

**ORDINANCE NO. 1917**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN AND THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE, TO ADOPT AN URBAN RECREATION & OPEN SPACE COMPREHENSIVE PLAN DESIGNATION AND URBAN RECREATION ZONE TO COMPLY WITH THE RULINGS AND JUDGMENT IN *BENAROYA, ET AL. V. CITY OF REDMOND*, REPEALING THE EXISTING AGRICULTURE DESIGNATION AND ZONE WITH THE PROVISION IF IT IS UPHELD ON APPEAL, IT WILL BE REVIVED AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, Ordinance No. 1847 of the City of Redmond, passed by the City Council on July 18, 1995, adopted a comprehensive plan to comply with the mandates of the Growth Management Act, Chapter 36.70A RCW, and

WHEREAS, Ordinances No. 1873 and No. 1901 of the City of Redmond, passed by the City Council on January 30, 1996 and July 16, 1996, adopted a transfer of development rights program with the Northern Sammamish Valley designated as a sending area, and

WHEREAS, in *Benaroya, et al. v. City of Redmond*, CPSGMHB Consolidated Case No. 95-3-0072, Final Decision and Order (March 25, 1996), the Central Puget Sound Growth Management Hearings Board concluded that the Redmond Comprehensive Plan complied with the Growth Management Act with limited exceptions, and

WHEREAS, one exception was the conclusion that the Agriculture designation of the Northern Sammamish Valley did not comply with the Growth Management Act and the Agriculture provisions were remanded to the City for modification and this decision

was upheld by the Honorable Michael J. Trickey in *City of Redmond v. the Central Puget Sound Growth Management Hearings Board, et al.*, Case No. 96-2-15468-7 SEA, and

WHEREAS, Judge Trickey gave the City of Redmond until December 15, 1996 to bring the comprehensive plan into compliance on this issue, and

WHEREAS, the City of Redmond has appealed the judgment of the Honorable Michael J. Trickey to the State of Washington Court of Appeals, but wishes to comply with the Judge's order and so adopts a non-agricultural designation and zone with a savings and revival clause which will go into effect if the city prevails on appeal, and

WHEREAS, pursuant to appropriate mailed, published, and televised notice, the City of Redmond Planning Commission held public hearings on the amendments set forth in this ordinance on November 13, 1996 and November 27, 1996 and accepted written comments until November 22, 1996 and at the November 27, 1996 hearing, and

WHEREAS, the Planning Commission considered the public testimony and comments received by it and, on November 27, 1996 forwarded the amendments set forth in this ordinance to the City Council with a recommendation for approval if it was not possible to retain the Agriculture designation and zoning of the Northern Sammamish Valley, and

WHEREAS, the City Council considered the Planning Commission's recommendation at a public meeting on December 17, 1996 and decided to adopt the amendments as provided in this ordinance, NOW THEREFORE,

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

Section 1. Findings, Conclusions, and Analysis. In support of the amendments to the Comprehensive Plan and the Redmond Municipal Code and the Redmond Community Development Guide in this ordinance, the City Council hereby adopts the Findings, Conclusions, and Analysis contained in the draft Planning Commission Report to

the City Council dated December 10, 1996 together with Exhibits A through H of that report.

Section 2. Adoption of Urban Recreation and Open Space Comprehensive Plan Designation and Amendment of other Comprehensive Plan Provisions. The City of Redmond Comprehensive Plan, as adopted by Ordinance No. 1847 and amended by Ordinance No. 1905, is hereby amended as shown in Attachment A, entitled "Comprehensive Plan Amendments to Adopt the Urban Recreation and Open Space Designation."

Section 3. Amendment to the City of Redmond Comprehensive Land Use Plan Map. The City of Redmond Comprehensive Land Use Plan Map in the City of Redmond Comprehensive Plan, as adopted by Ordinance No. 1847, is hereby amended by deleting the Agriculture designation and applying the Urban Recreation and Open Space designation to the area shown on Map 2 in Attachment A entitled "Comprehensive Plan Amendments to Adopt the Urban Recreation and Open Space Designation."

Section 4. Repeal of Comprehensive Plan Policies. The City of Redmond Comprehensive Plan, as adopted by Ordinance No. 1847 and amended by Ordinance No. 1905, is hereby amended by the repeal of the following policies:

Policy Number Topic

LU-2	Preferred Use of Northern Sammamish Valley
LU-4	Designation of Agricultural Lands of Long-Term Commercial Significance
LU-5	Sammamish Valley Special Development Standards
LU-9	Purchase of Development Rights Program and Preceding narrative
LU-119	Agriculture Designation

The comprehensive plan policies shall be renumbered as is needed.

Section 5. Amendment of Zoning Districts. Section 20C.10.200 of the Redmond Municipal Code and Community Development Guide is hereby amended to read

as shown in Attachment B, entitled “Zoning Regulations to Adopt the Urban Recreation Zone.”

Section 6. Adoption of Urban Recreation Zone. New Chapter 20C.65 is hereby added to the Redmond Municipal Code and Community Development Guide as shown in Attachment B, entitled “Zoning Regulations to Adopt the Urban Recreation Zone.”

Section 7. Amendment of Zoning Map. Subsection 20C.10.210(10), Map 1 of the Redmond Municipal Code and Community Development Guide is hereby amended to as shown in Attachment B, entitled “Zoning Regulations to Adopt the Urban Recreation Zone.”

Section 8. Amendment of Transfer of Development Rights Purpose. Section 20C.20A.302 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as shown in Attachment B, entitled “Zoning Regulations to Adopt the Urban Recreation Zone.”

Section 9. Repealer. The following sections and subsection of the Redmond Municipal Code and Community Development Guide are hereby repealed:

<u>Section or Subsection Number</u>	<u>Title</u>
20C.20A.100	Scope
20C.20A.200	Purpose
20C.20A.210	Permitted Uses
20C.20A.220	Accessory Uses
20C.20A.230	Special Use Standards
20C.20A.240	Agricultural Practices Notice
20C.20A.250	Livestock Restrictions
20C.20A.260	Site Requirements Chart
20C.20A.270	Location of Structures
20C.20A.280	Bonus for Transferring Residential Densities Outside the Agriculture Zone
20C.20A.308(a)	Eligible Properties

Section 10. Savings and Revival of Prior Comprehensive Plan Policies and Regulations. If a court of competent jurisdiction enters a final judgment not subject to

further appeal, concluding that the interpretation of the definition of agricultural land in *Benaroya, et al. v. City of Redmond*, CPSGMHB Consolidated Case No. 95-3-0072, Final Decision and Order (March 25, 1996) and in *City of Redmond v. the Central Puget Sound Growth Management Hearings Board, et al.*, Case No. 96-2-15468-7 SEA, was incorrect, then the following shall apply:

A. The area designated Agriculture in the City of Redmond Comprehensive Land Use Plan Map in the City of Redmond Comprehensive Plan, as adopted by Ordinance No. 1847, before the amendment in Section 3 of this ordinance shall be automatically redesignated as Agriculture upon entry of the said final judgment.

B. The amendments to the City of Redmond Comprehensive Plan in Sections 2, 3, and 4 of this ordinance are repealed and the prior comprehensive plan provisions, policies, designation, maps, and narrative shall be automatically revived and shall be in full force and effect as part of the City of Redmond Comprehensive Plan upon entry of the said final judgment.

C. The amendments to the Redmond Municipal Code and Community Development Guide contained in Sections 5, 6, 7, 8, and 9 of this ordinance shall be automatically repealed and the prior regulations shall be revived and shall be in full force and effect as part of the Redmond Municipal Code and Community Development Guide upon entry of the said final judgment..

Section 11. Severability. If any section, sentence, clause, or phrase of this ordinance or any comprehensive plan provision or 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 comprehensive plan provision or regulation adopted or amended hereby.

Section 12. 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 the publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

  
MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

  
CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
SIGNED BY THE MAYOR:  
PUBLISHED:  
EFFECTIVE DATE:  
CHAPTER NO.: 1917

December 10, 1996  
December 10, 1996  
December 10, 1996  
December 14, 1996  
December 19, 1996

## Attachment A

### Comprehensive Plan Amendments to Adopt the Urban Recreation and Open Space Designation

**Amend the fourth paragraph of the Preferred Growth and Development Pattern in the Land Use Chapter as follows, the deletions are shown through strike-outs and the additions through bold underlining,:**

Growth is directed away from the ~~agricultural area in the north Sammamish Valley, extensive wetlands, forested hillsides and steep, unstable slopes.~~ Growth is also directed away from rural areas in the Bear Creek Valley, the Evans Creek Valley and rural areas north and east of Redmond.

**Amend the narrative preceding policy LU-2, the narrative preceding policy LU-8, policy LU-8, policy LU-12, policy LU-13, and Policy LU-14 in the Land Use Chapter as follows, the deletions are shown through strike-outs and the additions through bold underlining,:**

#### ~~Preferred and Allowed Uses~~

The Sammamish Valley historically has been farmed. The valley contains highly productive agricultural soils. The area also is subject to development limitations due to flooding, wetlands, seismic hazards, and ground water recharge. While the valley is subject to significant development constraints and is primarily devoted to ~~suited for~~ agricultural uses in King County, the area in Redmond is designated for open space, and recreation and compatible uses that ~~do not foreclose future agricultural options and maintain open space to allow for aquifer recharge and reduce the potential damage from natural hazards, are allowed in limited areas subject to appropriate policies. The areas where recreational uses are allowed are limited to prevent incompatibilities with the preferred agricultural uses.~~

#### ~~Transfer and Purchase of Development Rights Program Policy~~

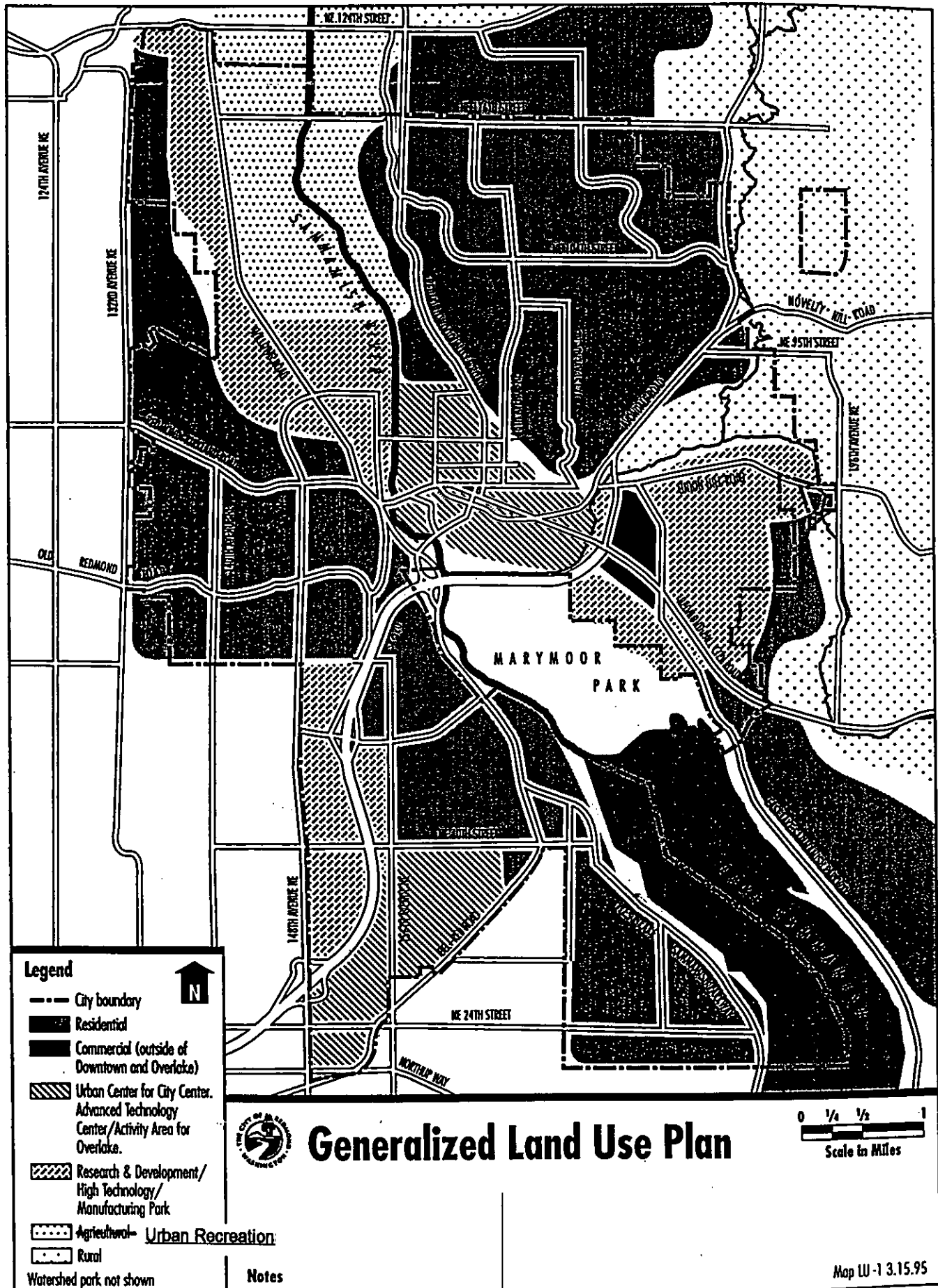
~~The Growth Management Act requires that where lands are designated for long-term agricultural uses within an Urban Growth Area, local governments must provide a transfer of development rights program, a purchase of development rights program, or a similar mechanism.~~ A transfer of development rights program or purchase of development rights programs can help protect sensitive areas such as in the Northern Sammamish Valley. A transfer of development rights program allows a property owner to use or sell the development rights to increase the development intensity on properties included within designated receiving areas.

- LU-8 Redmond shall adopt a transfer of development rights program and purchase of development rights program for properties designated Urban Recreation Agriculture. The transfer of development rights program should allow ~~density transfers to contiguous uplands within the same ownership outside the Agriculture designation and to designated~~ receiving areas. Receiving areas shall not be located within existing, developed single-family neighborhoods. No more than 50 percent of the square footage from the TDR program shall go to any one receiving area, including East Marymoor Business Park, Southeast Redmond, Willows, City Center, and Overlake. A density bonus shall also be provided to encourage the transfer of residential densities to uplands within the same ownership outside the Urban Recreation designation.
- LU-12 Urban levels of services should not be extended into ~~areas designated~~ agricultural lands Agriculture and rural lands in unincorporated King County except to serve uses compatible with agricultural or rural uses or to serve other urban areas and where the extension will not encourage excessive agricultural or rural conversion. Where urban services are extended into rural areas, rural uses shall be prohibited from connecting to those facilities or services except to resolve health emergencies.
- LU-13 Uses adjacent to designated agricultural lands in unincorporated King County and lands used for agriculture ~~designated Agriculture~~ should be compatible with farm uses. This compatibility may be maintained by limiting uses or density, by using slope or other means to separate uses and through buffers, setbacks, fencing or other appropriate measures.
- LU-14 Notice shall be given on all plats, short plats, binding site plans, development permits and building permits issued on properties within 300 feet of designated agricultural lands in unincorporated King County and lands used for ~~designated Agriculture~~ that a variety of commercial activities may occur on those lands that are not compatible with residential development for certain periods of limited duration.

**Renumber the Land Use Policies as Needed.**

**Amend Map LU-1, Generalized Land Use Map, in the Land Use Chapter as follows, the deletions are shown through strike-outs and the additions through bold underlining,:**





**Amend policy LU-118 in the Land Use Chapter as follows, the deletions are shown through strike-outs and the additions through bold underlining,:**

LU-118 The Comprehensive Plan land use map designations in the following table shall be consistent with the zones shown in the corresponding cell.

Comprehensive Land Use Plan Map  
Designation-Zone Consistency Table

Land Use Plan Map Designation	Consistent Zoning Districts
<del>Agriculture</del>	<del>Agriculture</del>
Rural/Semi-Rural Urban	RA-5
Large Lot Residential	R-1
Low Density Residential	R-2 and R-3
Low-Moderate Density Residential	R-4, R-5, and R-6
Moderate Density Residential	R-8, R-12, and R-18
High Density Residential	R-20, R-30, and Neighborhood Commercial*
Neighborhood Commercial	Neighborhood Commercial*
Commercial	Retail Commercial and General Commercial
City Center	City Center Zoning Districts
Business Park	Business Park and Neighborhood Commercial*
Manufacturing Park	Manufacturing Park, Industry, and Neighborhood Commercial*
Overlake Office/Mixed Use	Overlake Office/Mixed Use and Neighborhood Commercial*
Design Districts	Design District Zones and Neighborhood Commercial (unless prohibited by the policies for the specific Design District)*
<u>Urban Recreation and Open Space</u>	<u>Urban Recreation</u>
Park and Open Space	All zoning districts. The site must comply with the designation criteria for the appropriate designation and any applicable policies.

\* Where allowed by a neighborhood plan or this chapter.

The RA-5 zone may also be applied to property within any designation where the comprehensive plan designation or zoning is undergoing reevaluation.

**Delete the existing policy LU-119, Agriculture, adopt the following new policy as part of the Land Use Chapter, and apply that chapter to the shaded area on the Map entitled Proposed Urban Recreation Comprehensive Plan Designation.**

**LU-119**      Urban Recreation and Open Space Designation

**Purpose:** The Urban Recreation and Open Space Designation provides for urban uses in an area subject to significant environmental hazards and very limited infrastructure. The allowed uses are those uses which fit such a constrained area. This designation will also help meet the Growth Management Act requirement that urban growth areas include open spaces and greenbelts.

This designation is an interim designation that will remain in effect while the city prepares a neighborhood plan for the Sammamish Valley. This neighborhood plan will identify future land uses, infrastructure improvements needed to accommodate these uses, and the environmental impact of these choices. The comprehensive plan designation and zoning should be reconsidered as part of the development of the neighborhood plan. The alternatives to be considered shall include the following designations: Manufacturing Park, Business Park, High Density Residential, Moderate Density Residential, and making the Urban Recreation and Open Space designation permanent. The planning process shall be completed by September 31, 1998.

Environmental hazards limit the suitability of the Sammamish Valley for uses that require major fills and structures. These hazards including earthquake hazards, flooding, and soils unsuited to development. The valley is also subject to development limitations due to the need to provide for ground water recharge, the protection of important fish habitats, the protection of likely wetlands, the protection of likely archeological sites, the prevention of flooding of downstream property owners as required by the *King County Flood Hazard Reduction Plan*, and to provide appropriate transitions to rural areas as required by the King County Countywide Planning Policies.

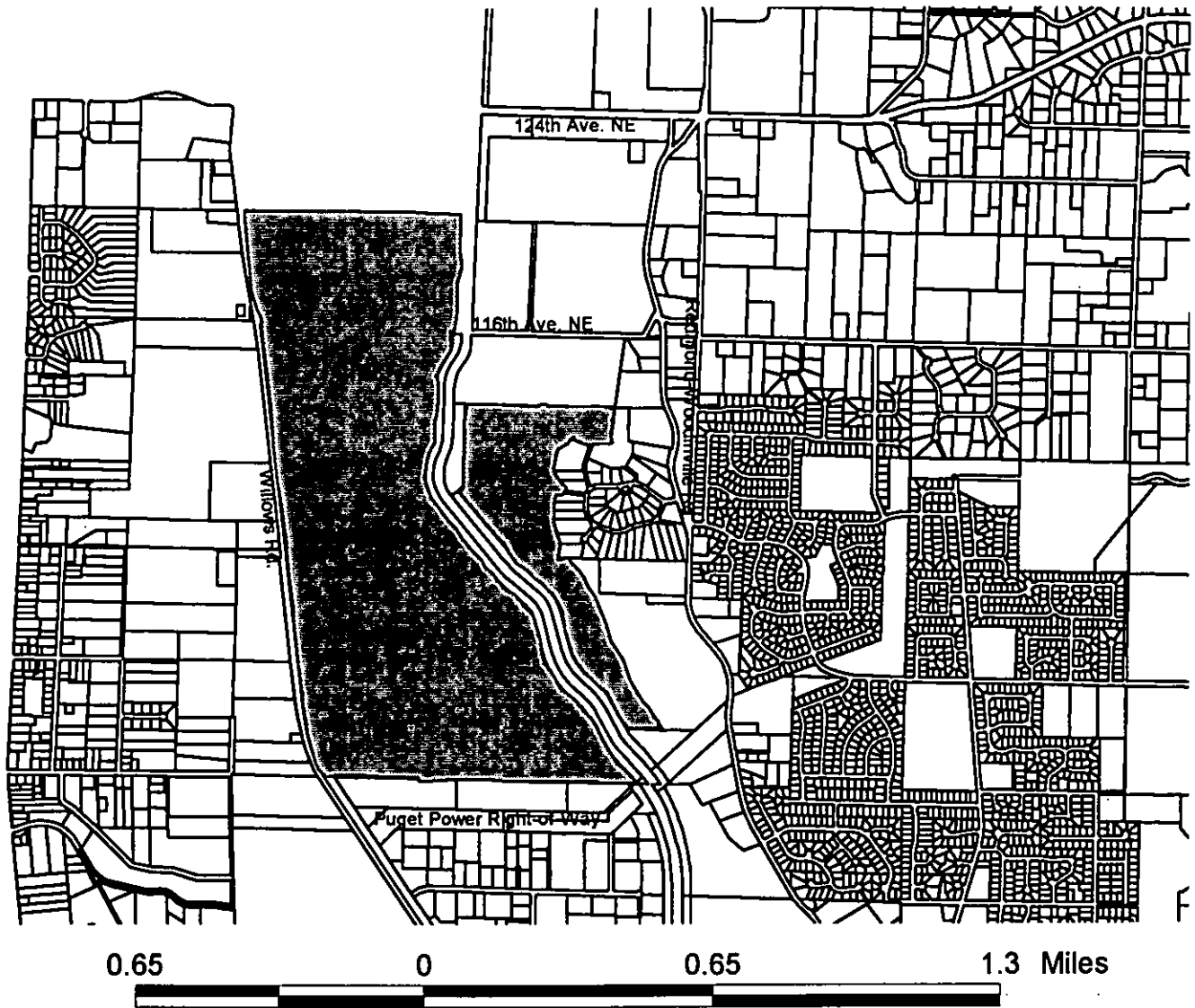
The infrastructure limitations include a lack of transportation capacity in the adjoining Willows and Grass Lawn Neighborhoods and no water or sewer improvements planned for the Northern Sammamish Valley. The neighborhood plan will address these natural hazards, development limitations, and infrastructure limitations.

**Allowed Uses and Description:** The permitted uses in the Urban Recreation and Open Space designation include public parks, trails that do not provide parking, agricultural uses, animal husbandry, riding stables, and farm residences. Conditionally allowed uses include play fields and ball fields, and outdoor private recreational areas primarily for non-motorized vehicles such as golf courses, and utilities. The allowed density for permitted residential uses shall be one unit per ten acres. Areas designated Urban Recreation and Open Space shall be sending areas for the transfer of development rights program established by Policy LU-8.

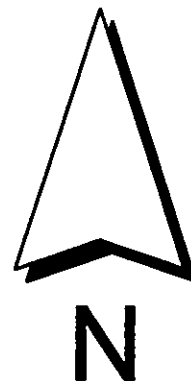
**Designation Criteria:** Properties designated Urban Recreational and Open Space should generally reflect all of the following criteria:

1. Much of the area contains one or more of the following natural hazards, sensitive areas, or resources: seismic (earthquake) hazards, one-hundred year flood plains, medium or high significance aquifer recharge areas, wetlands, soils unsuited to development, important fish or wildlife habitats, or likely archeological sites.
2. The area has not been previously designated for uses that require large areas of impervious surfaces or buildings with the potential to be damaged by natural hazards unless the buildings are needed by traditional uses of the Northern Sammamish Valley.
3. The city does not have adequate plans to serve the area with transportation facilities, water facilities, or sewer facilities.
4. The area provides the opportunity for recreational uses needed to serve Redmond and the region.

# Proposed Urban Recreation Comprehensive Plan Designation



Shaded areas are designated Urban Recreation.



## **Attachment B**

### **Zoning Regulations to Adopt the Urban Recreation Zone**

**Amend Section 20C.10.200, Zoning Districts, of the Redmond Municipal Code and Community Development Guide as follows, the deletions are shown through strike-outs and the additions through bold underlining,:**

#### **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
- **Urban Recreation - UR**

**Adopt the following new chapter as part of the Redmond Municipal Code and Community Development Guide:**

## Chapter 20C.65 Urban Recreation Zone

**Divisions:**

20C.65.10	Purpose
20C.65.20	Allowed Uses in the Urban Recreation Zone
20C.65.30	Site Requirements
20C.65.40	Special Use Regulations

### **20C.65.10 Purpose**

The Urban Recreation Zoning District is an interim designation applied to areas with significant levels of environmental hazards or natural resources, where the area has not been previously designated for uses that require large areas of impervious surfaces or buildings with the potential to be damaged by natural hazards unless the buildings are needed by traditional uses of the Northern Sammamish Valley, and the city does not have adequate plans to serve the area with transportation facilities, water facilities, or sewer facilities.

During the interim, the area should be used for recreational, open space, or resource uses which do not require extensive fills, large areas of impervious surfaces, or place high demands the transportation, water, or sewer systems.

### **20C.65.20 Allowed Uses in the Urban Recreation Zone**

**20C.65.20-010 Purpose.** The purpose of the Urban Recreation Zone Land Use Chart is to list the uses allowed in the zone and some of the major provisions that apply to those uses. These uses were selected on the basis that they would generally not be adversely affected by natural hazards and would have minimal impact on the natural resources of the valley, and would not place high demands on transportation, water, or sewer systems.

#### **20C.65.20-020 Allowed Uses.**

(a) The Urban Recreation Zone Land Use Chart, Section 20C.65.20-030, lists the permitted uses and those uses that require approval through a conditional review process before they can be undertaken. Uses that are not listed are prohibited unless otherwise allowed in the Urban Recreation zone by this chapter or some other provision of the Community Development Guide. The uses shall also comply with the requirements listed in any

footnotes and the other applicable requirements of the Community Development Guide.

(b) The symbols used in the Urban Recreation Zone Land Use Chart, Section 20C.65.20-030, shall mean the following:

P - Permitted use.

G - Allowed conditional use, a General Development Permit (GDP) is required before undertaking the use.

S - Allowed conditional use, a Special Development Permit (SDP) is required before undertaking the use.

(c) Procedural requirements including those related to the General and Special Development Permit processes are described in Subtitle 20F of the Redmond Community Development Guide.

(d) The Urban Recreation Zone Land Use Chart, Section 20C.65.20-030, references other sections of the Community Development Guide. These references direct the reader to sections that contain regulations that apply directly to the use. The references just include those that most directly affect the use. Other regulations also apply.

(e) The definitions of some land uses may be found in 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.

(g) Recreation uses which require a General Development Permit or Special Development Permit and accessory restaurants shall comply with Section 20C.65.40-010, Special Use Standards for Recreational Uses.

#### 20C.65.20-030 Urban Recreation Zone Land Use Chart.

Use	Permitted (P) or Conditionally Allowed (G) or (S)
<b>Recreation</b>	
Public parks and open space.	P
Play fields, ball fields, country clubs, golf courses, and golf driving ranges.	S
Recreational trails which do not include onsite parking.	P
Private parks, open space, and gardens. These uses shall be primarily used for non-motorized recreation.	S



20C.65.20-030 Urban Recreation Zone Land Use Chart (Continued).

Use	Permitted (P) or Conditionally Allowed (G) or (S)
Private outdoor recreation areas and private outdoor leisure activities conducted primarily outside enclosed buildings or structures and primarily used for non-motorized recreation. Amusement parks shall be prohibited.	S
Sit down restaurants accessory to any recreation or agriculture use listed in Section 20C.65.20-030, Urban Recreation Zone Land Use Chart. Fast food restaurants and restaurants with drive through windows shall be prohibited.	S
Stables, horse boarding, and equestrian riding schools.	G

**Residences & Related Uses**

Single-family detached residences occupied by those engaged in agriculture on the property or operating a stable on the property.	P
Accessory living quarters. <sup>1</sup>	P
Bed and breakfasts. <sup>2</sup>	G
Bed and breakfast inns. <sup>3</sup>	S
Home businesses and family day care providers. <sup>4</sup>	P

**Resource Uses**

Growing and harvesting agricultural crops and forest products.	P
Horticulture, plant nurseries, arboreturns, and pea patches.	P
Raising or boarding livestock and small farm animals (this category shall not include kennels). <sup>5</sup>	P
Road side produce stands selling products grown or processed on the property.	P
Road side produce stands other than those listed above.	S

**Utility Facilities**

Local utilities.	G
Regional utilities.	S

**Other**

Satellite dishes and antennas accessory to another use. <sup>6</sup>	G
Water extraction wells.	P
Wildlife shelters and refuges.	P
Wetland and wildlife mitigation areas.	S

<sup>1</sup> One accessory dwelling unit is allowed for each allowed housing unit. The accessory dwelling unit shall comply with Section 20C.30A.510, Accessory Dwelling Units.

<sup>2</sup> See Section 20C.30.530, Bed and Breakfasts/Bed and Breakfast Inns, or its successor.

<sup>3</sup> See Section 20C.30.530, Bed and Breakfasts/Bed and Breakfast Inns, or its successor.

<sup>4</sup> See Section 20C.30.560, Home Business, or its successor.

<sup>5</sup> See Section 20C.65.40-030, Livestock Restrictions, or its successor.

<sup>6</sup> See Section 20C.80.770, Satellite dishes and antennas, or its successor.

## **20C.65.20-040 Accessory Uses.**

(a) Accessory uses shall be permitted in conjunction with an allowed use. Accessory uses may include, but are not limited to, equipment storage, parking (unless excluded by the use listed in Section 20C.65.20-030, Urban Recreation Zone Land Use Chart), out buildings and fences.

(b) Accessory uses shall either: (i) constitute only an incidental or insubstantial part of the total activity that takes place on the lot and not change the character of the use of the lot or (ii) be commonly associated with the principal use on the lot and integrally related to it. Accessory uses shall meet the requirements of this chapter and all related requirements found in the Community Development Guide. The primary allowed use shall be maintained during the time any accessory use is maintained.

## **20C.65.30 Site Requirements**

**20C.65.30-010 Purpose.** The purpose of the Urban Recreation Zone site requirements chart is to list the basic site design requirements for this zone to protect the public health, safety, and welfare.

**20C.65.30-020 Compliance with the Site Requirements Chart Required.** All uses and structures in the Urban Recreation Zone shall comply with the applicable requirements of the Site Requirements Chart, Section 20C.65.20-030.

## **20C.65.30-030 Urban Recreation Zone Site Requirements Chart.**

Maximum number of dwelling units per acre. <sup>1</sup>	0.10
Minimum lot area per dwelling unit in acres. <sup>1</sup>	10
Minimum building site circle (diameter in feet).	100
Minimum lot frontage (in feet).	300
Minimum building front and all setbacks on streets (in feet).	30
Minimum building rear setbacks (in feet).	40
Minimum building side setbacks (in feet for each side).	40
Minimum waterfront building setbacks - Sammamish River (in feet).	150
Minimum building separation (in feet). Does not apply to accessory structures on the same lot as the primary structure.	20
Total impervious surface (percent of lot area).	10
Maximum height (in feet). <sup>2</sup>	35

Maximum height within Shoreline Management Act jurisdiction (in feet). 30

<sup>1</sup> Limited to single-family detached residences occupied by those engaged in agriculture on the property or operating a stable on the property and accessory dwellings. The density and minimum lot area per dwelling shall not apply to accessory dwellings.

<sup>2</sup> Additional height may be granted to agricultural structures through the General Development Permit process.

**20C.65.30-040 Location of Structures.** Whenever possible, related buildings shall be clustered together to reduce lengthy public facility or road extensions.

**20C.65.30-050 Bonus for Transfer Residential Densities Outside the Urban Recreation Zone.**

(1) Since housing units allowed within the Urban Recreation zone are limited because of the area's natural hazards, if the units are transferred to property outside the Urban Recreation zone and a legally enforceable provision is recorded against the property zoned Urban Recreation providing that no residences shall be constructed on that land, the housing units allowed by the Urban Recreational Zone, including the bonus in this section, Bonus for Transfer Residential Densities Outside the Urban Recreation Zone, shall not be restricted to single-family detached residences occupied by those engaged in agriculture on the property or operating a stable on the property and accessory dwellings. The transferred units may be any housing type allowed by Community Development Guide regulations applicable to the property to which the housing units are transferred.

(2) A density bonus of one dwelling unit per ten acres shall be given if some or all of the housing units allowed within the Urban Recreation zone are transferred to property outside the Urban Recreation zone and a legally enforceable provision is recorded against the property zoned Urban Recreation providing that no residences shall be constructed on that land. Where less than ten acres is owned in the Urban Recreation zone, a bonus of one housing unit shall be given.

(3) This section, Bonus for Transfer Residential Densities Outside the Urban Recreation Zone, shall not apply to properties which have deed restrictions, easements, or subdivision restrictions or subdivision notes which prohibit residential use of the property.

## **20C.65.40 Special Use Regulations**

**20C.65.40-010 Special Use Standards for Recreational Uses.** Recreation uses which require a General Development Permit or Special Development Permit and accessory restaurants shall comply with the following requirements:

(a) No greater than ten percent of the site shall be covered with buildings, parking, and other impervious surfaces.

(b) Requirements for locating buildings away from the Sammamish River.

(1) For properties west of the Sammamish River, all buildings shall be located within 200 feet of the property line adjoining the railroad right-of-way along Willows Road.

(2) For properties east of the Sammamish River, all buildings shall be located within 200 feet of the bottom of the valley floor.

(3) For properties which do not front on Willows Road or which are not located within 100 feet of the valley floor on the east side of the Sammamish River, this requirement may be modified through review of the General Development Permit or Special Development Permit.

(c) No structure or impervious surface shall be located within 400 feet of the ordinary high water mark of the closest bank of the Sammamish River. If an ownership or lot, whichever is the larger, does not extend more than 500 feet from the river, this setback may be modified through review of the General Development Permit or Special Development Permit. This provision is intended to allow an appropriate intensity of development provided the structures and impervious surfaces are located as far as possible from the Sammamish River.

(d) The buildings and parking areas shall be sited in locations least likely to block or interrupt scenic vistas from public areas and to minimize impacts on uses on adjacent properties.

(e) Parking and storage areas shall be screened from the Sammamish River trail which is located on both the east and west sides of the Sammamish River.

(f) No sign shall be higher than four feet from the finished ground surface.

(g) No uses shall be externally illuminated by artificial light except for parking lot lighting, safety lighting near buildings, and outdoor recreational uses. Outdoor recreational uses shall not be illuminated by artificial light from 10:00 p.m. to 8:00 a.m. Lighting shall be designed and constructed to minimize glare and prevent glare and light from intruding on neighboring properties.

(h) Amusement parks, water slides, miniature golf courses, motorized or non-motorized race tracks, and uses similar to any of these uses shall be prohibited within the Urban Recreation Zone.

**20C.65.40-020 Agricultural Practices Notice.** To protect agricultural uses from nuisance lawsuits and reduce potential land use conflicts, a statement describing the nature of the agricultural use shall be recorded with the property. All approved plats, development permits, and building permits within 300 feet of land used for agriculture uses or vacant land within the Urban Recreation zone shall include the following notice:

"The property covered by this approval is located in or near an area where agricultural uses are allowed. A variety of commercial and agricultural activities may occur which are not compatible with residential development for certain periods of limited duration."

**20C.65.40-030 Livestock Restrictions.** The following regulations shall apply to raising or boarding livestock and small farm animals:

(a) *Structures.* Structures for feeding, housing, and caring for hoofed animals shall be setback a minimum of 50 feet from the any property line and 100 feet from the ordinary high water mark of the Sammamish River. Such operations include the establishment of feeding pens or other confinement lots for livestock of any kind equivalent to ten or more head of mature cattle which concentrate their wastes in an area of one acre or less. Equivalency is based upon the estimated equivalent of animal waste.

(b) *Stream Setbacks.* At least 100 feet of natural or planted ground cover shall be provided between confinement lots and the ordinary high water mark of streams.

(c) *Practices.* Where applicable, operational guidelines for livestock management will follow best management practices set by King County and State of Washington regulations.

(d) *Feed Lots.* Feed lots for any kind of animal shall be prohibited in the Urban Recreation zone.

**20C.65.40-040 Transfer of Development Rights Sending Area.** Properties zoned Urban Recreation shall be sending areas for the transfer of development rights (TDR) program provided for in Division 20C.20A.300 and other sections of the Redmond Community Development Guide.

**Amend Section 20C.20A.302, Purpose, of the Redmond Municipal Code and Community Development Guide as follows, the deletions are shown through strike-outs and the additions through bold underlining,:**

**20C.20A.302 Purpose.**

The City of Redmond has a Transfer of Development Rights procedure available for the protection of areas with significant hazards and sensitive areas~~agricultural land~~ and to comply with RCW 36.70A.060(1).

The transfer of development rights from one property to another is intended to maintain and protect these areas~~agricultural land~~ while giving compensating development rights. TDRs are also intended to help achieve the objectives of this subtitle and the goals and policies of the Comprehensive Plan.

**Amend Subsection 20C.10.210(10), Map 1 of the Zoning Map, of the Redmond Community Development Guide as follows, the deletions are shown through strike-outs and the additions through bold underlining,:**

**Map 1**

