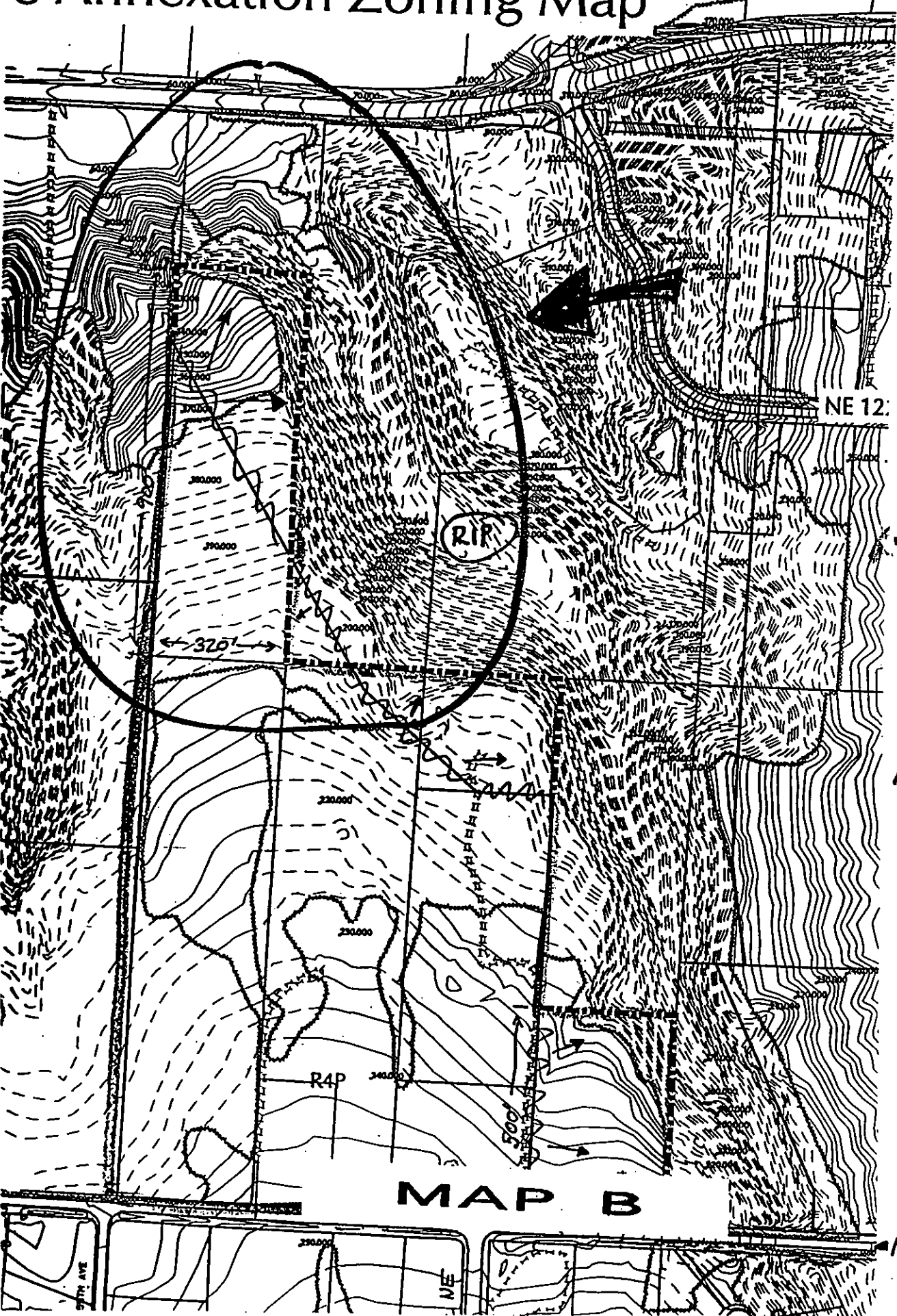
6/20/96

Proposed  
Pre-Annexation  
Zoning  
Map  
Change  
(Exhibit F-  
Map 2)

— = Planning  
Commission  
Proposal

Recommended  
Change

Area =  
North  
Redmond -  
North of  
116th St and  
west of  
ravine



MAP B

NE 116th St.

# EXHIBIT D

New Section	Title	page	Existing Section	Title	page
<b>CITY CENTER</b>					
20C.40.100 Footnote references #3 - Adult Entertainment, #12 - Automobile and Boat Sales, #13 - Banks with Drive through Facilities, #14 - Environmentally Sensitive Areas	City Center Permitted Land Use Chart	CC- 2C	Footnote references should be to existing requirements 20C.20.015  20C.20.025  20C.20.027  20C.40	Adult Entertainment Automobile and Boat Sales Banks with Drive through Facilities Sensitive Areas	C-25  C-28  C-26  C-99 to C-124
20C.40.440 Paragraph A reference to 20C.80.400	Residential Parking and Access	CC- 15	20C.20.150	Parking	C-45 to C-50
20C.40.450 Paragraph A reference to 20C.80.250 and 20C.90, Design Criteria	Residential Landscaping	CC- 16	20C.20.090  20C.30	Landscaping and Natural Screening  Design Criteria	C-32 to C-37  C-77 to C-98
20C.46.515	City Center Design Guidelines	CC- 23	20C.30	Design Criteria	C-77 to C-98

New Section	Title	page	Existing Section	Title	page
<b>COMMERCIAL</b>					
20C.50.010 - references to Sections <i>Parking</i> (20C.80.400), Outdoor Storage (20C.80.350), Landscaping (20C.80.250), Design Criteria (20C.90), Environmentally Sensitive Areas (20C.80.200), Shoreline Areas (20C.80.800)	Purpose	C-1	20C.20.150  20C.20.140 20C.20.090  20C.30  20C.40  20C.20.210	Parking  Outdoor Storage Landscaping  Design Criteria  Sensitive Areas  Shoreline Regulations	C-45 to C-50  C-43 C-32 to C-37  C-77 to C-98  C-99 to C-124  C-52 to C-56
20C.50.210 - Footnote references noted as Section 20C.80 ____ : #3 - Adult Entertainment, #10 - Veterinary or Boarding Kennels, #11 - Daycare, #13 - Vehicle Sales and Rentals, #16 - Churches, Temples and Synagogues, #18 - Telecommunications	Permitted Land Uses for Commercial Zones	C-6	Footnote references should be to existing requirements: 20C.20.015  20C.20.020 20C.20.030 20C.20.025  20C.20.063  20C.20.185	Adult Entertainment, Animal Boarding, Daycare, Auto and Boat Sales Churches, Temples & Synagogues Satellite Receiving Systems	C-25  C-27 C-29 C-28  C-30  C-51
20C.50.350 - footnote #2 - reference to 20C.90 - Design Criteria, 20C.80.250 - Landscaping	Site Requirements in Commercial Zones	C-10	20C.30  20C.20.090	Design Criteria  Landscaping and Natural Screening	C-77 to C-98  C-32 to C-37
20C.50.415 - reference to Section 20C.80.350	Outdoor Storage	C-11	20C.20.140, and convert zone reference NB to NC	Outdoor Storage	C-44
20C.50.420 - reference to Chapter 20C.90	Commercial Design Guidelines	C-11	20C.30	Design Guidelines	C-77 to C-98

New Section	Title	page	Existing Section	Title	page
<b>BUSINESS PARK/ MANUFACTURING PARK/INDUSTRY</b>					
20C.60.010 - references to Sections Parking (20C.80.400), Outdoor Storage (20C.80.350), Landscaping (20C.80.250), Design Criteria (20C.90), Environmentally Sensitive Areas (20C.80.200)	Purpose	B-1	20C.20.150  20C.20.140 20C.20.090  20C.30  20C.40	Parking  Outdoor Storage Landscaping  Design Criteria  Sensitive Areas	C-45 to C-50  C-43 C-32 to C-37  C-77 to C-98  C-99 to C-124
20C.60.215 - Footnote references noted as Section 20C.80 ____: #3 - Sensitive Areas, #8 - Daycare, #11 - Churches, Temples and Synagogues, #14 - Communications, and #15 - Satellite Dish Antennas	Permitted Land Uses for Business Park, Manufacturing Park and Industry Zones	B-6 to B-7	Footnote references should be to existing requirements: sensitive areas,  20C.40 20C.20.030 20C.20.063  20C.20.185	Sensitive Areas, Daycare, Churches, Temples & Synagogues, Satellite Receiving Systems	C-98 to C-124 C-29 C-30  C-51
20C.60.350 - footnote #1 - reference to 20C.80, Landscape and Natural Screening	Site Requirements in Business Park, Manufacturing Park, Industry Zones	B-11	20C.20.090	Landscaping and Natural Screening	C-32 to C-37
20C.60.415 - reference to 20C.80.350	Outdoor Storage	B-12	20C.20.140, and convert zone reference LI & HI to MP & I	Outdoor Storage	C-44
20C.60.430 - reference to Chapter 20C.90	Exterior Lighting Regulations	B-13	20C.30	Design Guidelines	C-77 to C-98