

ORDINANCE NO. 2027

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT A RETAIL COMMERCIAL ZONE, AN OVERLAKE BUSINESS & ADVANCED TECHNOLOGY ZONE, AN AMENDED ZONING MAP, TRANSITIONAL REGULATIONS, TRANSIT ORIENTED DEVELOPMENT REGULATIONS, AMENDED PARKING COMMERCIAL, AND EMPLOYMENT ZONE REGULATIONS, AND REGULATIONS, SPECIFIC TO OVERLAKE, REPEALING CHAPTER 20C.65 AND SECTION 20C.70.60, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act authorizes the preparation and adoption of neighborhood plans, and

WHEREAS, the City of Redmond Comprehensive Plan directs the preparation and adoption of a neighborhood plan for the Overlake Neighborhood, and

WHEREAS, the City of Redmond has prepared the Overlake Neighborhood Plan and a Final Environmental Impact Statement for the neighborhood plan, and

WHEREAS, the City Council has conducted a public hearing so the public may comment on the proposed development regulations with the modifications proposed by the City Council, and

WHEREAS, the City of Redmond has adopted findings supporting adoption of the neighborhood plan and those findings also apply to the development regulations, and

WHEREAS, the City of Redmond desires to adopt development regulations to implement the neighborhood plan, NOW, THEREFORE,

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

Section 1. Amended Commercial Zones. Chapter 20C.50, *Commercial Zones*, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Attachment A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Amended Employment Zones. Chapter 20C.60, *Commercial Zones*, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Attachment B, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Amended Zoning Map. The official Zoning Map established by Section 20C.10.15-010, *Establishment of Zoning Map*, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to adopt the Design District zone, Overlake Business & Advanced Technology zone, Retail Commercial zone, and Convenience Commercial Cluster Pre-Designated Locations as shown in Attachment C, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. New Overlake Neighborhood Regulations. A new division 20C.70.035 is hereby added to the Redmond Municipal Code and the Redmond Community Development Guide to be entitled “*Overlake Neighborhood Regulations*” and to read as set forth in Attachment D, attached hereto and incorporated herein by this reference as if set forth in full.

Section 5. New Transitional Regulations.

The following new chapter, division, and new sections are hereby added to the Redmond Municipal Code and the Redmond Community Development Guide to be entitled as shown in the following table and to read as set forth in Attachment E, attached hereto and incorporated herein by this reference as if set forth in full.

Chapter, Division or Section Number	Title
Chapter 20D.230	<i>Transitions Between Uses</i>
Section 20C.30.25-135	<i>Maximum Height of Structures in a Transition Overlay</i>
Section 20C.50.25-065	<i>Maximum Height of Structures in a Transition Overlay</i>
Section 20C.60.25-065	<i>Maximum Height of Structures in a Transition Overlay</i>
Section 20C.40.40-050	<i>Minimum Setback in a Transition Overlay</i>
Section 20C.40.40-060	<i>Landscaping and Buffers</i>
Section 20C.50.25-080	<i>Landscaping, Open Space and Buffers</i>
Section 20C.60.25-080	<i>Landscaping, Open Space and Buffers</i>
Section 20D.120.10-080	<i>Exterior Storage in a Transition Overlay</i>
Section 20D.130.10-060	<i>Parking and Other Vehicle Use Areas with a Transition Overlay</i>
Section 20D.160.10-110	<i>Signs in a Transition Overlay</i>
Section 20D.90.30-080	<i>Exterior and Parking Lot Lighting in Transition Overlays</i>
Division 20D.40.160	<i>Transition Overlay Design Standards</i>

Section 6. New Transitional Regulations.

Section 20C.30.25-080,

Building Setbacks, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Attachment E, attached hereto and incorporated herein by this reference as if set forth in full.

Section 7. New Transitional Regulations.

Section 20C.30.25-120,

Minimum Open Space, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Attachment E, attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. New Transit Supportive Regulations.

A new Chapter 20D.240 is hereby added to the Redmond Municipal Code and the Redmond Community Development Guide

to be entitled "Transit Supportive Development" and to read as set forth in Attachment F, attached hereto and incorporated herein by this reference as if set forth in full.

Section 9. Amended Parking Requirements. Table 20D.130.10-020(2), *Required Off-Street Parking*, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Attachment G, attached hereto and incorporated herein by this reference as if set forth in full. Existing RCDG 20C.65.55.040, *Parking and Circulation*, shall be recodified as Section 20D.130.10-055 and is hereby amended to read as shown in Attachment G, attached hereto and incorporated herein by this reference as if set forth in full.

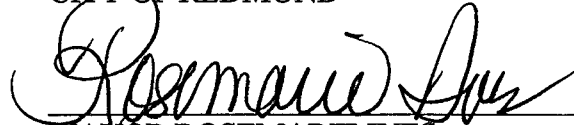
Section 10. Repealer. The chapter and section of the Redmond Municipal Code and the Redmond Community Development Guide listed in the following table are hereby repealed.

Repealed Chapter, Division or Section Number	Repealed Title
Chapter 20C.65, except for Section 20C.65.55-040, which shall be recodified as provided in Section 9 above.	<i>Overlake – Interim Zones</i>
Section 20C.70.60	<i>Evergreen Highlands Design District (EH) Zones</i>

Section 11. Severability. If any section, sentence, clause, phrase, or map 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, phrase or map of this ordinance or any 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 days after passage and publication of an approved summary thereof consisting of the title.

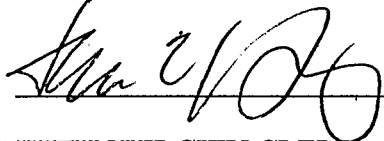
CITY OF REDMOND


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	May 28, 1999
PASSED BY THE CITY COUNCIL:	June 1, 1999
SIGNED BY THE MAYOR:	June 1, 1999
PUBLISHED:	June 5, 1999
EFFECTIVE DATE:	June 10, 1999
ORDINANCE NO.:	<u>2027</u>

Attachment A

Amended Commercial Zones

20C.50 Commercial Zones

20C.50.10 General Provisions

20C.50.10-010 Purpose

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

- (1) A well distributed system of community based retail, service, neighborhood convenience and regional based retail uses;
- (2) Land uses that meet the needs of local residents and attract regional populations;
- (3) Land areas within the City to meet the needs of commercial development.

20C.50.10-020 Summary Description

- (1) 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 zones, permitted land uses and site requirements. This chapter describes related regulations that affect development and use activities in these zones.
- (2) Additional requirements are found in other chapters of the Community Development Guide such as parking (Chapter 20D.130 RCDG), outdoor storage (Chapter 20D.120 RCDG), landscaping (Chapter 20D.80 RCDG), design standards (Chapter 20D.40 RCDG), compatibility with neighboring zones (Chapter 20D.230 RCDG), transit supportive development (Chapter 20D.240 RCDG), limits on external effects of uses (Chapter 20D.250 RCDG) and developing in environmentally sensitive areas (Chapter 20D.140 RCDG) and shoreline jurisdiction (Chapter 20D.150 RCDG). Area specific requirements for outside of the City Center can be found in Chapter 20D.70 RCDG. Procedures for development applications, administrative review and design review procedures, public hearings, and other procedural requirements are found in RCDG Subtitle 20F. The Comprehensive Plan provides policy guidance for the location and development of these business and industrial activities as provided in RCDG Subtitle 20B. The Comprehensive Plan, Subtitle 20B, is published as a separate document.

20C.50.15 Commercial Zones

20C.50.15-010 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 (Chapter 20C.40 RCDG). 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.50.15-020 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.50.15-030 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.50.15-040 Retail Commercial (RC) Zone – Purpose

- (1) The Retail Commercial (RC) zone provides a broad variety of retail commercial, service, professional office, and office uses to meet the needs of neighborhood residents, residents of other nearby areas, and nearby businesses. Residential uses are also encouraged in this zone. Residential uses are particularly encouraged along 152nd Avenue NE. Development is expected to accommodate automobiles, except where a site is located next to a Housing Emphasis Area or Green Street. The zone's development standards promote attractive development and an open and pleasant street appearance. Development is intended to be aesthetically pleasing and functional for motorists, transit users, pedestrians, bicyclists, and the businesses located in this zone.
- (2) The Retail Commercial zone also includes a Housing Redevelopment Overlay. The purpose of the Housing

Policy LU-127, Commercial Designation, contains the policy basis for this zone. The Overlake Neighborhood Vision sets out the preferred future for the Retail Commercial zone in Overlake.

Redevelopment Overlay is to encourage housing production within a part of the Housing Emphasis Area well suited to housing and where redevelopment is likely to occur. The Housing Redevelopment Overlay expresses the community objective of including a substantial number of housing units in this area, either as part of mixed-use developments or in buildings used entirely for housing. The uses allowed in the Housing Redevelopment Overlay will help provide for compatibility with the permitted residential uses.

20C.50.20 Permitted Uses

20C.50.20-010 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 or its successor. Land uses are also subject to the requirements described in any footnotes contained within this chart.

20C.50.10-020 Allowed Uses

- (1) 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.
- (2) Procedural requirements related to the General and Special Development Permit processes are described in RCDG Subtitle 20F.
- (3) Uses similar to those listed may be established as permitted or conditionally allowed through the interpretation procedure in the RCDG SubTitle 20F., Administration and Procedures. In determining whether a use should be permitted, the Administrator shall refer to the purpose statements found in RCDG 20C.50.10-010, *Purpose*, RCDG Division 20C.50.15, *Commercial Zones*, and the latest issued version of the *Standard Industrial Classification Manual*.

20C.50.20-030 Permitted Land Uses in Commercial Zones
Commercial Zones Permitted Land Uses Chart

	NC	RC	Housing Re-develop- ment Overlay	GC
Housing				
Residential Mixed Use ¹	P	P	P	P
Residential Multi-Family, four or more housing units per building		P	P	
Cultural, Entertainment, and Recreation				
Cultural Facilities (Libraries, Museums, Galleries)	G ^{2,a}	P	P	
Nature Exhibits, Zoos, Aquariums, Botanical Gardens		G	G	
Adult Entertainment Facilities ³				
Indoor Public Assembly and Entertainment: Including theaters, conference centers, arenas, auditoriums, skating rinks, video arcades. Does not include Adult Entertainment Facilities.		P		P
Outdoor Public Assembly: Including amusement, fairgrounds, swap meets		S		
Athletic/Fitness Centers	P ^{2,a}	P	P	P
Private and Public Parks and Open Space	P	P	P	P
Wholesale and Retail Trade				
Building Materials and Garden Supplies, Hardware Centers (with gross floor area less than 75,000 square feet)		P		P
Regional Retail/Wholesale (with gross floor area over 75,000 square feet)		S		P ⁴
General Merchandise, Apparel and Accessories, Miscellaneous Retail, including used merchandise stores not otherwise listed with less than 75,000 sq. ft. of gross retail floor area.		P	G	P
General Merchandise, Apparel and Accessories, Miscellaneous Retail, including used merchandise stores not otherwise listed with 75,000 sq. ft. or more of gross floor area.		P		P
Food Stores, Grocery Stores and Drug Stores (and other accessory retail uses)	G	P	P	P
Bakeries, Coffee Shops, Florists, Video Stores, and similar retail uses	P ^{2,a}	P	P	P
Factory Outlets – retail				P
Factory Outlets – retail (with gross floor area of less than 75,000 sq. ft. total for the development).		G		P

Commercial Zones Permitted Land Uses Chart (Continued)

	NC	RC	Housing Re-develop- ment Overlay	GC
Eating and Drinking Establishments (sit-down and/or carry-out) (No drive through)	P ^{2,8}	P	P	P
Eating and Drinking Establishments with Drive-through Service		P		P
Taverns, Brewpubs		P	P	P
Outdoor Produce Stands (Does not include those authorized as temporary uses)	P	S	S	P
Retail Vehicle Fuel Sales, with or without Mini-Mart (Gas Stations) ^{5,6}	G	P		P
Carts and Street Vendors ⁷	G	P	P	
Auto and Marine Parts & Accessories	P ^{2,8}	P		P
New and Used Vehicle Sales		S		G
Manufactured Products				
Printing, Publishing, Graphic Arts ⁸		G		
Crafts, Handcrafted Stone, Clay, Glass Products with associated retail		P		P
Services				
Commercial/Industrial Photography, Cinematography, Video Production ⁹		P	S	P
Finance, Insurance & Real Estate, Banks, Savings and Loans, Title Offices, Real Estate Sales and Brokerage	P ^{2,8}	P	P	P
Personal Services: Laundry and Dry Cleaning, Barber and Beauty Salons, Travel Agencies	P ^{2,8}	P	P	P
Business Services: Computer Rentals, Mailing Centers, Copy, Fax, Telework Centers		P	P	P
Professional Services: Physicians, Out-Patient Clinics, Dentists, Social Services, Architects, Engineers, Accountants, Attorneys		P	P	P
Funeral Homes and Related Services		P		P
Veterinary Offices and Hospitals	G	G		P
Kennels, Animal Shelters ¹⁰				P
Day-Care Centers ¹¹	P ^{2,8}	P	P	P
Rental Storage and Mini-Warehouses ¹²				P
Rental Services: Furniture, Tools, and Equipment		S		P
Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles ¹³		S		G ¹⁴
Auto and Boat Service ¹³		S		G
Hotels and Motels		P	P	P

Commercial Zones Permitted Land Uses Chart (Continued)

	NC	RC	Housing Re-develop- ment Overlay	GC
Hospitals and In-Patient Clinics		P	S	
Long-Term Care Facilities and Residential Care Facilities		P	P	
Government Services (excluding Maintenance Shops)	P ^{2,3}	P	S	P
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade ¹⁵		P	S	
Churches, Temples, Synagogues with 750 and fewer seats and related activities and uses ¹⁶		P	P	
Churches, Temples, Synagogues, and related activities and uses with more than 750 seats ¹⁶		P		P
Charitable, Social, Professional and Labor Organizations		P		
Transportation, Communication and Utilities				
Transit Facilities: Taxi and Bus Stations, Park-and-Ride Lots, Transit Centers		P	S ¹⁷	P
Commercial Parking Lots and Commercial Parking Garages and Structures ¹⁸		P	G	
Large Satellite Dishes/Amateur Radio Antenna(e) ¹⁹	P	P	P	P
Broadcast and Relay Towers ¹⁹	S	S	S	S
Wireless Communication Facilities ¹⁹	P	P	P	P
Local Utilities	G	P	P	P
Regional Utilities	S	G	S	S

¹Limited to upper stories in mixed-use structure.

²Hours of operation may be limited if residential uses are located in upper stories of the same building.

³See Adult Entertainment Regulations in RCDG 20D.20.10.

⁴Not allowed when abutting residential zones. Allowed if within or abutting non-residential zones with retail sales.

⁵Subject to aquifer protection and Sensitive Areas regulations.

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

⁷Subject to Special Use Criteria, RCDG 20D.170.35, *Carts and Street Vendors*.

⁸Limited to gross floor area of 5,000 square feet per establishment in mixed use or multi-tenant buildings only.

⁹On-site hazardous waste treatment and storage permitted provided that Washington State siting criteria (RCW 70.105) are met as determined by the Technical Committee.

¹⁰Subject to Special Use Criteria, RCDG 20D.170.15, *Animal Boarding*.

¹¹Subject to Special Use Criteria, RCDG 20D.170.50, *Day-Care*.

¹²No business activities are permitted to operate from storage spaces.

¹³Subject to Special Use Criteria, RCDG 20D.170.20, *Auto, RV and Boat Sales*.

¹⁴Allowed only in conjunction with automobile sales.

¹⁵Limited to neighborhood-oriented functions such as primary/elementary schools, tutoring, and training centers. This footnote shall not apply to the Retail Commercial (RC) zone.

¹⁶Subject to Special Uses Criteria, RCDG 20D.170.4, *Churches, Temples and Synagogues*.

¹⁷Changes to existing transit facilities that do not increase their capacity or intensity of transit use shall be permitted uses.

¹⁸Street-level retail uses required in parking structures along street frontages. Commercial parking lots, commercial parking garages and commercial parking structures are prohibited from storing impounded, abandoned, or damaged vehicles.

¹⁹Subject to Special Uses Criteria, RCDG 20D.170.45, *Telecommunications Facilities*.

20C.50.25 Site Requirements for Commercial Zones

20C.50.25-010 Purpose

This division establishes the basic site requirements for the Commercial zones. These standards implement the Washington State Growth Management Act (RCW 36.70A), the Countywide Planning Policies, and Redmond's Comprehensive Plan, while also protecting Redmond's commercial areas from public nuisances, incompatible uses, and hazards.

20C.50.25-020 Chart of Site Requirements

- (1) Purpose. RCDG 20C.50.25.120, *Site Requirements in Commercial Zones*, 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 division. 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.
- (2) Explanation of Chart. RCDG 20C.50.25.120, *Site Requirements in Commercial Zones* is arranged in table 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.50.25-030 Minimum Lot Frontage

- (1) 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.
- (2) Requirements. Minimum lot frontage is the width of the lot which adjoins a public or private street, or access corridor.

20C.50.25-040 Building Setbacks

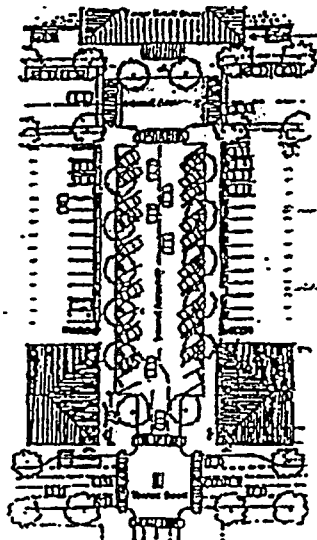
- (1) Purpose. The purpose of front, street, side, and rear building setbacks is to help maintain the desirable character of the community, provide adequate light and air to all properties, and reduce incompatibilities such as excessive light and noise, prevent overloading of public infrastructure, and prevent public nuisances such as the danger of fire from buildings constructed too close to each other.
- (2) 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. Front, side, and rear directions shall be determined as provided in paragraph (4) 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:
 - (i) Side setback distances may be modified to permit a zero side setback to accommodate clustering.
 - (ii) Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.
 - (iii) Setback exceptions may trigger additional requirements under provisions of the Uniform Building Code (UBC).
 - (c) *Improvements.*
 - (i) 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.
 - (ii) *Projections or Equipment.* Attached or detached mechanical structures or equipment such as, but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment shall not be allowed in a required setback or buffer abutting a residential zone. Landscaping shall screen such structures. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone, but not a buffer.
 - (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 shall be met when the private street, or access corridor, serves more than two separate lots, except as provided by RCDG 20C.80.900, Subdivision Regulations - Lots for Building Pads.
- (3) *Setbacks on Green Streets.*
- (a) These setback standards apply to “Green Streets” outside the City Center zones. The standards may be modified by the zones in which the “Green Streets” are located.
 - (b) The setbacks along 152nd Avenue NE in RC Zone and all Green Street Streets outside the City Center zones, including the Housing Redevelopment Overlay shall be:

- (i) Minimum Setback: 10 feet.
 - (ii) Maximum Setback: 20 feet.
- (c) Standards for Applying Setbacks. At least 50 percent of the length of the ground level street-facing facade of the structure shall be within the maximum setback. Except as provided in this section, no structures are allowed within the minimum setback.
 - (i) One Green Street. Where the site is adjacent to one Green Street, the requirements in RCDG 20C.50.25-040(3), *Building Setbacks*, shall be met on the Green Street.
 - (ii) Frontage on more than one Green Street. Where the site is adjacent to more than one Green Street, the following shall apply:
 - (A) If two or more of the Green Streets intersect, the requirements in Subsection 20C.50.25-040(3), *Building Setbacks*, shall be met along two of the intersecting Green Streets. The requirements do not have to be met along the other Green Streets. The applicant may choose which intersection to use.
 - (B) If none of the streets intersect, the requirements in Subsection 20C.50.25-040(3), *Building Setbacks*, shall be met along one of the Green Streets. The applicant may choose which Green Street.
 - (iii) The maximum setback shall not apply to flag lots.
- (4) Alternative maximum setback option for large retail developments on Green Streets.
 - (a) **Purpose.** The intent of these regulations is to allow deeper street setbacks for very large retail stores locating along Green Streets in exchange for a pedestrian and transit-friendly main street type of development. These large retail sites can still be transit-supportive and pedestrian-friendly by placing smaller commercial buildings close to the street and by creating an internal circulation system that is similar to a street to separate the parking area into blocks. The intent is to encourage development that will, over time, form a pedestrian-friendly main street along the perimeter of the parking blocks.
 - (b) **Regulation.** A building with at least 75,000 square feet of floor area in retail sales uses shall be exempt from the maximum setback requirement of this section if all of the following requirements are met:
 - (i) Other buildings on the site have ground level walls within the maximum setback for at least 25 percent of the frontage on a Green Street. For sites with frontage on more than one Green Street, the regulations of RCDG 20C.50.25-040(3)(c)(ii), *Building Setbacks*, apply. These buildings shall be constructed before or at the same time as the large retail store.

- (ii) Internal circulation system. An internal circulation system that meets the following standards shall be provided.
- (A) Internal accessways that are similar to streets shall divide the site into parking areas no greater than 55,000 square feet each.
 - (B) One of the internal accessways shall connect to the Green Street at least once every 250 feet of frontage on the Green Street, unless the access cannot be allowed for traffic safety or capacity reasons.
 - (C) Each internal accessway shall have at least one auto travel lane, curbs, planting strips, and sidewalks on both sides of the accessway. Each sidewalk shall be at least six feet wide. Each planting strip shall be a minimum of four feet wide.
 - (D) Along each internal accessway that intersects a Green Street, the parking shall be provided between both sidewalks and the auto travel lanes. Parking shall not be allowed within 75 feet of the Green Street intersection, measured from the street lot line.
 - (E) Curb extensions that are at least the full depth of the parking bays shall be provided, as shown in Figure 1, at the intersections of internal accessways that have parking.

Figure 1
Internal Circulation System



- (5) Minimum Setback in a Transition Overlay.
- (a) See Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, for the location of Transition Overlays and the identification of protected and complying zones.

- (b) For properties within a Transition Overlay that border a protected zone or are across a street from a protected zone the following setbacks shall apply:

Building Height	Setback from All Property Lines that Border a Protected Zone or a Street that Borders or includes a Protected Zone
Up to 30 feet	20 feet
31 to 40 feet	25 feet
41 to 50 feet	30 feet
More than 51 feet	35 feet

- (c) This setback shall not apply to property lines bordering a green street or an arterial street on which King County provides all-day local or peak transit service or the Redmond Comprehensive Plan plans for the arterial street to have all-day local or peak transit service.
- (d) This setback shall not apply to property lines bordering the SR 520 right-of-way.

20C.50.25-050 Maximum Lot Coverage - Structures and Total Impervious Surface

- (1) 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.
- (2) 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.
- (3) 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.50.25-060 Maximum Height of Structures

- (1) 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.
- (2) 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 20A.20 *Definitions*, for measuring

building height. For additional shoreline regulations, please refer to Chapter 20D.150, *Shoreline Regulations*.

20C.50.25-070 Allowed Residential Density

- (1) 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 housing units within commercial areas and overloaded and overused public facilities.
- (2) Requirements
 - (a) 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 chapter.
 - (b) To determine the allowed density for residential development in Commercial zones, please refer to the requirements of RCDG 20C.30.25-030(3), *Allowed Density Calculations*, found in the Site Requirements Division for Residential zones.

20C.50.25-080 Landscaped Areas

- (1) **Purpose.** Landscaping is required in some zones because it is attractive and it helps to soften the effects of built and paved areas. It also helps reduce stormwater runoff by providing a surface into which stormwater can percolate. Landscaping is required for all commercial and employment-zoned lands abutting R zoned lands to provide buffering and promote the livability of the residential lands.
- (2) **Minimum landscaped area standards.**

 - (a) RCDG 20C.50.25-120 sets the required amounts of landscaped areas.

 - (i) The required landscaped areas shall be at ground level. For residential uses, up to one-half of the required landscaping may be at other levels if it is in a common area the residents are allowed to use.
 - (ii) The required landscaped areas shall comply with at least the L1, General Landscaping Standard, in RCDG 20C.50.25-080(2)(d), *Landscaped Areas*.
 - (iii) The required landscaping areas shall also comply with the applicable provisions of RCDG Chapter 20D.80 *Landscaping and Tree Protection*.
 - (iv) Up to one-third of the required landscaped area may be improved for active or passive recreational use, or for use by pedestrians. Examples include walkways, play areas, plazas, picnic areas, and unenclosed recreational facilities.
 - (v) Any required landscaping, such as for required setbacks or parking lot landscaping, applies towards the landscaped area standard if it meets the requirements of this section.
 - (b) Any parking lot adjoining 152nd Avenue NE, the sidewalk on which the Housing Emphasis Area is located, shall have a 10-foot wide landscaped area between the street and the parking lot. This area shall be landscaped in compliance with the L1, General Landscaping Standard in RCDG 20C.50.25-080(2)(d), *Landscaped Areas*. The landscaping shall allow people to see into the parking lot from 2½ feet to eight feet above the finished grade.
 - (c) **NC, RC and GC zones.** In the NC, RC and GC zones, the land between a building and a street shall be landscaped to at least the L1, General Landscaping Standard in RCDG 20C.50.25-080(2)(d), *Landscaped Areas*, or paved for use by pedestrians. Unless developed as a pedestrian plaza, paved areas for pedestrian use shall not exceed 14 feet in width. The landscaped area may be counted towards any minimum landscaped area requirements. Vehicle areas, including parking and driveways, and exterior display, storage, and work activities, if allowed, are exempt from this requirement but must comply with any other applicable landscaping requirements.

- (d) L1 General Landscaping Standard. To be moved to Chapter 20D.80, *Landscaping and Tree Protection*, when that chapter is updated.
- (i) Intent. The L1 standard is a landscape treatment for open areas. It is intended to be applied in situations where distance is used as the principal means of separating uses or development or landscaping is required to enhance the area in-between or where landscaped areas are provided for aesthetic purposes. While primarily consisting of ground cover plants including lawns, it also includes a mixture of trees, high shrubs, and low shrubs.
 - (ii) Required materials. The L1 standard has two different requirements for trees and shrubs. Where the area to be landscaped is less than 30 feet deep, the requirement is one tree per 30 linear feet. Where the area is 30 feet deep or greater, the requirement is one tree per 800 square feet and either four high shrubs or six low shrubs per 400 square feet of landscaped area. The shrubs and trees may be grouped. Ground cover plants shall fully cover the remainder of the landscaped area within three years. Lawns may be used as a ground cover.
 - (iii) Notwithstanding the provisions of RCDG 20F.10.60, *Legal Nonconformances*; tenant improvements which do not increase the area of a building shall not be required to comply with the requirements of this section (RCDG 20C.50.25-080, *Landscaped Areas*) provided there is no reduction in landscaped areas.

20C.50.25-090 Floor Area Ratio (FAR) Bonus for Residential Uses

- (1) **Purpose.** The Floor Area Ratio Bonus is provided to encourage housing development within the Retail Commercial zone in Overlake. Overlake has a large number of jobs. Providing housing close to those jobs will help reduce automobile trips to and from Overlake by encouraging people to live close to work and walk, bike, and ride transit to and from work. This reduction in automobile trips will reduce traffic and its associated impacts. These impacts include noise, cut through traffic in residential neighborhoods, air pollution, water pollution, and energy consumption.
- (2) **Bonus for Residential Uses.** Within the RC zone, the gross floor area of a building or part of a building used for residential purposes may be increased up the amount of gross floor area that would be allowed by the bonus in RCDG 20C.50.25-120, *Site Requirements in Commercial Zones*, without the requirement to purchase TDRs. The building area resulting from the bonus shall only be used for residential purposes. Residential purposes includes living areas, common areas used to access living areas, offices for the renting, leasing, or selling the housing units in the development, and recreational areas used exclusively by residents and their guests. The bonus may be used whether any of the floor area set by the "Maximum Floor Area Ratio without TDRs" is used for residential purposes. In addition to the bonus, the floor area of a building may be increased by purchasing TDRs up to an additional 0.05 FAR and this area can be used for either residential or non-residential uses.

20C.50.25-100 Ground Floor Windows

- (1) **Purpose.** In the Commercial (NC, RC and GC) zones, blank walls on the ground level of buildings are limited in order to:
 - (a) Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas;
 - (b) Encourage continuity of retail and service uses;
 - (c) Encourage surveillance opportunities by restricting fortress-like facades at street level; and
 - (d) Avoid a monotonous pedestrian environment.
- (2) **Required amounts of window area.**
 - (a) In NC, RC and CG zones, exterior walls on the ground level that are within 30 feet of the street lot line shall meet the general window standard in Paragraph b below. However, on corner lots, the general standard shall be met on one street frontage only. The general standard shall be met on the street that has the highest street classification in the Comprehensive Plan's Arterial Function Classification and Street Plan, Map TR-7 or its successor and Table TR-7, Arterial Function Classification Summary or its successor. On the other street(s) the requirement is 1/2 of the general standard. If two or more streets have the same classification, then the applicant may choose on which street to meet the general standard.
 - (b) General standard. The windows shall be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. The requirement does not apply to the walls of residential units or to parking structures when set back at least 5 feet and landscaped to at least the L1 standard.
- (3) **Qualifying window features.** Required window areas shall be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows set into the wall. Display cases attached to the outside wall do not qualify. The bottom of the windows shall be no more than 4 feet above the adjacent exterior grade.
- (4) **Adjustments.** Public art may be considered for adjustments to the ground floor window provision. The Design Review Board, after consulting with the Redmond Arts Commission, will review the application to determine whether public art is appropriate at the location, taking into account the scale and character of the building and area. The budget, selection process, final artwork, and installation shall approved by the Design Review Board, after consulting with the Redmond Arts Commission, and follow any guidelines the commission may adopt. Legally binding provisions that run with the land shall be required to ensure the installation, preservation, maintenance, and replacement of the public art. The provisions, if acceptable, shall be approved by the Administrator and City Attorney and be recorded in King County's real property records.

20C.50.25-110 Pedestrian Standards

- (1) **Purpose.** The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in all developments. They ensure a direct pedestrian connection between the street and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible.
- (2) **Standards.** The standards of RCDG 20C.50.25-110, *Pedestrian Standards*, apply to all development in Commercial zones. An on-site pedestrian circulation system shall be provided. The system shall meet all standards of this section.
 - (a) **Required Connections.**
 - (i) **Connection to the Street.** The system shall connect all adjacent streets to the main entrance. One of the connections should be no longer than the straight-line distance from the entrance to the closest sidewalk. It may not be more than 20 feet longer or 120 percent of that straight-line distance, whichever is less. Buildings or sites where all of the floor area is used for residential uses are only required to provide this connection to one main entrance.
 - (ii) **Connection to Neighboring Uses.** The system shall connect to all adjacent properties. The connections shall run to the property line and connect to paths or sidewalks on neighboring properties or to the likely location of connections on those properties. Where no connections exist on a neighboring property and extending a connection would create a safety hazard or it is not possible to determine the likely location of future connections on that property, the Administrator may enter into a legally binding agreement with the owner of the property being developed to construct the connection to the neighboring use when the property on which the use is located develops or redevelops. This agreement shall run with the land and be recorded in King County's real property records. Buildings or sites where all of the floor area is used for residential uses are only required to provide this connection to one main entrance.
 - (iii) **Internal connections.** The system shall connect all buildings on the site, and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, common outdoor areas, and any pedestrian amenities.
 - (b) **Materials.**

- (i) The circulation system shall be paved, and be at least 5 feet wide.
- (ii) Where the system crosses driveways, parking areas, and loading areas, the system shall be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other equally effective methods. Striping does not meet this requirement.
- (iii) Where the system is parallel and adjacent to an auto travel lane, the system shall be a raised path or be separated from the auto travel lane by a raised curb, bollards, landscaping or another physical barrier. If a raised path is used the ends of the raised portions shall be equipped with curb ramps.
- (iv) Lighting. The on-site pedestrian circulation system shall be lighted to intensity where the system can be used at night by the employees, residents, and customers. Lighting should be a height appropriate to a pedestrian pathway system.

20C.50.25-120

Site Requirements in Commercial Zones

	NC	RC	GC
Commercial Zone Requirements			
Minimum Lot Frontage (in feet)	80'	30'	30'
Minimum Building Front-, and all Street Setbacks (in feet)	20'	15' except for 152 nd Ave NE ¹	10'
Minimum Building Rear Setbacks (in feet)	10' ²	0' ²	0' ²
Minimum Building Side Setbacks (in feet)	10' ²	0' ²	0' ²
Maximum Lot Coverage of Structures and Other Impervious Surfaces	75%	85%	75%
Minimum Landscaped Area/Landscaping Requirements	See RCDG 20C.50.25-080.	15 % of site area. See RCDG 20C.50.25-080.	See RCDG 20C.50.25-080.
Maximum Height (in feet) ³	2 stories or 35' whichever is less	4 stories or 52' ⁴ whichever is less	2 stories or 35' whichever is less
Maximum Height in Shoreline Areas (in feet)	30'	30'	30'
Maximum Floor Area Ratio (FAR) without TDRs ⁵	NS	0.36 ⁷	0.35 ⁷
Maximum Floor Area Ratio with TDRs ⁶	NS	0.41	0.70
Floor Area Ratio (FAR) bonus for residential uses. ⁸	NA	2.5	NA
Ground Floor Window Standards Apply ⁹	Yes	Yes	Yes
Pedestrian Requirements		Yes ¹⁰	
Residential Uses in Commercial Zones			
Maximum number of dwelling units per gross acre of site area.	12 ¹¹	(See FAR bonus for residential uses above)	30

¹ See RCDG 20C.50.25-040(3), *Building Setbacks*.

² Setback shall be 10 feet if abutting a property in a residential zone. This setback shall be landscaped as required by Chapter 20D.80. RCDG, *Landscaping and Natural Screening* or its successor. Also see Chapter 20D.40 RCDG, *Design Standards*, for buffer requirements when adjacent to residential areas.

³ See RCDG 20C.230.30-020, *Maximum Height of Structures*, for maximum building heights in Transition Overlays.

⁴ See RCDG 20C.50.30-020(2)(b), *Mixed Use and Residential Development*, for a residential height bonus.

5 All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of building(s) provided all other applicable site requirements are met. The purchase of TDRs shall not be required for the 10,000 square feet minimum building(s).

6 Please refer to RCDG 20D.200.10 Transfer of Development Rights (TDR) Program, and RCDG 20C.50.30-050, Receipt of Development Rights in Commercial Zones.

7 Building space to be used for exclusively day-care centers may be constructed with a gross floor area that exceeds the Maximum Floor Area Ratio (FAR) without TDRs without the requirement to purchase TDRs if the following requirements are met. First, the building space shall be permanently used exclusively for a day-care center and deed restrictions shall limit the building space to this purpose. Second, in no case shall the gross floor area of the building space used for any purpose exceed the Maximum Floor Area Ratio with TDRs unless otherwise authorized by the RCDG.

8 The bonus may only be used for residential uses as defined in RCDG 20C.50.25-090, Floor Area Ratio (FAR) Bonus for Residential Uses.

9 See RCDG 20C.50.25-100, Ground Floor Windows.

10 See RCDG 20C.50.25-110, Pedestrian Standards

11 Residential uses allowed on upper floors.

20C.50.30 Special Commercial Zone Regulations

20C.50.30-010 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.50.30-020 Mixed Use and Residential Development

(1) **Allowed Uses.** Mixed-use development in commercial zones is allowed as indicated by the chart of Permitted Land Uses. Within the RC zone, freestanding multi-family residential buildings are also allowed and encouraged. 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 Zone 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.

(2) **Housing Emphasis Area in the RC Zone.**

(a) **Purpose.** While both freestanding and mixed use developments are allowed in the RC Zone, the Overlake Neighborhood Policies identify a Housing Emphasis Area along 152nd Avenue NE. This area is intended to be the focus of housing in the RC zone. This section includes regulations to provide for housing in this area.

(b) **Regulations.**

The Overlake Neighborhood Vision and Policies N-OV-10 to N-OV-17 guide housing development in the Retail Commercial zone. The Design Standards also guide building and site design for housing in this area.

- (i) RCDG 20C.50.25-090, *Floor Area Ratio (FAR) Bonus for Residential Uses*, grants a bonus for housing in this area.
- (ii) Height Bonus. For buildings that include housing in the second and higher floors in the RC zone, the maximum height shall be 5 stories and 60 feet, whichever is less. If the building includes housing in the second and higher floors and a pitched roof approved by the Design Review Board, the maximum height shall be 5 stories and 65 feet, whichever is less. These maximum heights shall supercede the maximum height in RCDG 20C.50.25-120, *Site Requirements in Commercial Zones*.
- (iii) The Housing Redevelopment Overlay is applied to the part of the Housing Emphasis Area most likely to redevelop. Its use, setback, and other requirements are designed to make this area attractive to and compatible with residential uses.

20C.50.30-030 Outdoor Storage

Regulations for outdoor storage are in Chapter 20C.120, *Outdoor Storage and Service Areas*.

20C.50.30-040 Commercial Design Standards

Design standards for Commercial development are provided in Chapter 20D.40 RCDG, *Design Standards*. Administrative procedures for Planned Commercial Development are in RCDG 20F.

20C.50.30-050 Receipt of Development Rights in Commercial Zones

- (1) Procedures detailing how Commercial properties may receive a Transfer of Development Rights (TDR) from the sending areas are provided for in Division 20D.200.10, *Transfer of Development Rights (TDR) Program*.
- (2) Development rights may be used in GC and RC zones. Projects incorporating additional transferred development rights shall present sufficient documentation in the form of a deed of transfer as required in RCDG 20D.200.10-090, *Deed of Transfer of Development Rights*, and extinguishment document as required in RCDG 20D.200.10-100, *Extinguishment Document*, to demonstrate that the transfer has been finalized.
- (3) The Transfer of Development Rights (TDR) shall meet all site requirements of the receiving zone except as provided for in RCDG 20D.200.10-120, *Use of Development Rights*
- (4) Within the RC zone, TDRs may be granted for pedestrian plazas that comply with the requirements of this subsection.
 - (a) To obtaining the TDRs, the pedestrian plaza shall meet the following requirements:
 - (i) The pedestrian plaza shall be adjacent to and open to a public street and sidewalk on at least one side.

- (ii) The pedestrian plaza design shall allow people walking or driving by to see into the plaza from a height of 2½ feet to eight feet above finished grade. Lighting shall be included and allow people walking or driving by to see into the plaza at night.
- (iii) The pedestrian plaza shall meet one of the following requirements:
 - (A) The seating area of a restaurant shall overlook the pedestrian plaza on at least one side. At least 25 percent of the restaurant wall abutting the pedestrian plaza shall be windows.
 - (B) A food, refreshment, coffee or espresso cart shall be located in the pedestrian plaza during at least half of each working day.
 - (C) The pedestrian plaza shall include a fountain of at least 100 square feet and children's play equipment.
 - (D) Any other feature that will provide equivalent or better surveillance of the pedestrian plaza.
- (iv) The pedestrian plaza shall be open to the public during daylight hours.
- (v) The portions of the pedestrian plaza not landscaped shall be surfaced in textured concrete, bricks, pavers, or similar or better material.
- (v) Up to 25 percent of the pedestrian plaza may include lawns or ground covers. All landscaped areas that do not include lawns shall include trees. Tree wells shall not be included in the in this limit.
- (vi) The pedestrian plaza shall have at least 30 percent of its area covered by trees. If the pedestrian plaza includes a covered area used for siting and other purposes, then the area covered by trees may be reduced to 15 percent of the pedestrian plaza.
- (vii) The pedestrian plaza shall be located and designed so that wind within the pedestrian plaza does not interfere with its use for siting and similar activities.
- (viii) Eighty percent of the plaza, outside of any covered area, should not be shaded during the hours of 10 a.m. to 2 p.m. in the winter, except by the trees within the plaza. If possible, the plaza shall have a southern exposure.
- (ix) The pedestrian plaza shall include seating for at least twenty people. At least some movable chairs shall be included.
- (x) The Design Review Board shall determine if the pedestrian plaza complies with the Design Review Standards.
- (xi) The pedestrian plaza shall not be used by motor vehicles for any purpose, other than maintenance.
- (xii) The pedestrian plaza shall not be bordered by a drive-in lane on any side.

- (b) For each square foot of pedestrian plaza that the Administrator concludes meets the requirements of this section, not including any adjoining sidewalks, the Administrator shall grant the property owner one square foot of TDR.
- (c) No more than two TDRs (which total 17,424 square feet of transferable space) shall be granted for any property or property in a common ownership under this subsection.
- (d) The approved TDRs can be used for any purpose authorized by 20D.200.10-120, *Use of Development Rights*, or its successor. The pedestrian plaza shall be maintained and comply with this subsection for the life of the structure or use incorporating the TDRs.
- (e) The TDRs granted under this subsection shall only be used on the property providing the pedestrian plaza or an adjacent parcel under the same ownership.

20C.50.30-060 Exterior Light Regulations

- (1) Purpose and Policies. All exterior illumination shall be consistent with Comprehensive Plan Policies NE-90 and NE 91 to minimize excessive glare and light trespass on neighboring properties.
- (2) Requirements. Exterior lighting requirements are found in Chapter 20D.90 RCDG, *Lighting Requirements*. Additional lighting requirements are found in Chapter 20D.40 RCDG, Chapter 20D.230 RCDG, *Transitions between Zones*, and Chapter 20D.250 RCDG, *Limitations on External Effects of Uses*.
- (3) 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.

20C.50.30-070 Planned Commercial Development

Requirements are in Chapter 20C.60 RCDG.

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Attachment B

Amended Employment Zones

20C.60 Business, Manufacturing and Industrial Zones

20.C.60.10 Purpose and Summary Description

20C.60.20-010 Purpose

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

- (1) Business and manufacturing employment opportunities for existing residents of the City and those in adjacent communities;
- (2) Opportunities for office, research and development use to community and regional economic development goals in a manner consistent with the Comprehensive Plan;
- (3) A variety of industrial uses, in limited and appropriate areas, to accommodate existing industries, and minimize adverse impacts to the environment and surrounding uses;
- (4) Protection of residential and other uses from adverse impacts from office, manufacturing, and industrial uses;
- (5) Protection of office park, manufacturing park, and industrial areas from other uses that may interfere with the purpose and efficient operation of those areas.

20C.60.20-020 Summary Description

- (1) This chapter describes the intent and specific characteristics of business and industrial 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 that affect development and use activities in these zones.
- (2) Additional requirements are found in other chapters of the Community Development Guide such as parking (Chapter 20D.130 RCDG), outdoor storage (Chapter 20D.120 RCDG), landscaping (Chapter 20D.80 RCDG), design standards (Chapter 20D.40 RCDG), compatibility with neighboring zones (Chapter 20D.230 RCDG), transit supportive development (Chapter 20D.240 RCDG), limits on external effects of uses (Chapter 20D.250 RCDG), and developing in environmentally sensitive areas (Chapter 20D.140 RCDG) and shoreline jurisdiction (Chapter 20D.150 RCDG). Additional requirements for specific neighborhoods outside the City Center can be found in Chapter 20D.70 RCDG. Procedures for development applications, administrative review and design review procedures, public hearings, and other procedural requirements are found in RCDG Subtitle 20F. The Comprehensive Plan provides policy guidance for the location and development of these business and industrial activities as provided in RCDG Subtitle 20B. The Comprehensive Plan, Subtitle 20B, is published as a separate document.

20.C.60.15 Business, Manufacturing and Industrial Zones

20C.60.15-010 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 of the City and 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 business and advanced technology areas. There are four business and manufacturing zones established within the City. These include: Business Park (BP) zone, Manufacturing Park (MP) zone, Industry (I) zone, and the Overlake Business and Advanced Technology (OV) zone as provided for in the following sections.

20C.60.15-020 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.60.15-030 Overlake Business and Advanced Technology (OV) Zone – Purpose

The Overlake Business and Advanced Technology (OV) zone helps implement comprehensive plan policies calling for the creation of a high wage employment center to serve the region and an Advanced Technology Center at Overlake. The zone provides for advanced technology uses, research and development uses, corporate offices, compatible high technology manufacturing, distribution uses, and uses that serve these uses and nearby neighborhoods. The development standards provide for a low to moderate intensity of development to match the available public facilities, especially transportation facilities. Development standards also provide for attractive developments with significant areas of trees and open spaces. Development regulations to enhance compatibility between the uses in this zone and neighboring residential areas are also included. New development and redevelopment should encourage walking, biking, carpools, vanpools, and transit use. The mix of allowed uses is also intended to help reduce motor vehicle trips in the area.

Policy LU-131, Overlake Business and Advanced Technology Designation, contains the policy basis for this zone. The Overlake Neighborhood Vision sets out the preferred future for the Overlake Business & Advanced Technology zone in Overlake.

20C.60.15-040 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.60.15-050 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.60.20 Permitted Uses

20C.60.20-010 Purpose

RCDG 20C.60.20-030, *Permitted Land Uses in Business, Manufacturing and Industry Zones*, lists the 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.

20C.60.20-020 Allowed Uses

- (1) 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.
- (2) Procedural requirements related to the General and Special Development Permit processes are described in RCDG Subtitle 20F.
- (3) Uses similar to those listed may be established as permitted or conditionally allowed through the interpretation procedure in RCDG Subtitle 20.F, *Administration and Procedures*. In determining whether a use should be permitted, the Administrator shall refer to the purpose statements found in RCDG Division 20C.60.10, *Purpose*, RCDG 20C.60.15, *Business, Manufacturing and Industrial Zones*, and the latest issued version of the *Standard Industrial Classification Manual*.

20C.60.20-030 Permitted Land Uses in Business, Manufacturing and Industry Zones

Business, Manufacturing and Industry Zones Permitted Land Use Chart

	BP	OV	MP	I
Housing				
Residential Mixed-Use	G ¹	G		
Recreation and Entertainment				
Adult Entertainment Facilities ²	P	P	P	P
Indoor Public Assembly: Arenas, Auditoriums, Conference Facilities		P		
Corporate Conference Centers accessory to primary business activity	P	P		
Libraries and Museums		S		
Athletic Clubs and Fitness Centers	P	G	P	
Public and Private Parks and Open Space	P	P	P	P
Wholesale and Retail Trade				
Wholesale Trade and Assembly	P	P	P	P
Eating and Drinking Establishments (Sit-down/Carry-out) in multi-tenant buildings ³	P	P	P	S
Eating and Drinking Establishments (Sit down/Carry-out) in a convenience commercial cluster or accessory to a Transit Center ⁴		P		
Convenience retail commercial uses in a convenience commercial cluster or accessory to a Transit Center ⁴		P		
Retail Vehicle Fuel Sales (with or without mini-marts) ⁵	S	S	S	
Manufacturing and Assembly Uses⁵				
Food and Kindred Products		S	P	P
Factory Outlets ⁶		G	P	
Apparel and other Textile Products		S	P	P
Building Materials, including wood products, stone, glass and concrete products			P	P
Asphalt and Concrete Batch Plants and other outdoor processing operations ^{7,8}			G	G
Mining, Quarrying and other Extractive operations ⁸				S
Furniture and Fixtures	S		P	P

Business, Manufacturing and Industry Zones Permitted Land Use Chart (Continued)

	BP	OV	MP	I
Paperboard containers and boxes	S	S	P	P
Printing, Publishing, and allied products	P	G	P	P
Pharmaceuticals, Biotechnology Products and medical equipment and software provided large quantities of toxic materials are not used in the manufacturing process	P	P	P	P
Perfumes, Cosmetics and Similar Preparations		S	P	P
Fabricated Metal Products			S	P
Industrial and Commercial Machinery			S	P
Computer and Office Equipment	P	P	P	P
Advanced Technology: Computer Hardware and Software	P	P	P	
Electrical and Electronic Equipment and Components	G	G	P	P
Aircraft Parts, Aerospace and Space Vehicles and Parts	G	G	G	P
Measuring, Analyzing and Controlling Instruments, Photographic, Medical, Optical, Watches and Clocks	P	P	P	P
Miscellaneous Manufacturing Industries			P	P
Incidental Hazardous Waste Treatment and Storage ⁹	G	G	P	
Primary Hazardous Waste Treatment and Storage ⁹			S	
Services				
Research and Development Facilities	P	P	P	P
Corporate Headquarters and Regional Offices associated with other Permitted Uses	P			
Corporate Headquarters and Regional Offices (Includes all uses allowed in the above category without the requirement to be associated with a permitted use)		P		
Construction/Contractors: Offices and Storage of Materials and Equipment			P	P
Construction/Contractors: Offices only	P	P		

20C.60.20-030 Permitted Land Uses in Business & Manufacturing Zones (Continued)

	BP	OV	MP	I
Commercial/Industrial Photography, Cinematography, Video Production	P	P	P	
Convenience service, personal service, and professional service uses in a convenience commercial cluster or accessory to a Transit Center ⁴		P		
Business Services: Technology Service and Support, Copy and Connectivity Centers, Consultants who directly support surrounding businesses, Telework Centers	P	P	P	
Day-Care Centers ¹⁰	P	P	P	
Rental Storage and Mini Warehouses ¹¹			P	
Warehousing and Distribution	P	P	P	P ¹²
Rental Services: Furniture, Tools, and Equipment with Exterior Storage	P		P	
Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles, Construction and Heavy Hauling Equipment ¹³			P	P
Auto and Boat Repair ¹³			P	P
Hospitals, Clinics, Long-Term Care Facilities, Residential Care Facilities		S		
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for up to 150 total students.	S	G		
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for more than 150 students.	S	S		
Churches, Synagogues, Temples, (1-750 seats); & related activities ¹⁴		G	G	
Churches, Synagogues, Temples, (>750 seats), & related activities ¹⁴		S	S	
Charitable, Social, Professional & Labor Organizations	P	P		
Transportation, Communication and Utilities				
Railroad Facilities (Excluding Yards, Shops and Maintenance Facilities)	P	S	P	P
Transit Facilities, including Transit Centers, Rail and Park-&-Ride Lots	P	P ¹⁵	P	P
Motor Vehicle Maintenance Garage, Motor Freight Services and Terminals		S ¹⁶	P	P
Heliports and Helicopter Landing and Storage (excluding medivac)	S	S	S	S

20C.60.20-030 Permitted Land Uses in Business & Manufacturing Zones (Continued)

	BP	OV	MP	I
Commercial Parking Lots & Parking Garages	P ¹⁷	P ¹⁸		
Film, Video, TV, and Radio Broadcasting or Production Studios	P	P		
Towing Operators and Auto Impoundment Yards			P	P
Large Satellite Dishes/Amateur Radio Antenna ¹⁹	P	P	P	P
Broadcast and Relay Towers ²⁰	S	S	G	G
Wireless Communication Facilities ²⁰	P	P	P	P
Local Utilities	P	P	P	P
Regional Utilities	G	G	G	G
Solid Waste Transfer Stations			G	

¹ Limited to upper stories in a mixed-use structures. See RCDG 20C.60.25-080 regarding maximum number of dwelling units and maximum building height provisions.

² See Adult Entertainment Regulations in Chapter 20D.20 RCDG, *Adult Entertainment*.

³ 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.

⁴ See RCDG 20C.60.30-070, *Convenience Commercial Clusters* and 20C.60.30-080, *Convenience Uses Allowed as an Accessory Use to a Transit Center*.

⁵ Subject to aquifer protection and sensitive areas regulations in Chapter 20D.140 RCDG.

⁶ Provided retail sales are manufactured goods produced on the premises and accessory or secondary to the primary manufacturing or wholesaling activity. The outlet area shall not exceed 10 percent of the user's share of the gross floor area or 1,000 square feet.

⁷ Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.

⁸ Subject to Special Use Criteria, RCDG 20D.170.20, *Batch Plants and Extractive Operations*.

⁹ Subject to Special Use Criteria, RCDG 20D.170.60, *Hazardous Waste Facilities*.

¹⁰ Subject to Special Use Criteria, RCDG 20D.170.50, *Day-Care*.

¹¹ No business activities are allowed to operate from storage spaces.

¹² When associated with a permitted manufacturing use.

¹³ Subject to Special Use Criteria, RCDG 20D.170.20, *Auto, RV, Boat Uses*.

¹⁴ Subject to Special Use Criteria, RCDG 20D.170.40, *Churches, Synagogues and Temples*.

¹⁵ Park and ride lots shall obtain a Special Development Permit before being authorized in the OV zone.

¹⁶ Only motor vehicle maintenance facilities for public transit agencies or company owned vehicles are allowed in the OV zone. In the OV zone, motor vehicle maintenance facilities for company owned vehicles shall be accessory to another allowed use. In the OV zone, a special development permit shall be required even though the use is accessory to another use. Motor vehicle maintenance facilities shall not be allowed within a Transition Overlay.

¹⁷ Commercial parking lots, commercial parking garages and commercial parking structures are prohibited from storing impounded, abandoned, or damaged vehicles.

¹⁸ Commercial parking lots not accessory to another use shall obtain a Special Development Permit before being authorized in the OV zone.

¹⁹ Subject to Special Use Criteria, RCDG 20D.170.45, *Telecommunication Facilities*.

20C.60.25 Site Requirements for Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones

20C.60.25-010 Purpose

This section establishes site design requirements within the Business Park (BP), Overlake Business and Advanced Technology (OV), 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.60.25-020 Chart of Site Requirements

- (1) **Purpose.** RCDG 20C.60.25-080, *Site Requirements*, establishes the dimensional requirements for business park, manufacturing park and industrial development. The standards and rules are established to provide flexibility in project design, maintain privacy between adjacent uses, and prevent public nuisances.
- (2) **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).
- (3) For properties within the OV zone, the requirements of RCDG 20C.60.25-080, *Site Requirements*, and Division 20C.60.30, *Special Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Regulations* shall be applied to all adjoining properties in a common ownership. Properties under a lease of at least ten years duration, including renewals, shall be considered an ownership interest for the purposes of this subsection.

20C.60.25-030 Minimum Tract Area

- (1) **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.
- (2) **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. No lot shall be created which is smaller than the minimum tract area except for pad sites where the pad site and the property leased for parking, landscaping, other purposes exceeds the minimum tract area.

20C.60.25-040 Minimum Lot Frontage

- (1) **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.

- (2) **Requirement.** Minimum lot frontage is the width of the lot that adjoins a public or private street or approved access corridor.

20C.60.25-050 Building Setbacks

- (1) **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.
- (2) **Requirements.**
 - (a) *Measurement.* Except as provided in 20C.60.25-050(3) below, 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.
- (3) **Green Street Setbacks**
 - (a) The Green Street Setbacks shall comply with RCDG 20C.50.25-040(3) except as modified by this subsection. These setbacks are measured from the property line.
 - (b) Green Street Setbacks in the OV Zone:
 - (i) Minimum Setback: 27 feet.

- (ii) Maximum Setback: 45 feet.
- (d) Minimum Landscaping. At least 20 feet of the setback width shall be landscaped to at least the L-1 standard. This required landscaping shall be located between the sidewalk and the building even if the sidewalk is in the street right-of-way. The area between the sidewalk may be counted to meet this requirement even if the sidewalk is located in the street right-of-way.
- (e) A planter strip at least five feet wide shall be provided between the curb and the sidewalk. For the portion of the side abutting a transit stop, the planter strip may be reduced in width or eliminated.
- (f) Parking and driveways parallel to the street shall be prohibited within a Green Street setback.
- (g) All landscaping along a Green Street, including the planter strip and minimum landscaping shall be counted towards the "Minimum Landscaped Area/Landscaping Requirements" in RCDG 20C.60.25-080, *Site Requirements in Business, Manufacturing, and Industrial Zones*.
- (4) The setbacks along Neighborhood Protection Streets shall be as follows:

Building Height	Setback from the Property Line
Up to 20 feet	20 feet
21 or more	30 feet

- (5) Along the portion of Bel-Red Road identified on Map N-OV-2 as a Neighborhood Protection Street, the setback shall be 120 feet.
- (6) Minimum Setback in a Transition Overlay.

- (a) See Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, for the location of Transition Overlays and the identification of protected and complying zones.
- (b) For properties within a Transition Overlay that border a protected zone or are across a street from a protected zone the following setbacks shall apply:

Building Height	Setback from All Property Lines that Border a Protected Zone or a Street that Borders or includes a Protected Zone
Up to 30 feet	20 feet
31 to 40 feet	25 feet
41 to 50 feet	30 feet
More than 51 feet	35 feet

- (c) This setback shall not apply to property lines bordering a green street or an arterial street on which King County provides all-day local or peak transit service or the Redmond Comprehensive Plan plans for the arterial street to have all-day local or peak transit service.
- (d) This setback shall not apply to property lines bordering the SR 520 right-of-way.

20C.60.25-060 Maximum Height of Structures

- (1) **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.
- (2) **Requirements.** Maximum height requirements set the limit measured from the finished grade above which structures shall not extend. Please refer to Chapter 20A.20, *Definitions*, for measuring building height. Chimneys, antennas, cooling and ventilation equipment, mechanical equipment screens and enclosures, elevator penthouses, roof access stair enclosures, and flagpoles, may exceed the height limit of the underlying zone by not more than 15 feet.
- (3) **Residential/Mixed Use Developments.** Within the BP and OV zones, buildings that include a minimum of four residences may exceed the standard height limit and shall not exceed the "Maximum Height" listed under "Residential Uses in Business Park Areas" in RCDG 20C.60.25-080, *Site Requirements in Business, Manufacturing and Industrial Zones*.

20C.60.25-070 Maximum Lot Coverage of Structures and Other Impervious Surfaces

- (1) **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.
- (2) **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.
- (3) **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 RCDG 20C.60.25-080, *Site Requirements*, for the development as a whole.

20C.60.25-080 Site Requirements in Business, Manufacturing and Industrial Zones

	BP	OV	MP	I
Business and Manufacturing Park Requirements				
Minimum Tract Area For Development	1.5 acres	1.5 acres	1 acre	1 acre
Minimum Lot Frontage (in feet)	30'	30'	30'	30'
Minimum Building Front, and All Street Setbacks (in feet) ¹	30'	10 ²	30'	30'
Minimum Building Rear Setbacks (in feet) ¹	20'	20'	10' ³	10' ³
Minimum Building Side Setbacks (in feet) ¹	40'	20'	10' ³	10' ³
Minimum Building Separation (Except for Accessory Structures) ⁴	NS	NS	NS	NS
Maximum Lot Coverage of Structures and Other Impervious Surfaces ⁵	75%	80%	80%	80% ⁶
Minimum Landscaped Area/Landscaping Requirements ⁷	See RCDG 20D.80.10 -070(2).	20 % of site area.	NS	NS
Maximum Height (in feet) ⁸	45'	4 stories or 56' ⁹ whichever is less	45' ¹⁰	60' ¹¹
Maximum Floor Area Ratio (FAR) without TDRs ^{5 12 13}	0.45	0.4	0.50	0.50
Maximum Floor Area Ratio with TDRs ^{5 14}	1.0	0.47	1.0	1.0
Pedestrian Requirements	NS	Yes ¹⁵	NS	NS
Residential Uses in Business Park Areas				
Maximum Number of Dwelling Units Per Acre of Site Area ⁵	30 ¹⁶	30 ¹⁶	NS	NS
Maximum height (in feet)	55'	60'	NS	NS

Notes: NS = No Standard

¹ Subject to buffering and landscaping requirements of Chapter 20D.80 RCDG, *Landscaping and Tree Protection*.

² See RCDG 20C.60.25-050, *Building Setbacks*.

³ No setback is required for joint or common wall construction located on property line.

⁴ As required by RCDG Subtitle 20E, *Building and Construction Codes*, or its successor.

⁵ For properties under a common ownership that are contiguous or separated only by rights-of-way, FARs may be calculated based on the average FAR across those properties, and density and impervious surface coverage may be transferred among contiguous properties provided the averages or transfers are consistent with all other applicable regulations.

⁶ Industrial uses 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.

⁷ See RCDG Chapter 20D.80, *Landscaping and Tree Protection*, for tree protection and landscaping requirements. Outside of parking lots, the L1 General Landscaping Standard in Section 20C.50.25-080, *Landscaped Areas*, shall be used in OV zone place of the Type IV – Open Area Planting in Subsection 20D.80.10-080(d), *Types of Planting*.

⁸ See RCDG Section 20C.60.25-065 *Maximum Height of Structures in a Transition Overlay*, for maximum building heights in Transition Overlays.

⁹ If the proposed building is more than 750 feet from a residential zone or Neighborhood Protection Street, the maximum height may be increased to 5 stories or 65 feet, whichever is less.

¹⁰ Buildings not used exclusively for research and development, manufacturing, warehousing, or allowed light industrial uses shall not exceed two (b) stories and 25 feet. No building over two (b) stories may be converted to office uses.

¹¹ Rock crushing equipment, asphalt and concrete batch plants, silos, and other related equipment may extend to a maximum height of 90 feet.

¹² 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.

¹³ Building space to be used for exclusively day-care centers may be constructed with a gross floor area that exceeds the Maximum Floor Area Ratio (FAR) without TDRs without the requirement to purchase TDRs if the following requirements are met. First, the building space shall be permanently used exclusively for a day-care center and deed restrictions shall limit the building space to this purpose. Second, in no case shall the gross floor area of the building space used for any purpose exceed the Maximum Floor Area Ratio with TDRs unless otherwise authorized by the RCDG.

¹⁴ Please refer to Division 20D.200.10 *Transfer of Development Rights (TDR) Program*, and RCDG 20C.60.30-050 *Receipt of Development Rights in Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones*.

¹⁵ See RCDG 20C.50.25-110, *Pedestrian Standards*. For closed campuses, the pedestrian standards shall be met, but they can be closed to the public by gates or other means.

¹⁶ Allowed in upper stories of buildings where there are no adverse impacts to surrounding businesses or residences.

20C.60.30 Special Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Regulations

20C.60.30-010 Purpose

Special requirements for the Business Park, Manufacturing Park, and Industry zones are intended to fulfill several purposes. First, this division identifies special requirements for development within these zones. Secondly, this division provides references to other divisions of the Community Development Guide that contain requirements affecting business, manufacturing and industrial uses. Finally, this division identifies how special programs may be implemented in these zones, such as the Transfer of Development Rights (TDR) program.

20C.60.30-020 Mixed Use and Residential Development

- (1) Mixed use development in Business Park (BP), Overlake Business and Advanced Technology (OV), Manufacturing Park (MP), Industry (I), and Overlake Business and Advanced Technology (OV) zones are allowed as indicated in RCDG 20C.60.215, *Permitted Land Uses*. Residential mixed-use development is permitted in the BP and OV zones 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 division.
- (2) Additional Building height and Floor Area Ratio are allowed for residential uses in the Business Park and Overlake Business and Advanced Technology zone as noted in RCDG 20C.60.25-080, *Site Requirements Chart*.

20C.60.30-030 Outdoor Storage

Regulations for outdoor storage are contained in Chapter 20C.120 RCDG, *Outdoor Storage and Service Areas*.

20C.60.30-040 Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Design Standards

Design standards for business and manufacturing park and industry development are provided in Chapter 20D.40 RCDG, *Design Standards*. Administrative procedures for Planned Commercial Development approval are in RCDG Subtitle 20F.

20C.60.30-050 Receipt of Development Rights in Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones

- (1) The Transfer of Development Rights from the sending areas is provided for in Division 20D.200.10, *Transfer of Development Rights (TDR) Program*. 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. Division 20D.200.10, *Transfer of Development Rights (TDR) Program*, describes how development rights are measured, and applied in the receiving zones.
- (2) Development rights may be used in all BP, OV and MP zones. Projects incorporating additional transferred development rights shall present sufficient documentation in the form of a deed of transfer as required in RCDG 20D.200.10-090, *Deed of Transfer*

of *Development Rights*, and extinguishment document as required in RCDG 20D.200.10-100, *Extinguishment Document*, to demonstrate that the transfer has been finalized.

- (3) The Transfer of Development Rights (TDR) shall meet all site requirements of the receiving zone except as provided for in RCDG 20D.200.10-120, *Use of Development Rights*.
- (4) For properties zoned OV, if a fountain with a diameter of at least ten feet and capable of jetting water at least 15 feet in air or that has a cascade of at least ten feet is constructed on the southeast corner of the intersection of NE 40th Street and NE 156th Street, the property owner constructing and maintaining the fountain shall be entitled to two transferable development rights (TDRs). The fountain shall be approved by the City of Redmond Design Review Board or its successor. To be entitled to the two transferable development rights, the fountain shall be permanently maintained and operated.

20C.60.30-060 Exterior Light Regulations

- (1) Purpose and Policies. All exterior illumination shall be consistent with Comprehensive Plan Policies NE-90 and NE 91 to minimize excessive glare and light trespass on neighboring properties.
- (2) Requirements. Exterior lighting requirements are found in Chapter 20D.90 RCDG, *Lighting Requirements*. Additional lighting requirements are found in Chapter 20D.40 RCDG, Chapter 20D.230 RCDG, *Transitions between Zones*, and Chapter 20D.250 RCDG, *Limitations on External Effects of Uses*.
- (3) 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.

20C.60.30-070 Convenience Commercial Clusters in the Overlake Business and Advanced Technology (OV) Zone

- (1) Purpose. To provide convenient retail and service uses within the Overlake Business and Advanced Technology (OV) zone to serve area employees and nearby residents. Providing such services in the employment area is intended to reduce motor vehicle trips and the impact they have on the community and the environment.
- (2) Definitions. In addition to the definitions included in Chapter 20A.20 RCDG, Definitions, the following definitions shall apply to convenience commercial clusters.

- (a) "Convenience retail commercial uses" are establishments engaged in selling goods or merchandise used on a daily or weekly basis by the general public for personal or household consumption and rendering services incidental to the sale of such goods, but shall not include supermarkets. Convenience retail commercial uses include, but are not limited to, convenience stores, and grocery stores.

Policies N-OV-18 through N-OV-22 guide the location, development, and operation of convenience commercial clusters in the OV zone.

- (b) "Convenience service uses" are services used on a daily or weekly basis by the general public for personal or household consumption and selling goods, merchandise, or intangibles incidental to the performance of such services. Convenience service uses include, but are not limited to, dry cleaners, post offices, retail banks, retail stock brokerages, video rental shops, dentists, doctors, and accountants.
- (3) Allowed Uses in Convenience Commercial Clusters.
 - (a) The allowed uses include all uses allowed in the Overlake Business and Advanced Technology zone including eating and drinking establishments, convenience retail commercial uses, convenience service, personal service, and professional service uses, and hotels and motels. Supermarkets shall not be allowed.
 - (b) Including eating and drinking establishments, convenience retail commercial uses, convenience service, personal service, and professional service uses, and hotels and motels is not required in a convenience commercial cluster.
 - (c) If a hotel or motel is included in a convenience commercial cluster, then an eating and drinking establishment must be included in the hotel, motel or cluster and at least 5,000 square feet of convenience retail commercial uses, convenience service, personal service, or professional service uses shall be included.
- (4) Designation of One Convenience Commercial Cluster. Three alternative convenience commercial cluster sites are pre-designated on the Zoning Map. One of the predesignated sites may be activated as a convenience commercial cluster. A convenience commercial cluster may be activated by:
 - (a) Being the first of the predesignated sites shown on the Zoning Map to file a site plan application. Once a site plan application is filed, the other alternative sites cannot be developed as a convenience commercial cluster unless the site plan application is denied or approval expires without the construction required in (ii) below. In addition to the other requirements of site plan approval, the site plan must identify the boundary of the convenience commercial cluster. The applicant must option, own, or lease the land within the boundary. The area of the cluster shall be at least two acres in size.
 - (b) Construct at least 10,000 square feet of one or more of the following uses: convenience retail commercial uses, convenience service uses, personal service uses, and professional service uses.

Once activated, the site may be used as a convenience commercial cluster. Only one convenience commercial cluster may be activated in the OV zone or be used as a convenience commercial cluster.
- (5) Special Convenience Commercial Cluster Development Standards.
 - (a) Size
 - (i) Minimum size: 2 acres. This may include multiple lots.
 - (ii) Maximum size:

- (A) For freestanding buildings containing only eating and drinking establishments, convenience retail commercial uses, convenience service, personal service, and professional service uses, and hotels and motels: 40 percent of the development site and not more than 6 acres of land total.
 - (B) Where the convenience commercial cluster includes one or more buildings containing uses other than eating and drinking establishments, convenience retail commercial uses, convenience service, personal service, and professional service uses, and hotels and motels: 70 percent of the development site and not more than 6 acres of land total.
 - (C) The parts of the site used for parking for eating and drinking establishments, convenience retail commercial uses, convenience service, personal service, and professional service uses, and hotels and motels shall be included in the percentage and acreage limits.
- (b) Additional Development Square Footage Allowed. When the convenience commercial cluster is activated, the property on which it is located shall be allowed 50,000 square feet of building gross floor area in addition to the building gross floor area allowed by the applicable FARs in RCDG 20C.60.25-080, *Site Requirements in Business, Manufacturing and Industrial Zones*. This additional development square footage may only be used for eating and drinking establishments, convenience retail commercial uses, convenience service, personal service uses or professional service uses within the convenience commercial cluster.
 - (c) Drive through windows shall be prohibited in all convenience commercial clusters.
 - (d) New retail vehicle fuel sales establishments shall be prohibited immediately adjacent to transit centers and bus or transit stops.
 - (e) Deliveries and outdoor maintenance activities shall take place during daylight and early evening hours when uses that generate this activity abut or are across the street from predominately residential neighborhoods.

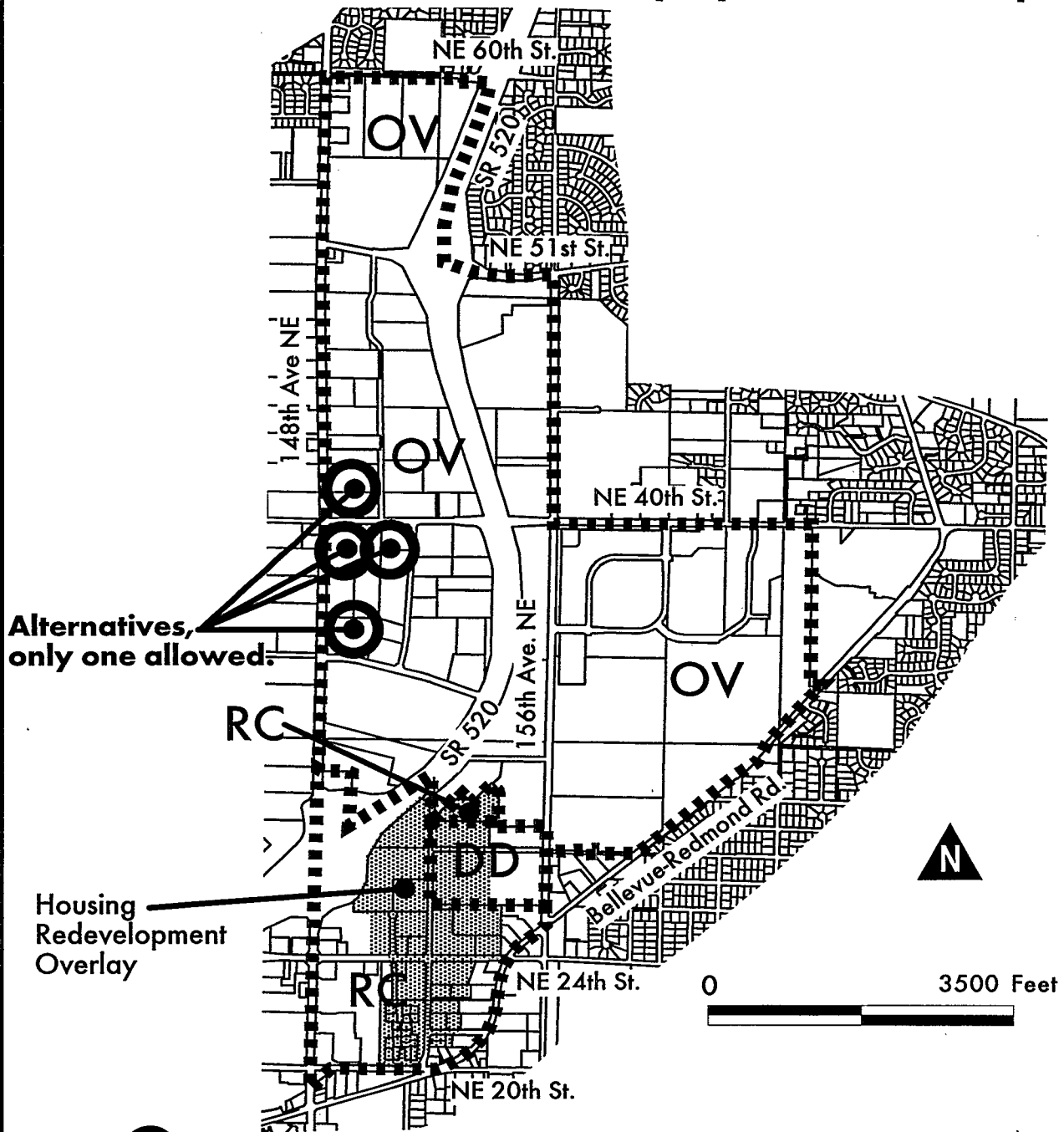
20C.60.30-080 Convenience Uses Allowed as an Accessory Use to a Transit Center.

- (1) Definitions. In addition to the definitions included in Chapter 20A.20 RCDG, Definitions, the following definitions shall apply to convenience retail commercial uses and convenience service uses allowed accessory to a Transit Center.
 - (a) "Convenience retail commercial uses" are establishments engaged in selling goods or merchandise used on a daily or weekly basis by the general public for personal or household consumption and rendering services incidental to the sale of such goods, but shall not include supermarkets. Convenience retail commercial uses include, but are not limited to, convenience stores, and grocery stores.

- (b) "Convenience service uses" are services used on a daily or weekly basis by the general public for personal or household consumption and selling goods, merchandise, or intangibles incidental to the performance of such services. Convenience service uses include, but are not limited to, dry cleaners, post offices, retail banks, retail stock brokerages, video rental shops, dentists, doctors, and accountants.
- (2) Development Limitations. When allowed accessory to a Transit Center, convenience retail commercial uses and convenience service uses shall comply with the following limitations.
 - (a) When accessory to a transit center, the property on which the transit center is located shall be allowed an additional 15,000 square feet of building gross floor area in addition to any building gross floor area allowed by the applicable FARs in RCDG 20C.60.25-080, *Site Requirements in Business, Manufacturing and Industrial Zones*. This additional development square footage may be used for eating and drinking establishments, convenience retail commercial uses, convenience service, personal service uses or professional service uses.
 - (b) If the development rights or allowable development building area on a property have been transferred from the property, no building gross floor area shall be allowed by the FARs in RCDG 20C.60.25-080, *Site Requirements in Business, Manufacturing and Industrial Zones*.
 - (c) The total of all convenience retail commercial uses and convenience service uses accessory to a particular transit center, whether within or outside of a building, shall not exceed 15,000 square feet in gross floor area unless the zone in which the transit center is located would allow more square feet of these uses.
 - (d) Drive through windows shall be prohibited.
 - (e) Retail and wholesale vehicle fuel sales establishments shall be prohibited.

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Attachment C Overlake Commercial and Employment Zone Map



Convenience Commercial Cluster Pre-designated Locations

DD

Design District zone

OV

Overlake Business & Advanced Technology zone

RC

Retail Commercial zone

Attachment D

20C.70.035 Overlake Neighborhood Regulations

How to Use Neighborhood Regulations

There are two types of neighborhood regulations: supplemental regulations and regulations that supercede other regulations.

- Supplemental neighborhood regulations apply in addition to the zoning district in which the property is located and citywide regulations, such as parking regulations. For example, the Willows Business Park Zone Regulations apply in addition to the Business Park zone. So these neighborhood regulations need to be used in conjunction with the zone and city regulations.
- Certain neighborhood regulations supercede zoning districts or citywide regulations. These regulations replace the other requirements. The Gateway Design Districts are an example of regulations that supercede zoning districts and some citywide regulations.

In both cases, where there is a conflict between citywide regulations and neighborhood regulations, the neighborhood regulations apply within the particular neighborhood.

20C.70.035-010 Purpose

The Overlake Neighborhood regulations are neighborhood specific and guide the continuing development of the Overlake neighborhood. They apply in addition to the citywide regulations. These regulations are designed to implement the comprehensive plan policies calling for the development of a regional employment center in Overlake consistent with available transportation facilities, with encouraging housing protection in appropriate areas, protecting and enhancing residential neighborhoods, and protecting the environmental quality of the area.

The Overlake Neighborhood Regulations implement both citywide policies and the Overlake Neighborhood vision and policies. The Overlake Neighborhood vision and policies are included in the Neighborhood Chapter of the Redmond Comprehensive Plan.

20C.70.035-020 Buffer Requirements, Supplemental

- (1) **Purpose.** The purpose of the supplemental buffer requirements to protect nearby uses from the potential adverse impacts of more intense uses due to noise, glare, and the scale of development in locations where the lots are large enough for greater buffers than required by other provisions of the Redmond Community Development Guide. The 100-foot greenbelt along the Bellevue-Redmond Road is to provide a complete visual barrier. The buffers along NE 28th Street, NE 40th Street, NE 60th Street and Bridle Crest Trail, and 148th are to screen the uses across these streets and trails from the buildings, uses, and activities adjacent to the buffer.
- (2) **Bellevue-Redmond Road Greenbelt.**
 - (a) A greenbelt buffer 100 feet wide shall be provided and maintained along the portion of the Bellevue-Redmond Road identified in the Overlake Neighborhood Policies as a Neighborhood Protection Street. The greenbelt

buffer shall border the Bellevue-Redmond Road right-of-way and the width shall be measured at right angles to the right-of-way. If the right-of-way expands in the future due to purchases, dedications, the granting of easements, or any other means; the buffer shall also expand except that the buffer shall not expand into any buildings, above ground structures, parking areas, vehicle use areas, or other constructed surfaces inconsistent with a buffer that exist at the time of the expansion.

- (b) Notwithstanding any other provision of this title, the 100 foot greenbelt along the portion of Bellevue-Redmond Road identified in the Overlake Neighborhood Policies as a Neighborhood Protection Street shall be planted and maintained so that it blocks vision from the unaided human eye through the greenbelt along both sides of Bellevue-Redmond Road from ground level to a height of 55 feet above the ground surface. This greenbelt shall consist of an evergreen canopy, a middle story of deciduous and evergreen trees, and an understory of shrubs, plants, and smaller trees. While the plants shall be primarily of types native to the area, soils and micro-climate, non-native ornamental plants may also be included.
 - (c) If this buffer does not meet this standard, it shall be supplemented so that it does meet the standard. The supplemental planting shall take place before a certificate of occupancy is issued for 25,000 or more square feet of additional building space on the Microsoft Main Campus for building permits applied for after the effective date of this regulation. The 25,000 or more square feet shall include building space applied for in multiple building permits.
 - (d) Notwithstanding Subsection 20D.230.30-040(2)(d)(v), the existing storm water facility located along the Bellevue-Redmond Road at the south end of this buffer shall not be required to be amortized and removed.
- (3) **Buffers adjacent to NE 28th Street and NE 40th Street.**
- (a) A 50-foot wide buffer shall be provided and maintained along the north side of NE 28th Street between 156th Avenue NE and Bellevue-Redmond Road. If NE 28th Street is ever vacated, the buffer may remain along the former NE 28th Street right-of-way or be moved south to the new property line created by the vacation.
 - (b) A 50-foot wide buffer shall be provided and maintained along the south side of NE 40th Street between 159th Avenue NE and a north-south line 300 feet east of the northwest corner of Section 24, Township 18 N, R 5 E.W.M. and parallel to the west section line of said section. If 159th Avenue NE is ever vacated, the buffer shall run to the former right-of-way of said street. The buffers are shown on Map OV-2.
- (4) **Redmond West Buffers.** The Redmond West covenants, conditions, and restrictions provide for a 200-foot buffer along 148th Avenue NE and a 50 to 75 foot wide buffer along the north boundary of the property. These buffers shall be maintained as follows:
- (a) A vegetative buffer shall be provided and maintained along 148th Avenue NE extending approximately 200 feet east from the property line.

- (b) A continuous vegetative buffer shall be provided and maintained along the Bridle Crest Equestrian Trail (south of the 60 foot former NE 60th Street right-of-way) between 148th Avenue NE and SR 520. The buffer shall be 75 feet wide south of the property line abutting the plat of Sunrise Park, 50 feet wide south of the property line abutting Benjamin Rush Middle School, and 75 feet wide south of the property line abutting the existing NE 60th Street right-of-way. A minimum 10-foot wide berm plus additional landscaping and a fence separating the equestrian trail and buffer shall be maintained. The existing standing fir trees in the northeast corner of the site adjacent to SR 520 and NE 60th Street shall be maintained as a buffer for noise and views. The 75-foot buffer will be extended as needed to encompass the majority of the tree stand.
- (c) Existing mature trees within the buffers and open space shall be retained when possible. Berms within the buffer and open space areas should be planted with a mixture of medium scale evergreen trees and shrubs to provide additional visual buffering to nearby properties.
- (d) Notwithstanding Subsection 20D.230.30-040(b)(4)(v), residences on the life estates shall not be required to be amortized and removed until one year after the life estates end.
- (5) The greenbelts and buffers provided for in this section shall comply with the applicable requirements of Chapter 20D.80, *Landscaping Standards and Tree Protection*, and RCDG 20D.230.30-040, *Landscaping, Open Space and Buffers*, except as specifically provided by this section.

20C.70.035-030 Duplexes, Threeplexes, and Fourplexes, Supplemental Requirements for the Overlake Neighborhood

- (1) **Purpose.** The Redmond Comprehensive Plan provides that neighborhood plans should decide whether duplexes, threeplexes, and fourplexes should be allowed in residential neighborhoods designated Low-Moderate Density Residential. The Low-Moderate Density Residential Designation is a residential comprehensive plan designation that allows densities of four to six housing units per acre. Through the Overlake Neighborhood Plan, the neighborhood decided to allow duplexes on individual lots after a public hearing, provided certain criteria and conditions are met. Threeplexes and fourplexes are also allowed, but only on individual lots after certain conditions are met. This section contains those conditions.

Policies N-OV-71 through N-OV-74 guide the duplexes, threeplexes, and fourplexes in the Overlake Neighborhood.
- (2) **Duplexes.** Within R-4, R-5, and R-6 zones in the Overlake Neighborhood, the Hearing Examiner may approve applications for duplexes if the applicant shows by the preponderance of the evidence that all of the following requirements are met:

- (a) The density shall not exceed the following:

Zone	Maximum Number of Housing Units Per Acre [excluding the density bonus in Subsection 20C.30.70-030(4).]
R-4	6 housing units per gross acre.
R-5	7.5 housing units per acre (shall not be rounded up to 8).
R-6	9 housing units per acre.

- (b) The average minimum lot size shall comply with RCDG 20C.30.70-030(1), *Multiplex Housing Requirements*.
- (c) The design requirements of RCDG 20C.30.70-030(3), *Multiplex Housing Requirements*, shall be met. However, a chimney form is encouraged but not required if the design otherwise has the appearance of a residence. The design of the duplex shall also be consistent with the desirable character of the neighborhood.
- (d) The decision on whether to allow the duplex shall be made through the Type III process. In this process, the Hearing Examiner decides the application after an open record public hearing. Testimony on the proposed design shall be allowed at the public hearing and the Hearing Examiner shall decide if the design requirements are met
- (e) This subsection shall only apply to duplexes not located on a lot created through a long subdivision or binding site plan approved after the adoption of Ordinance 1901 and designated for a duplex. For such duplex applications, the Hearing Examiner shall consider whether the offstreet parking spaces required or proposed for the development will adequately accommodate its parking demands. If it would be unsafe to park on the street adjacent to the duplex, the Hearing Examiner shall require as many offstreet parking spaces as are necessary to accommodate the duplex's parking demands onsite without off street parking.
- (f) As part of the review of the application, the Hearing Examiner shall decide whether the requirements of this subsection are met, including the design requirement. Testimony on the design shall be allowed at the public hearing.
- (3) **Threeplexes and Fourplexes.** Within R-4, R-5, and R-6 zones in the Overlake Neighborhood, the Hearing Examiner may approve applications for threeplexes or fourplexes if the applicant shows by the preponderance of the evidence that all of the following requirements are met:

- (a) The density shall not exceed the following:

Zone	Maximum Number of Housing Units Per Acre [excluding the density bonus in Subsection 20C.30.70-030(4).]
R-4	6 housing units per gross acre.
R-5	7.5 housing units per acre (shall not be rounded up to 8).
R-6	9 housing units per acre.

- (b) The average minimum lot size shall comply with RCDG 20C.30.70-030(1), *Multiplex Housing Requirements*.
 - (c) The threeplex or fourplex is on a lot in long subdivision or binding site plan approved after the adoption of Ordinance 1901 and designated for such units.
 - (d) The design requirements of with RCDG 20C.30.70-030(3), *Multiplex Housing Requirements*, shall be met. However, a chimney form is encouraged but not required if the design otherwise has the appearance of a residence. The design of the threeplex or fourplex shall also be consistent with the desirable character of the neighborhood.
 - (e) The decision on whether to allow the threeplex or fourplex shall be made through the Type III process. In this process, the Hearing Examiner decides the application after an open record public hearing. Testimony on the proposed design shall be allowed at the public hearing and the Hearing Examiner shall decide if the design requirements are met.
- (4) **Density Bonus.** This bonus shall not apply to duplexes unless the duplex is located on a lot created through a long subdivision or binding site plan approved after the adoption of Ordinance 1901 and designated for a duplex. The density bonus in Subsection 20C.30.70-030(4), *Multiplex Housing*, shall apply to threeplexes and fourplexes allowed by this section.

20C.70.035-040 FAR and Height Overlays

- (1) **Purpose.**
- (a) The purpose of the maximum floor area ratio (FAR) and height overlay is to provide for an effective transition between low and moderate density residential areas and more intense employment areas. The limits on the FARs and heights will ensure the buildings allowed in employment areas are compatible with nearby residential uses.
 - (b) The purpose of the minimum floor area ratio (FAR) and height overlay is to encourage development at an intensity that will support transit along areas of all day transit service near the Overlake transit center. Providing densities that will support transit will make transit service in this area sustainable over the long-term. This will encourage transit use, reduce pass through traffic in residential neighborhoods, and reduce air and water pollution.
- (2) The FAR and Height Overlays are shown on Map OV-2.
- (3) **Maximum Floor Area and Height Overlay.**
- (a) The maximum height shall be 45 feet or three stories, whichever is lower.
 - (b) The maximum FAR shall be 0.30 for any building within or partially within the Maximum Floor Area and Height Overlay.
 - (c) The amount of allowable floor space allowed by the OV zone that exceeds a FAR of 0.30 may be used on any property zoned OV that is contiguous to and in the same ownership as the properties within the Maximum Floor Area and Height Overlay.

- (4) Minimum Floor Area Overlay. The minimum FAR shall be 0.35 for any building within or partially within the Minimum Floor Area Overlay.

20C.70.035-050 Interjurisdictional Review and Cooperation

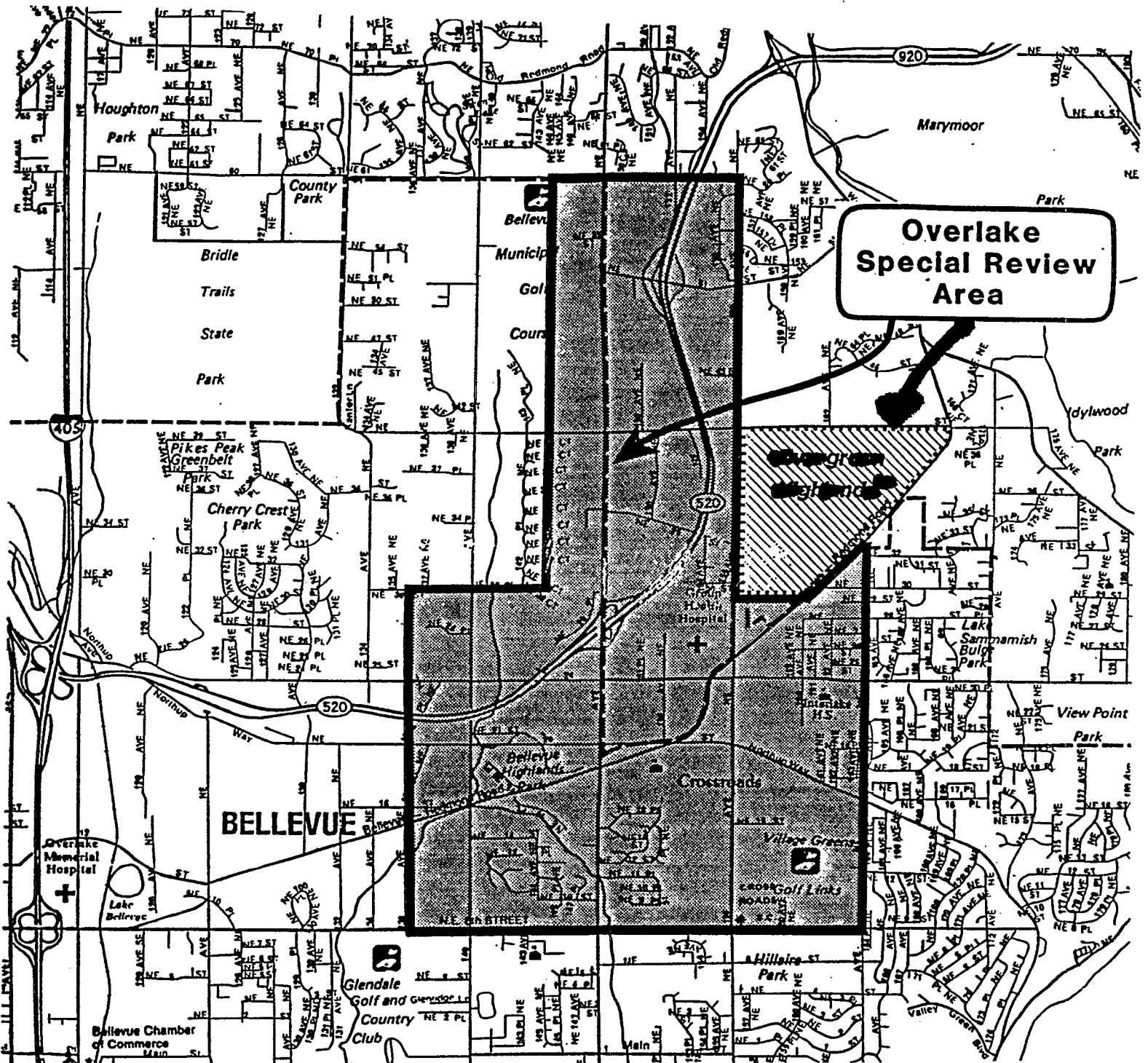
- (1) **Purpose.** The purpose of the interjurisdictional review and cooperation provisions is to provide for continued coordination, cooperation and impact mitigation within the Overlake area. Providing notice, the opportunity to comment, and mechanisms to lessen adverse impacts can help maintain the health and vitality of Overlake and nearby areas.
- (2) The provisions of this section shall apply to the Overlake Special Review Area as that area is designated on a map approved by a memorandum of agreement or understanding between the cities of Bellevue and Redmond.
- (3) Within the Overlake Special Review Area, the Administrator shall provide the City of Bellevue with a copy of the following proposed applications:
 - (a) Comprehensive plan policy or map amendments.
 - (b) Zoning map or development regulation amendments.
 - (c) Master Development Plans, Planned Residential Developments, and Planned Commercial Developments.
 - (d) Site plan applications for office, research and development, manufacturing, and industrial developments of more than 50,000 square feet of gross floor area.
 - (e) Site plan applications for retail developments of more than 15,000 square feet of gross floor area.
- (4) The applications shall be transmitted to the City of Bellevue at least thirty days before a decision is to be made on the application.
- (5) The City of Bellevue shall provide its comments to the City of Redmond by the deadline given by the City of Redmond. The deadline shall be at least twenty days after the application is transmitted to the City of Bellevue. Comments received from the City of Bellevue shall be accommodated in the design to the maximum extent possible, consistent with the adopted policies and regulations of the City of Redmond.
- (6) Notwithstanding any other provision of the Community Development Guide, the City of Bellevue may appeal a decision on an application listed in Subsection 20C.70.035-050(3), Interjurisdictional Review and Cooperation, if the City of Bellevue provides written comments to the City of Redmond.
- (7) The Cities of Bellevue and Redmond shall maintain a memorandum of agreement or understanding between the two cities which guides the mitigation of transportation impacts between the two cities.

20C.70.035-060 Overlake Design District

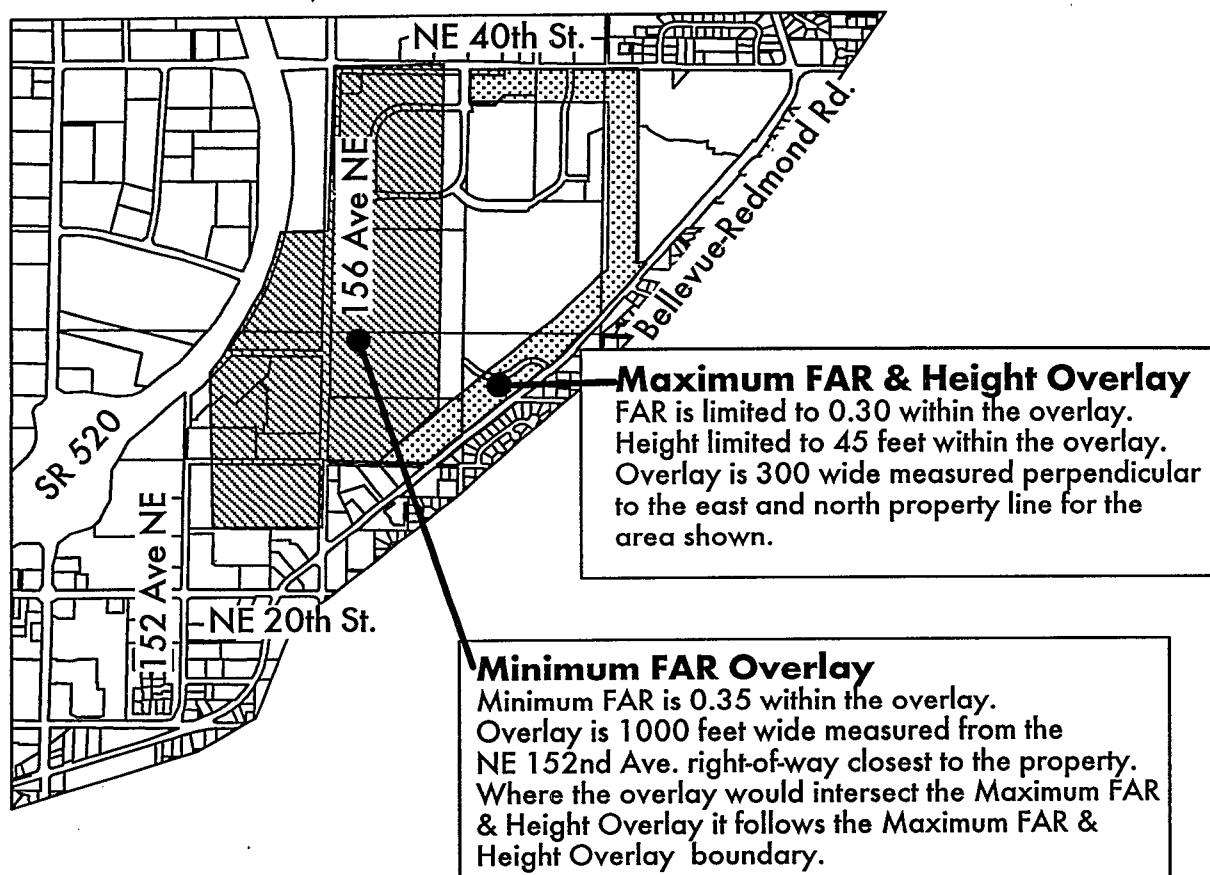
- (1) The purpose of the Overlake Neighborhood Design District zone is to provide for the hospital in the neighborhood. Hospitals often have special needs that can best be accommodated by special policies and regulations. Redmond anticipates preparing

policies and regulations in cooperation with the property owner and neighborhood businesses, employees, and residents as provided for in Comprehensive Plan Policy LU-132.

- (2) Until these policies and regulations are prepared, the provisions of the Overlake Business and Advanced Technology (OV) zone and the other applicable requirements of the Community Development Guide shall apply to the Design District zone in the Overlake Neighborhood.



Map OV-2 Height and Floor Area Overlays



0 3500



Attachment E

Chapter 20D.230

Transitions Between Zones

How to Use the Transitional Regulations

1. Determine if the property is within a Transition Overlay. Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, shows when transition overlays apply.
2. Determine where in the Transition Overlay the property is located. Deferent requirements apply in different areas.
3. Determine the applicable requirements. The requirements are located in this chapter and with other similar types of regulations. For example, the transitional height limits are located with other height limits.

Properties located on the border of a Transition Overlay and a protected zone will have to comply with the following requirements:

1. Construction and maintenance of a 20-foot wide buffer. In certain locations, the buffer is wider than 20 feet.
2. A special setback.
3. Height limits.
4. Guidelines on the location of parking and driveways.
5. Guidelines on the location of uses and site operational requirements.
6. Special sign requirements.
7. Exterior lighting requirements.
8. Supplemental design standards.

Other properties in the Transition Overlay must comply with all of the above provisions except for 1 and 2.

20D.230.10 Purpose.

Promoting compatibility between uses is one of the key goals of development regulations. The City of Redmond uses several different techniques to achieve this goal. They include prohibiting the expansion of commercial, office, and manufacturing zones into residential areas, using transitional zones to separate incompatible uses, using transitional regulations to protect nearby uses that may otherwise be incompatible, using operational regulations to provide that the activities under taken as part of uses will be compatible with other uses, and constructing public improvements that lessen adverse impacts on nearby uses.

Comprehensive Plan policies LU-75, LU-87, LU-89, and LU-109 require that development standards, design standards, building and site design, landscaping, and the location of uses should encourage compatibility between uses. These policies and neighborhood policies guide the implementation of this chapter.

This and other chapters contain the transitional regulations. They apply to uses on the edges of zones that allow more intense uses than abutting zones. This and other chapters include regulations on site design, construction, uses, and site operation to protect uses from adverse impacts and therefore increasing compatibility. In addition to these transitional regulations, other techniques, such as the transitional zones and citywide development standards, are also used to minimize potential use conflicts and adverse impacts.

20D.230.20 Transition Overlay.

20D.230.20-010. Applicability.

- (1) Unless otherwise provided by this chapter, where Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, contains a circle (○) or a box (□) in the cell formed at the intersection of a row and a column, the zone listed in the row shall comply with the transitional regulations in this and other chapters when the zone borders the zone listed in the column.
- (2) Unless otherwise provided by this chapter, where Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, contains a triangle (▲) in the cell formed at the intersection of a row and a column, the zone listed in the row may have to comply with the transitional regulations in this and other chapters when it borders the zone listed in the column. If the Administrator determines that the allowed uses and allowed intensity may result in potential adverse impacts in the zone listed in the row under the heading "Zones that are to be Protected by Transitional Regulations" then the transitional regulations in this chapter shall apply.

20D.230.20-020 When Compliance with Transitional Regulations is Required

(1) Protected and Complying Zones

	Zones that are to be Protected by Transitional Regulations (Protected Zones)														Zones Required to Comply with Transitional Regulations (Complying Zones)		
	A	UR	RA-5	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R-12	R-18	R-20	R-30	NC ¹	ORS	ORM
R-12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							<input type="checkbox"/>	
R-18	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	
R-20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	
R-30	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	
NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	
GC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CC-1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CC-2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CC-3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CC-4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CC-5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CC-6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☐ A 300-foot wide Transition Overlay shall be required.

☐ A 150-foot wide Transition Overlay shall be required.

▲ Where the Administrator has determined that the transitional regulations shall apply, the Administrator shall determine the width of the Transition Overlay. The Transition Overlay shall be between 100 and 300 feet wide based on the type and intensity of the uses allowed in the zones.

¹ Does not apply if residential uses are not proposed within a Neighborhood Commercial zone within a commercial or employment zone.

- (2) See Section 20C.10.10-020, *Establishment of Zoning Districts*, for the zones represented by the symbols in Subsection 20D.230.20-020, *When Compliance with Transitional Regulations is Required*.
- (3) DD (Design District) applies to all design districts including the Gateway Design Districts (GDD-1, GDD-2, and GDD-1).
- (4) ORS (Outside Redmond Single-Family) refers to primarily single-family residential zones in neighboring jurisdictions that have an allowed density of six or fewer housing units per acre.
- (5) ORM (Outside Redmond Multi-Family) refers to primarily small lot single-family residential zones and primarily multi-family residential zones in neighboring jurisdictions that have an allowed density of seven or more housing units per acre.
- (6) Except as otherwise provided in this division, the Transition Overlay shall be located within the complying zone.
- (7) The transition zone shall be measured at right angles along the boundary of the complying zone. Where this division allows areas within the protected zone to be included in the Transition Overlay, the Transition Overlay shall include these areas where they abut the complying zone.
- (8) The Transition Overlay shall include the following areas within the protected zone:
 - (a) State Route (SR) 520 and railroad rights-of-way. City, county, or private street rights-of-way shall not be included within the protected zone where the street or road rights-of-way are within or border a complying zone.
 - (b) The Sammamish River, parks or easements for park and open space uses owned by a public agency, and trail rights-of-way or corridors where a public agency owns or leases the right-of-way or corridor or has an easement or equitable servitude for the right-of-way or corridor.
 - (c) Native Growth Protection Easements and easements or equitable servitudes with similar purposes.

20D.230.30 Development Standards applicable in the Transition Overlay.

20D.230.30-010 Compliance Required. The Transition Overlay development standards are located in the chapters that contain similar requirements or in this division. Transition Overlay development standards shall apply in addition to the development standards in the underlying zone. Where there is a conflict between the standards, the most restrictive shall apply.

20D.230.30-020 Location of Uses and Site Operations. Within the Transition Overlay,

- (1) Uses shall be located on a site so as to minimize adverse impacts on protected zones.
- (2) All maintenance and testing activities may take place from 7 a.m. through 7 p.m. on Monday through Friday and from 9 a.m. through 6 p.m. on Saturday. On legal

holidays for Washington State, no maintenance and testing activities may take place. Emergency maintenance activities may take place at any time and on any day.

- (3) Refuse collection and recycling areas should be located away from bordering protected zones and screened from street level views. This screening shall be done by placing the areas behind buildings or by the use of berms, hedges, walls, or equivalent or better methods. Refuse collection and recycling areas shall not be located within a front yard setback or in a setback along a Neighborhood Protection Street.
- (4) Outside of the Industry (I) zone, all exterior work activities allowed by the underlying zone shall be prohibited except for the following uses: restaurants, plant nurseries, entertainment and recreation uses that are commonly performed outside, sales of motor vehicle fuels, car washes, parking lots, outdoor markets, and sidewalk sales.
- (5) Outside of the Industry (I) zone, no exterior storage of goods or materials shall be allowed within the Transition Overlay. Exterior storage of construction materials and construction equipment during temporary construction activities is allowed.

20D.230.30-030 Authority to Condition Permits and Approvals to Enhance Compatibility. Both within and outside Transition Overlays, decisions makers authorized to decide discretionary approvals by the Community Development Guide may condition discretionary approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses and to carry out the policies of the comprehensive plan.

Add the following New Section to Division 20C.30.25, Site Requirements for Residential Zones.

20C.30.25-135 Maximum Height of Structures in a Transition Overlay

- (1) Maximum Height of Structures without Bonuses in a Transition Overlay

		Complying Zones			
		R-12	R-18	R-20	R-30
Protected Zones	RA-5, R-1 – R-8, & ORS	40	40	40	40
	R-12, R-18, NC, & ORM			50	50

(2) Maximum Height of Structures with Bonuses in a Transition Overlay

		Complying Zones			
		R-12	R-18	R-20	R-30
Protected Zones	RA-5, R-1 – R-8, & ORS	45	45	45	45
	R-12, R-18, NC, & ORM			55	55

- (3) Compliance with the maximum height of structures set by this section is not required when the protected zone or all building sites within a protected zone have an elevation five feet higher than the maximum height of structures with bonuses.
- (4) Allowable Height Increase. Except for those zones which have the height limit set at the standard in the underlying zone, the maximum height of structures without bonuses in Subsection 20C.30.25-135(1), *Maximum Height of Structures in a Transition Overlay*, may be increased if one or more of the following features are constructed as part of the development and the intent of this chapter is met. In no case shall the maximum height of structures with bonuses set by Subsection 20C.30.25-135(2), *Maximum Height of Structures in a Transition Overlay*, be exceeded through this subsection.

Feature	Height Increase Allowed
Parking is located under the building	10-foot increase
At least one quarter of the on-site parking is provided in underground parking structures.	10-foot increase
At least one quarter of the on-site parking is located in parking structure(s) outside the transition zone.	10-feet increase
The building has a pitched roof.	10-foot increase
No mechanical equipment is located on the roof.	10-foot increase
The existing grade under the proposed building pad is at least 10 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.	10-foot increase
A greenbelt at least 100 feet wide is provided along at least one public street.	10-foot increase
TDRs are used to increase building height	10-foot increase over 8,712 square feet of gross floor area. See Section 20D.200.10-140, <i>Use of Development Rights: Floor Area and Regulatory Flexibility</i> .

- (5) Modification to Height. The maximum height of structures without bonuses in Subsection 20C.30.25-135(1), *Maximum Height of Structures in a Transition Overlay*, and the maximum height with bonuses in Subsection 20C.30.25-135(2), *Maximum Height of Structures in a Transition Overlay*, may be increased by the Design Review Board if all of the following conditions are met:

- (a) The existing grade under the proposed building pad is at least 20 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.
- (b) The modified building height does not exceed the maximum height permitted by the underlying zone for properties outside the transition overlay.
- (c) The proposal, with the height modification, will provide an equivalent or better transition to the protected properties as the maximum height of structures without bonuses in Subsection 20C.30.25-135(1), *Maximum Height of Structures in a Transition Overlay*.

Add the following New Section to Division 20C.50.25, Site Requirements for Commercial Zones.

20C.50.25-065 Maximum Height of Structures in a Transition Overlay

- (1) Maximum Height of Structures without Bonuses in a Transition Overlay

		Complying Zones		
		NC	GC	RC
Protected Zones	RA-5, R-1 – R-8, & ORS			40
	R-12, R-18, NC, & ORM			50

- (2) Maximum Height of Structures with Bonuses in a Transition Overlay

		Complying Zones		
		NC	GC	RC
Protected Zones	RA-5, R-1 – R-8, & ORS			45

- (3) Compliance with the maximum height of structures set by this section is not required when the protected zone or all building sites within a protected zone have an elevation five feet higher than the maximum height of structures with bonuses.
- (4) Allowable Height Increase. Except for those zones which have the height limit set at the standard in the underlying zone, the maximum height of structures without bonuses in Subsection 20C.50.25-065(1), *Maximum Height of Structures in a Transition Overlay*, may be increased if one or more of the following features are constructed as part of the development and the intent of this chapter is met. In no case shall the maximum height of structures with bonuses set by Subsection 20C.50.25-065(2), *Maximum Height of Structures in a Transition Overlay*, be exceeded through this subsection.

Feature	Height Increase Allowed
Parking is located under the building	10-foot increase
At least one quarter of the on-site parking is provided in underground parking structures.	10-foot increase
At least one quarter of the on-site parking is located in parking structure(s) outside the transition zone.	10-foot increase
The building has a pitched roof.	10-foot increase
No mechanical equipment is located on the roof.	10-foot increase
The existing grade under the proposed building pad is at least 10 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.	10-foot increase
A greenbelt at least 100 feet wide is provided along at least one public street.	10-foot increase
TDRs are used to increase building height	10-foot increase over 8,712 square feet of gross floor area. See Section 20D.200.10-140, <i>Use of Development Rights: Floor Area and Regulatory Flexibility</i> .

- (5) Modification to Height. The maximum height of structures without bonuses in Subsection 20C.50.25-065(1), *Maximum Height of Structures in a Transition Overlay*, and the maximum height with bonuses in Subsection 20C.50.25-065(2), *Maximum Height of Structures in a Transition Overlay*, may be increased by the Design Review Board if all of the following conditions are met:
- (a) The existing grade under the proposed building pad is at least 20 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.
 - (b) The modified building height does not exceed the maximum height permitted by the underlying zone for properties outside the transition overlay.
 - (c) The proposal, with the height modification, will provide an equivalent or better transition to the protected properties as the maximum height of structures without bonuses in Subsection 20C.50.25-065(1), *Maximum Height of Structures in a Transition Overlay*.

Add the following New Section to Division 20C.60.25, Site Requirements for Business Park, Manufacturing Park and Industry.

20C.60.25-065 Maximum Height of Structures in a Transition Overlay

(1) Maximum Height of Structures in a Transition Overlay

		Complying Zones				
		BP	OV	MP	I	DD
Protected Zones	RA-5, R-1 – R-8, & ORS	35	35	40	40	40
	R-12, R-18, NC, & ORM				50	50
	R-20 & R-30					

(2) Maximum Height of Structures with Bonuses in a Transition Overlay

		Complying Zones				
		BP	OV	MP	I	DD
Protected Zones	RA-5, R-1 – R-8, & ORS	40	45	45	45	45

(3) Compliance with the maximum height of structures set by this section is not required when the protected zone or all building sites within a protected zone have an elevation five feet higher than the maximum height of structures with bonuses.

(4) Allowable Height Increase. Except for those zones which have the height limit set at the standard in the underlying zone, the maximum height of structures without bonuses in Subsection 20C.60.25-065(1) *Maximum Height of Structures in a Transition Overlay*, may be increased if one or more of the following features are constructed as part of the development and the intent of this chapter is met. In no case shall the maximum height of structures with bonuses set by Subsection 20C.60.25-065(2), *Maximum Height of Structures in a Transition Overlay*, be exceeded through this subsection.

Feature	Height Increase Allowed
Parking is located under the building	10-foot increase
At least one quarter of the on-site parking is provided in underground parking structures.	10-foot increase
At least one quarter of the on-site parking is located in parking structure(s) outside the transition zone.	10-foot increase
The building has a pitched roof.	10-foot increase
No mechanical equipment is located on the roof.	10-foot increase
The existing grade under the proposed building pad is at least 10 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.	10-foot increase

Feature	Height Increase Allowed
The property owner provides a greenbelt at least 100 feet wide is provided along at least one public street.	10-foot increase
TDRs are used to increase building height	10-foot increase over 8,712 square feet of gross floor area. See Section 20D.200.10-140, <i>Use of Development Rights: Floor Area and Regulatory Flexibility</i> .

- (5) Modification to Height. The maximum height of structures without bonuses in Subsection 20C.60.25-065(1), *Maximum Height of Structures in a Transition Overlay*, and the maximum height with bonuses in Subsection 20C.60.25-065(2), *Maximum Height of Structures in a Transition Overlay*, may be increased by the Design Review Board if all of the following conditions are met:
- (a) The existing grade under the proposed building pad is at least 20 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.
 - (b) The modified building height does not exceed the maximum height permitted by the underlying zone for properties outside the transition overlay.
 - (c) The proposal, with the height modification, will provide an equivalent or better transition to the protected properties as the maximum height of structures without bonuses in Subsection 20C.60.25-065(1), *Maximum Height of Structures in a Transition Overlay*.

Add the following New Section to Division 20C.40.40, Site Requirements [in City Center Zones].

20C.40.40-050 Minimum Setback in a Transition Overlay.

- (1) See Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, for the location of Transition Overlays and the identification of protected and complying zones.
- (2) For properties within a Transition Overlay that border a protected zone or are across a street from a protected zone the following setbacks shall apply:

Building Height	Setback from All Property Lines that Border a Protected Zone or a Street that Borders or includes a Protected Zone
Up to 30 feet	20 feet
31 to 40 feet	25 feet
41 to 50 feet	30 feet
More than 51 feet	35 feet

- (3) This setback shall not apply to property lines bordering a green street or an arterial street on which King County provides all-day local or peak transit service or the

Redmond Comprehensive Plan plans for the arterial street to have all-day local or peak transit service.

- (4) This setback shall not apply to property lines bordering the SR 520 right-of-way.

Add the following Section to Division 20C.40.40, Site Requirements [in City Center Zones].

20C.40.40-060 Landscaping and Buffers

- (1) See Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, for the location of Transition Overlays and the identification of protected and complying zones.
- (2) The setback required by Section 20C.40.40-050, *Minimum Setback in a Transition Overlay*, and the buffers required by this section shall be landscaped as required by Chapter 20D.90, *Landscaping and Tree Protection Standards*, all other applicable standards, or be maintained in existing vegetation.
- (3) Required Buffers.
 - (a) The following landscaped buffers shall be provided. Each buffer shall be at least 20 feet wide unless otherwise provided in the Redmond Community Development Guide.
 - (i) Along property lines which border a protected zone.
 - (ii) Along street frontages where any portion of the street bordering the development site borders a R-1 through R-6 zone.
 - (b) Unless removal is necessary for streets, sidewalks, or utilities, the tree will likely not survive, the tree will likely be blown over in a likely wind storm, or a hazard will likely result, to the extent possible, all significant trees within 15 feet of the property line where a required buffer must be provided shall be retained. Significant trees are defined in Chapter 20D.90, *Landscaping and Tree Protection Standards*.
 - (c) Required Plantings.
 - (i) Except as otherwise provided in this division, the buffers shall be planted with the following materials:
 - (A) Evergreen and deciduous trees, of which no more than 40 percent of the trees may be deciduous. There shall be a minimum of five trees per 1,000 square feet of buffer area. The trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development, rather is should screen it.
 - (B) Evergreen shrubs, a minimum of five gallon size when planted. The number of shrubs places shall equal one-third of the buffer frontage in feet.

- (C) Living ground cover planted to cover the ground within three years.
- (D) Option for Certain Zones. Where the street frontage landscaping will be planted to buffer a building rather than a parking area, driveway, or portion of a site used for any purpose other than a building, lawn, or open space; a lawn no less than five feet in width may be substituted for the shrubs and ground cover required by Subsections 20C.40.40-060(3)(c)(i)(B) and (C), *Landscaping and Buffers*. If this option is used the buffer width may be reduced to five feet. The trees required by Subsection 20C.40.40-060(3)(c)(i)(A), *Landscaping and Buffers* shall be included in the buffer.
- (ii) Except for lawns, all plant materials shall be native to the area, soils, and micro-climate in which they will be planted or shall not require more water for growing than such plants.
- (d) Except as otherwise provided in this section, no structures shall be placed in required buffers and buffers shall only be used as buffers, landscaping, open space, and recreation.
 - (i) Streets, driveways, and underground utilities may cross required buffers to provide access from the street to the interior of the property.
 - (ii) Trails may be included in buffers.
 - (iii) Patios and similar ground level features may be included in the buffer area. Patios shall not be located within 10 feet of the property line.
 - (iv) No more than 20 percent of the buffer area may be used for the streets, driveways, underground utility crossings, trails and ground level features.
 - (v) Any structure or use that meets (A), (B), and (C), of this subpart shall be removed from the buffer within five years of the effective date of this regulation and the buffer planted and constructed to meet the requirements of this title.
 - (A) The structure or use is located in a buffer required by this title.
 - (B) The structure or use was constructed or established after the buffer requirement when into effect.
 - (C) The structure or use does not meet the requirements of this title.
- (e) All required buffers shall be maintained in compliance with this division for the life of the use. Dead and dying plants shall be replaced during the next growing season.
- (f) Buffers may be placed in a required setback. Buffers shall counted towards required open space, required pervious surfaces and other requirements that they meet. Except for trails, any impervious surfaces within the buffer shall not be counted towards fulfilling either open space or pervious surface requirements.

Add the following New Section to Division 20C.50.25, Site Requirements for Commercial Zones.

20C.50.25-080 Landscaping, Open Space and Buffers

- (1) See Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, for the location of Transition Overlays and the identification of protected and complying zones.
- (2) All setbacks, open spaces, and buffers shall be landscaped as required by Chapter 20D.90, *Landscaping and Tree Protection Standards*, all other applicable standards, or be maintained in existing vegetation.
- (3) Required Buffers.
 - (a) The following landscaped buffers shall be provided. Each buffer shall be at least 20 feet wide unless otherwise provided in the Redmond Community Development Guide.
 - (i) Along property lines which border a protected zone.
 - (ii) Along street frontages where any portion of the street bordering the development site borders a R-1 through R-6 zone.
 - (iii) Where the development site is zoned RC or GC, along street frontages where any portion of the street bordering the development site borders a R-1 through R-30 zone.
 - (b) Unless removal is necessary for streets, sidewalks, or utilities, the tree will likely not survive, the tree will likely be blown over in a likely wind storm, or a hazard will likely result, to the extent possible, all significant trees within 15 feet of the property line where a required buffer must be provided shall be retained. Significant trees are defined in Chapter 20D.90, *Landscaping and Tree Protection Standards*.
 - (c) Required Plantings.
 - (i) Standard Requirements. Except as otherwise provided in this division, the buffers shall be planted with the following materials:
 - (A) Evergreen and deciduous trees, of which no more than 40 percent of the trees may be deciduous. There shall be a minimum of five trees per 1,000 square feet of buffer area. The trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development, rather is should screen it.
 - (B) Evergreen shrubs, a minimum of five gallon size when planted. The number of shrubs places shall equal one-third of the buffer frontage in feet.
 - (C) Living ground cover planted to cover the ground within three years.

- (D) Option for Certain Zones. Except for the GC zone, where the street frontage landscaping will be planted to buffer a building rather than a parking area, driveway, or portion of a site used for any purpose other than a building, lawn, or open space; a lawn no less than five feet in width may be substituted for the shrubs and ground cover required by Subsections 20C.50.25-080(3)(c)(i)(B) and (C), *Landscaping, Open Space and Buffers*. If this option is used the buffer width may be reduced to five feet. The trees required by Subsection 20C.50.25-080(3)(c)(i)(A), *Landscaping, Open Space and Buffers* shall be included in the buffer.
- (ii) Supplemental Hedge for Certain Zones. Where a RC or GC zone borders a residential zone on an interior property line, an evergreen hedge a minimum of three feet in height at the time it is planted and capable of achieving a continuous visual screen with a height of four feet within three years shall be planted or a combination of shrubs and a fence shall be added within the required planting area to achieve the effect of a hedge.
- (iii) Except for lawns, all plant materials shall be native to the area, soils, and micro-climate in which they will be planted or shall not require more water for growing than such plants.
- (d) Except as otherwise provided in this section, no structures shall be placed in required buffers and buffers shall only be used as buffers, landscaping, open space, and recreation.
 - (i) Streets, driveways, and underground utilities may cross required buffers to provide access from the street to the interior of the property.
 - (ii) Trails may be included in buffers.
 - (iii) Patios and similar ground level features may be included in the buffer area. Patios shall not be located within 10 feet of the property line.
 - (iv) No more than 20 percent of the buffer area may be used for the streets, driveways, underground utility crossings, trails and ground level features.
 - (v) Any structure or use that meets (A), (B), and (C), of this subpart shall be removed from the buffer within five years of the effective date of this regulation and the buffer planted and constructed to meet the requirements of this title.
 - (A) The structure or use is located in a buffer required by this title.
 - (B) The structure or use was constructed or established after the buffer requirement when into effect.
 - (C) The structure or use does not meet the requirements of this title.

- (e) All required buffers shall be maintained in compliance with this division for the life of the use. Dead and dying plants shall be replaced during the next growing season.
- (f) Buffers may be placed in a required setback. Buffers shall counted towards required open space, required pervious surfaces and other requirements that they meet. Except for trails, any impervious surfaces within the buffer shall not be counted towards fulfilling either open space or pervious surface requirements.

Add the following New Section to Division 20C.60.25, Site Requirements for Business Park, Manufacturing Park, and Industry.

20C.60.25-080 Landscaping, Open Space and Buffers

- (1) See Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, for the location of Transition Overlays and the identification of protected and complying zones.
- (2) All setbacks, open spaces, and buffers shall be landscaped as required by Chapter 20D.90, *Landscaping and Tree Protection Standards*, all other applicable standards, or be maintained in existing vegetation.
- (3) Required Buffers.
 - (a) The following landscaped buffers shall be provided. Each buffer shall be at least 20 feet wide unless otherwise provided in the Redmond Community Development Guide.
 - (i) Along property lines which border a protected zone.
 - (ii) Along street frontages where any portion of the street bordering the development site borders a R-1 through R-6 zone.
 - (iii) Where the development site is zoned MP or I, along street frontages where any portion of the street bordering the development site borders a R-1 through R-30 zone.
 - (b) Unless removal is necessary for streets, sidewalks, or utilities, the tree will likely not survive, the tree will likely be blown over in a likely wind storm, or a hazard will likely result, to the extent possible, all significant trees within 15 feet of the property line where a required buffer must be provided shall be retained. Significant trees are defined in Chapter 20D.90, *Landscaping and Tree Protection Standards*.
 - (c) Required Plantings.
 - (i) Standard Requirements. Except as otherwise provided in this division, the buffers shall be planted with the following materials:
 - (A) Evergreen and deciduous trees, of which no more than 40 percent of the trees may be deciduous. There shall be a minimum of five trees per 1,000 square feet of buffer area. The trees and other plant materials required by this section shall

be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development, rather it should screen it.

- (B) Evergreen shrubs, a minimum of five gallon size when planted. The number of shrubs placed shall equal one-third of the buffer frontage in feet.
 - (C) Living ground cover planted to cover the ground within three years.
 - (D) Option for Certain Zones. Except for the MP and I zones, where the street frontage landscaping will be planted to buffer a building rather than a parking area, driveway, or portion of a site used for any purpose other than a building, lawn, or open space; a lawn no less than five feet in width may be substituted for the shrubs and ground cover required by Subsections 20C.60.25-080(3)(c)(i)(B) and (C), *Landscaping, Open Space and Buffers*. If this option is used the buffer width may be reduced to five feet. The trees required by Subsection 20C.60.25-080(3)(c)(i)(A), *Landscaping, Open Space and Buffers* shall be included in the buffer.
- (ii) Supplemental Hedge for Certain Zones. Where a MP or I zone borders a residential zone on an interior property line, an evergreen hedge a minimum of three feet in height at the time it is planted and capable of achieving a continuous visual screen with a height of four feet within three years shall be planted or a combination of shrubs and a fence shall be added within the required planting area to achieve the effect of a hedge.
 - (iii) Except for lawns, all plant materials shall be native to the area, soils, and micro-climate in which they will be planted or shall not require more water for growing than such plants.
- (d) Except as otherwise provided in this section, no structures shall be placed in required buffers and buffers shall only be used as buffers, landscaping, open space, and recreation.
- (i) Streets, driveways, and underground utilities may cross required buffers to provide access from the street to the interior of the property.
 - (ii) Trails may be included in buffers.
 - (iii) Patios and similar ground level features may be included in the buffer area. Patios shall not be located within 10 feet of the property line.
 - (iv) No more than 20 percent of the buffer area may be used for the streets, driveways, underground utility crossings, trails and ground level features.
 - (v) Any structure or use that meets (A), (B), and (C), of this subpart shall be removed from the buffer within five years of the effective date of this regulation and the buffer planted and constructed to meet the requirements of this title.

- (A) The structure or use is located in a buffer required by this title.
- (B) The structure or use was constructed or established after the buffer requirement when into effect.
- (C) The structure or use does not meet the requirements of this title.
- (e) All required buffers shall be maintained in compliance with this division for the life of the use. Dead and dying plants shall be replaced during the next growing season.
- (f) Buffers may be placed in a required setback. Buffers shall counted towards required open space, required pervious surfaces and other requirements that they meet. Except for trails, any impervious surfaces within the buffer shall not be counted towards fulfilling either open space or pervious surface requirements.

Add the following New Section to Division 20D.120, Outdoor Storage and Service Areas, change all references in the division from CB to RC, and add OV to all references to BP.

20D.120.10-080 Exterior Storage in a Transition Overlay

- (1) See Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, for the location of Transition Overlays and the identification of protected and complying zones. This standard shall not apply to Transition Overlays where the primary zone is a Residential (R) zone.
- (2) Outside of the Industry (I) zone, no exterior storage of goods or materials shall be allowed within the Transition Overlay. Exterior storage of construction materials and construction equipment during temporary construction activities is allowed.

Add to the following New section to Chapter 20D.130, Parking Standards (Applies Citywide)

20D.130.10-060 Parking and Other Vehicle Use Areas with a Transition Overlay.

- (1) See Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, for the location of Transition Overlays and the identification of protected and complying zones.
- (2) Within the Transition Overlay,
 - (a) Above ground vehicle use areas including surface parking lots, above ground parking garages, and truck loading areas should be located away from residential zones.
 - (b) Surface parking lots and truck loading areas shall be screened from street level views and bordering protected zones. This screening shall be done by placing the areas behind buildings or by the use of berms, hedges, walls, or equivalent or better methods. Truck loading areas shall not be located within a front yard setback or in a setback along a Neighborhood Protection Street.

- (c) Driveways and curb cuts shall be minimized.
- (d) New driveways, curb cuts, and streets shall be located, designed, and constructed to minimize cut-through through traffic in residential zones.

Add to the following New Section to Chapter 20D.160, Signs (Applies Citywide)

20D.160.10-110 Signs in a Transition Overlay.

- (1) See Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, for the location of Transition Overlays and the identification of protected and complying zones.
- (2) Within the Transition Overlay, only monument and wall signs shall be permitted. Monument signs shall be affixed directly to the ground and be no higher than five feet from the finished grade.
- (3) On neighborhood protection streets, monument signs shall be located perpendicular to the street and not be oriented to residential zones located across the street.
- (4) Within the Transition Overlay, signs shall only be indirectly lighted.
- (5) For properties bounded by NE 40th Street on the north, Bellevue-Redmond Road on the east, and 156th Avenue NE on the west, only major complex identification signs may be oriented to NE 40th Street, Bellevue-Redmond Road, and 156th Avenue NE. No more than one identification sign may be located at each entrance to properties within this area.

Add to the following New Section to Chapter 20D.90, Lighting (Applies Citywide)

20D.90.30-080 Exterior and Parking Lot Lighting in Transition Overlays.

- (1) See Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, for the location of Transition Overlays and the identification of protected and complying zones.
- (2) Within Transition Overlays, exterior lighting shall be designed, located, constructed, and maintained so that light and reflected light does not spill over or intrude into protected zones.
- (3) Within Transition Overlays, interior parking structure lighting shall be designed, located, constructed, and maintained so that light and reflected light does not spill over or intrude into protected zones. The structure shall be designed and constructed so that light from cars using the structure does not spill over or intrude into protected zones.

Add to the following New Division to Chapter 20D.40, Design Standards (Applies Citywide)

20D.40.160 Transition Overlay Design Standards

20D.40.160-010 Purpose. The Transition Overlay is used to protect less intense uses from more intense uses on the edges of dissimilar zones. These design criteria are to be used to guide building and site design in Transition Overlays to achieve this goal.

20D.40.560 Transition Overlay Design Criteria. In addition to the Design Standards in this chapter, all developments and uses in the Transition Overlay shall comply with the following transitional design standards:

- (1) Site Design Standards.
 - (a) Vehicular accesses should be designed and located so that traffic is not directed through a nearby protected zone.
 - (b) Streets, driveways, parking, and other vehicle use areas shall be designed and located to minimize noise and lighting impacts on nearby residential uses.
 - (c) Loading and refuse collection areas should be located away from bordering protected zones. Loading and refuse collection areas shall not be located within a front yard setback.
 - (d) Nearby topography, vegetation, street patterns, parking configuration, building massing, and building and site design should be considered in order to result in a compatible fit between the proposed development and existing residential developments.
- (2) Building Site Design Standards.
 - (a) Building surfaces bordering residential zones should be clad with materials that are similar to or compatible with surrounding buildings and uses.
 - (b) Building surfaces and design should not reflect light into residential zones or allow light from inside the building to intrude into residential zones. Glass curtain walls, metallic wall or roof coverings, or similar materials shall not face residential zones.
 - (c) Colors used on the exterior surfaces of buildings should be compatible with nearby residential buildings and the surrounding environment.
 - (d) Buildings adjacent to transitional areas shall be modulated.
 - (e) Architectural lighting should not be used where it may reflect into residential zones or cause glare in residential zones.
 - (f) Roof height and design should be compatible with nearby residential zones. For example, pitched roof forms that echo nearby residential roofs in height and design may maintain design compatibility with nearby residential uses. A stepped roof form that is lower adjacent to residential zones and higher away from the zones may also maintain design compatibility with nearby residential uses.

Amend existing Section 20C.30.25-080, *Building Setbacks*, to read as follows.

20C.30.25-080 Building Setbacks.

- (1) 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.
- (2) 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 90 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 subsection.
 - (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 10 feet, each lot shall have one five-foot side/interior setback and one 10-foot side/interior setback. Where an abutting property has a five-foot side/interior setback, the side/interior setback on that side shall be 10 feet. In no case shall any property be required to have two 10-foot side/interior setbacks. Where both properties abutting a lot have five-foot side/interior setbacks, only one 10-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 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 feet.
 - (i) Encroachments/Front, Rear, Side Street Setbacks. The following features are permitted to encroach up to three 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 five 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 feet to the nearest property line.

- (j) Encroachments/Side Interior Setbacks. The following features may encroach up to five 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 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.
- (3) 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 RCDG 20C.30.100.
- (4) 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 RCDG 20D.140.10-080 through 20D.140.10-130, Buffer Areas). Stream buffers are established by stream class (refer to RCDG 20D.140.10-070(2), Stream Classification, and 20D.140.10-100, Stream Buffers. (Ord. 1901)
- (5) Minimum Setback in a Transition Overlay.
- (a) See Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, for the location of Transition Overlays and the identification of protected and complying zones. The only residential zones to which these requirements apply are R-12 through R-30 zones that border a protected zone or are across a street from a protected zone.
 - (b) For properties within a Transition Overlay that border a protected zone or are across a street from a protected zone the following setbacks shall apply:

Building Height	Setback from All Property Lines that Border a Protected Zone or a Street that Borders or includes a Protected Zone
Up to 30 feet	20 feet
31 to 40 feet	25 feet
41 to 50 feet	30 feet
More than 51 feet	35 feet

- (c) This setback shall not apply to property lines bordering a Green Street or an arterial street on which King County provides all-day local or peak transit service or the Redmond Comprehensive Plan plans for the arterial street to have all-day local or peak transit service.
- (d) This setback shall not apply to property lines bordering the SR 520 right-of-way.

Amend existing Section 20C.30.25-120 *Minimum Open Space*, to read as follows.

20C.30.25-120 Minimum Open Space, Landscaping, and Buffers.

- (1) 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.
- (2) 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, RCDG 20C.30.25-140.
 - (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 subsection (2)(a)), provided that the development as a whole meets the open space requirement called for in the Site Requirements Chart, RCDG 20C.30.25-140. Common open space created under this modification shall be dedicated and shall:
 - (i) Serve those lots developed below the open space standard of the Site Requirements Chart;
 - (ii) Have part of the minimum open space be designed for recreation including picnic areas, children's play areas, and sports courts;
 - (iii) Consist of a contiguous area and have no single dimension of less than 25 feet; and

- (iv) 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.
 - (i) 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.
 - (ii) At least 25 percent of the minimum open space required by RCDG 20C.30.25-140 shall be outside of wetlands, streams, lakes, and sensitive area buffers and on slopes of 10 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.
 - (iii) No more than 25 percent of the minimum open space required by RCDG 20C.30.25-140 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.
 - (iv) 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 RCDG 20C.30.25-120(3)(b), 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 RCDG 20C.30.25-120(3)(b) 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.
- (3) Landscaping and Buffers in a Transition Overlay.
 - (a) See Section 20D.230.20-020, *When Compliance with Transitional Regulations is Required*, for the location of Transition Overlays and the identification of protected and complying zones. The only residential zones to which these requirements apply are R-12 through R-30 zones that border a protected zone or are across a street from a protected zone.
 - (b) All setbacks, open spaces, and buffers shall be landscaped as required by Chapter 20D.90, *Landscaping and Tree Protection Standards*, all other applicable standards, or be maintained in existing vegetation.
 - (c) Required Buffers.

- (i) The following landscaped buffers shall be provided. Each buffer shall be at least 20 feet wide unless otherwise provided in the Redmond Community Development Guide.
 - (A) Along property lines that border a protected zone.
 - (B) Along street frontages where any portion of the street bordering the development site borders a R-1 through R-6 zone.
 - (ii) Unless removal is necessary for streets, sidewalks, or utilities, the tree will likely not survive, the tree will likely be blown over in a likely wind storm, or a hazard will likely result, to the extent possible, all significant trees within 15 feet of the property line where a required buffer must be provided shall be retained. Significant trees are defined in Chapter 20D.90, *Landscaping and Tree Protection Standards*.
- (d) Required Plantings.
- (i) Except as otherwise provided in this division, the buffers shall be planted with the following materials:
 - (A) Evergreen and deciduous trees, of which no more than 40 percent of the trees may be deciduous. There shall be a minimum of five trees per 1,000 square feet of buffer area. The trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development, rather is should screen it.
 - (B) Evergreen shrubs, a minimum of five gallon size when planted. The number of shrubs places shall equal one-third of the buffer frontage in feet.
 - (C) Living ground cover planted to cover the ground within three years.
 - (D) Option for Certain Zones. Where the street frontage landscaping will be planted to buffer a building rather than a parking area, driveway, or portion of a site used for any purpose other than a building, lawn, or open space; a lawn no less than five feet in width may be substituted for the shrubs and ground cover required by Subsections 20C.30.25-080(3)(d)(i)(B) and (C), Landscaping, and Buffers in a Transition Overlay. If this option is used the buffer width may be reduced to five feet. The trees required by Subsection 20C.30.25-080(3)(d)(i)(A) shall be included in the buffer.
 - (ii) Except for lawns, all plant materials shall be native to the area, soils, and micro-climate in which they will be planted or shall not require more water for growing than such plants.
- (e) Except as otherwise provided in this section, no structures shall be placed in required buffers and buffers shall only be used as buffers, landscaping, open space, and recreation.

- (i) Streets, driveways, and underground utilities may cross required buffers to provide access from the street to the interior of the property.
- (ii) Trails may be included in buffers.
- (iii) Patios and similar ground level features may be included in the buffer area. Patios shall not be located within 10 feet of the property line.
- (iv) No more than 20 percent of the buffer area may be used for the streets, driveways, underground utility crossings, trails and ground level features.
- (v) Any structure or use that meets (A), (B), and (C), of this subpart shall be removed from the buffer within five years of the effective date of this regulation and the buffer planted and constructed to meet the requirements of this title.
 - (A) The structure or use is located in a buffer required by this title.
 - (B) The structure or use was constructed or established after the buffer requirement when into effect.
 - (C) The structure or use does not meet the requirements of this title.
- (f) All required buffers shall be maintained in compliance with this division for the life of the use. Dead and dying plants shall be replaced during the next growing season.
- (g) Buffers may be placed in a required setback. Buffers shall counted towards required open space, required pervious surfaces and other requirements that they meet. Except for trails, any impervious surfaces within the buffer shall not be counted towards fulfilling either open space or pervious surface requirements.

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Attachment F

Chapter 20D.240

Transit Supportive Development (Applies Citywide)

How to Use the Transit Supportive Development Regulations

1. Determine the proposed uses that will, or may, be part of your development.
2. Using the table in RCDG 20D.240.20-010, determine what requirements, if any, apply to your development. They depend on the proposed uses. Single-family homes and one single duplex have no requirements. Incorporate the applicable requirements into your design
3. Determine whether the proposed development is on a Green Street. Comprehensive Plan Map N-OV-2 shows the Green Streets identified in the Overlake Neighborhood. At present Green Streets are only applied to the Overlake Neighborhood.
4. If located on a Green Street, incorporate those requirements into your design.

20D.240.10 Purpose

Land use can have a substantial effect on residents, employees, and visitor's ability to travel by walking or other travel on sidewalks, bike, or use carpools, vanpools, and transit. Using these travel modes rather than single-occupancy motor vehicles can reduce traffic and the adverse impacts on air quality, water quality and neighborhood quality traffic causes. Redmond uses various techniques to provide for transit supportive development. The techniques in this chapter guide site and building design and construction to reduce single-occupancy motor vehicles trips.

20D.240.20-010 Citywide Transit Supportive Development Standards

- (1) All new buildings and development shall comply with the requirements of this section. These requirements apply in addition to the design standards for transit supportive development. Walkways and crossings are not required and not allowed where they would create unsafe conditions.

	Use on Property Proposed for Development				
	Multi-Family (except one duplex)	Office, Research & Development, and Business Parks	Retail Uses and Eating and Drinking Places	Institutional Uses and Community Facilities	Manufactur- ing and Industrial Uses
Requirements					
Provide pedestrian walkways that minimize walking distances from the building entrance to the street right-of-way, adjacent transit facilities, and any trail systems on or adjacent to the site.	X	X	X	X	X

	Use on Property Proposed for Development				
	Multi-Family (except one duplex)	Office, Research & Development, and Business Parks	Retail Uses and Eating and Drinking Places	Institutional Uses and Community Facilities	Manufactur- ing and Industrial Uses
Requirements					
Provide pedestrian walkways between the principal entrances to all businesses, uses, and buildings on the development site.	X	X	X	X	X
Arrange buildings on site to minimize distances between buildings and the street and other buildings were consistent with other requirements.		X	X	X	
Provide pedestrian walkways connecting to adjacent streets or adjacent properties with multi-family developments of three or more units, office uses, research and development, business parks, retail uses, eating and drinking places, institutional uses, manufacturing uses, and community facilities. Barriers that limit future pedestrian access are not permitted. Gates that limit access to employees are allowed.	X ¹	X	X	X	X ²
Provide overhead weather protection along any portion of a building that is adjacent to a pedestrian walkway or sidewalk.		X	X	X	
Provide safe street crossing if related businesses or complementary businesses are across a collector or arterial and no crossing is within 500 feet.	X	X	X	X	X
Provide covered bicycle parking or lockers within 50 feet of an entrance. The number of bicycle parking spaces or lockers shall equal one percent of the employees who will work in the facility and one space for every ten housing units. At least four bicycle parking spaces or lockers shall be provided.	X	X	X	X	X
Provide shower facilities available to bicycle riders employed on site (may be located in gyms or health clubs within one quarter mile of site by agreement) if the building or complex will accommodate 100 or more employees.		X		X	X
Provide a covered transit stop meeting King County standards if development is adjacent to an existing transit stop and a covered stop is not available within 500 feet of street frontage.	X	X	X	X	X
Locate service bays and loading areas away from pedestrian areas.		X	X	X	

¹ Not required to connect to adjacent properties with manufacturing uses.

² Not required to connect to adjacent properties with manufacturing or residential uses.

- (2) Development standards for required improvements:
 - (a) Pedestrian walkways shall:
 - (i) Be at least six feet wide.
 - (ii) Be distinguishable from traffic lanes by pavement texture, elevation, or other treatment that achieves the same result.
 - (iii) Have adequate lighting for security and safety. Light intensity and fixtures shall comply with Chapter 20D.90.
 - (iv) Pedestrian walkways shall not be included in impervious surface calculations.
 - (b) Overhead weather protection:
 - (i) Awnings, marquees, canopies, building overhangs or other structures that achieve the same result may be used.
 - (ii) The overhead weather protection shall cover at least three feet of the width of the walkway it is to protect.
 - (iii) The overhead weather protection shall be at least eight feet above the walkway and ground immediately below it and no more than 12 feet above the walkway.
 - (c) Sidewalks next to transit stops shall be ten feet wide and extend to the street curb. A transit shelter may be constructed on up to five feet of the sidewalk.

20D.240.20-020 Green Streets

- (1) All new buildings and development that border Green Streets shall comply with the requirements of this section. These requirements apply in addition to RCDG 20D.240.20-010, *Citywide Transit Supportive Development Standards*, and Chapter 20D.40, *Design Standards*.
- (2) Building and site design shall comply with Overlake Neighborhood Policy N-OV-56.
- (3) Transit Stops

Comprehensive Plan Map N-OV-2 shows the location of Green Streets. Overlake Neighborhood Policy N-OV-56 guides building and site design on properties adjacent to Green Streets and administration of the Green Street development regulations.

- (a) Transit stops should be located every 1,200 feet along Green Streets unless space is not available for the stop, the stop would create hazards, the stop would create difficulties for transit or traffic operations, the stop would not comply with Metropolitan King County requirements, or the stop would create other problems. Transit stops shall be located every 1,500 feet along Green Streets were consistent with Metropolitan King County standards. Where routes run along both sides of the street, transit stops shall be located on both sides of the street. If a transit stop is not located along the street every 1,200 feet, the applicant shall work with Metropolitan King County and the City of Redmond to locate and fund a stop and the necessary street improvements.

- (b) Each transit stop shall include lighting and a shelter with a bench or sitting area. If the building is designed with a lobby that allows the building users to see transit vehicles approaching the stop from both sides of the street and adequate time to reach the stop, a shelter is not required at the stop.
 - (c) Transit stops shall include design features or changes in materials that demarcate the stop. These features may include pavement changes, lighting fixtures, shelter design, the design of nearby walls, or graphics.
- (4) Parking Lots along Green Streets.
 - (a) Along a Green Street, parking lots should be located to the side and rear of buildings.
 - (b) If parking must be included between a building and a Green Street, it should be no wider than one parking bay and one driving lane.
 - (c) Ten feet of landscaping shall be provided between the sidewalk and the parking lot if located along a Green Street.
 - (d) If it is otherwise impossible to locate the parking on the site as surface parking, additional parking may be located between the building and the Green Street. In determining impossibility, moving proposed buildings and public facilities shall be considered and shall be used as a solution before concluding that it is impossible to locate the parking on the site.
- (5) Buildings along a Green Street shall be located no farther than 50-feet from the right-of-way.
- (6) Buildings along a Green Street shall front on the street and shall have a primary entrance on the street.
- (7) Fences, hedges, and freestanding walls may be used along Green Streets under the following conditions:
 - (a) Solid walls, fences, and hedges four feet in height or less may be allowed.
 - (b) Decorative or security walls, fences and hedges that allow visibility from three feet from the ground and higher, such as wrought iron and split rail fences, may be allowed and shall not exceed six feet in height.
 - (c) All allowable walls, hedges, and fences between a building and a public street shall provide for access every 200 feet. Where a fence is provided for security purposes, the entrances may be limited to employees through key cards or other means.

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Attachment G

Table 20D.130.10-020(2) Required Off-Street Parking

ZONING DISTRICT		Number of Parking Spaces On-site	
		Minimum Required	Maximum Allowed
Semi-Rural Zone Large Lot Residential Low Density Residential Low Moderate Density Residential	RA-5 R1 R-2-R-3 R-4-R-5-R-6	2/du	NR
Urban Recreation	UR	*	NR
Moderate Density Residential High Density Residential Residential Development in employment and commercial zones (except City Center (CC))	R-8, R-12, R-19 R-20-R-30	1.2/Studio du# 1.5/1 Bedroom du# 1.8/2 Bedroom du# 2.0/3+ Bedroom du#	NR
Neighborhood Commercial	NC	4.0/1,000 sq. ft. gfa	5.0/1,000 sq. ft. gfa
Retail Commercial	RC	4.0/1,000 sq. ft. gfa	5.0/1,000 sq. ft. gfa
General Commercial	GC	4.0/1,000 sq. ft. gfa	5.0/1,000 sq. ft. gfa
City Center	CC		
Residential Uses (All)		1.0/du***	NR
Bear Creek, Valley View, and Trestle		3.5/1,000 sq. ft. gfa	5.5
Old Town 1, 2		2.0/1,000 sq. ft. gfa	2.0/1,000 sq. ft. gfa**
Leary 1, 2		2.0/1,000 sq. ft. gfa	3.5/1,000 sq. ft. gfa
Foot Hill 1, 2		2.0/1,000 sq. ft. gfa	3.5/1,000 sq. ft. gfa
East Hill 1, 2		2.0/1,000 sq. ft. gfa	3.5/1,000 sq. ft. gfa
Sammamish Trail 1, 2		2.0/1,000 sq. ft. gfa	3.5/1,000 sq. ft. gfa
Town Square 1, 2		2.0/1,000 sq. ft. gfa	3.5/1,000 sq. ft. gfa
River Bend 1, 2		2.0/1,000 sq. ft. gfa	3.5/1,000 sq. ft. gfa
Mixed Use Shopping Center.		3.5/1,000 sq. ft. gfa	5.0/1,000 sq. ft. gfa
Overlake Business & Advanced Technology Business Park Manufacturing Park Industry Planned Residential or Commercial Developments	OV BP MP I PRD or PCD	2.0/1,000 sq. ft. gfa 2.0/1,000 sq. ft. gfa 2.0/1,000 sq. ft. gfa 2.0/1,000 sq. ft. gfa 2.0/1,000 sq. ft. gfa	3.0/1,000 sq. ft. gfa** 3.0/1,000 sq. ft. gfa** 3.0/1,000 sq. ft. gfa** 3.0/1,000 sq. ft. gfa** 3.0/1,000 sq. ft. gfa**

Notes: du - Dwelling Unit
gfa - Gross Floor Area
NR - No Requirement

- * - The number of spaces must be adequate to accommodate the peak shift or maximum number of users as determined by the Code Administrator after considering the probable number of employees, users, attendees, etc.
- ** - The Technical Committee may consider parking at a ratio as low as 1.5/1,000 if a covenant is recorded with the property which limits the uses to warehouse uses and/or limits the number of employees permitted in a building or project. Parking at ratios greater than 3.0/1,000 (not to exceed 3.5/1,000) is generally not permitted unless the employer/building owner can document that single-occupancy vehicle trips can be reduced better through the employer/building owner's parking/traffic mitigation program than they would be reduced through limiting parking stalls to 3.0/1,000.
- ** - Bonus available for in-lieu parking fund per RCDG 20D.130.10-040(2).
- *** - Plus 1 guest space per 4 units for projects with 6 units or more.
- # - Bedroom shall include all rooms that can be used as permanent sleeping quarters.
- 1 - The maximum number of parking stalls allowed may be increased to 5.0 stalls per 1,000 sq. ft. gfa for the retail components of mixed-use developments.
- 2 - Developments may be allowed up to 5 stalls per 1,000 sq. ft. gfa provided the excess parking is within a parking structure, or off-site within 300 feet of the use, or on the same site but in a location conducive to redevelopment or conversion to a commercial parking lot; and a portion of the parking is made available to the general public. The parking lot may be operated as a commercial lot. This provision shall sunset February 1, 1999, unless extended by ordinance.

20D.130.10-055 Interim Parking Regulations for the Property Zoned Overlake Business & Advanced Technology Previously Zoned EH-A, EH-B, EH-C, or EH-D

- (1) This section shall apply only to property zoned Overlake Business & Advanced Technology and previously zoned EH-A, EH-B, EH-C, or EH-D.
- (2) The applicant must provide parking spaces as follows:
 - (a) The parking requirement for uses not specifically listed will be determined by the Technical Committee based on demonstrated demand, and comparison to similar uses.
 - (b) The minimum level of parking shall be installed prior to occupancy of the structure. Area needed to provide for parking up to the maximum shall be reserved in landscaped open space for future parking demand. The Technical Committee may permit improvement of this reserved space for additional parking if additional parking demand is demonstrated, but will not in any case allow additional parking exceeding the maximum allowed by the code based on actual building area except as provided below.

A Part of RCDG 20D.130.10-055
Parking and Circulation Design Requirements

The applicant must provide parking spaces as follows:

Use	Minimum	Maximum
Residential Use	1.0: D.U.	2.0: D.U.
Research & Development/Other Manufacturing or Assembly	2.7:1,000 gsf	3.6:1,000 gsf
Bank	2.7:1,000 gsf	3.6:1,000 gsf
Other Convenience Retail and Service/Personal Services	0	2.25:1,000 gsf
Professional Services, Business Services, General Offices, Governmental Services (Office)	2.7:1,000 gsf	3.6:1,000 gsf
Restaurant	7.2:1,000 gsf	9.0:1,000 gsf

D.U. = dwelling unit; gsf = gross square feet

- (3) The applicant may request approval to install more than the minimum parking spaces through the site plan review process. The Technical Committee may approve the initial installation of parking above the minimum (but not more than the maximum allowed by the code based on actual building area except as provided below) only if:
- (a) The applicant can demonstrate specific employee parking requirements above the minimum; or
 - (b) The applicant can demonstrate financial hardship associated with limiting parking to the allowable minimum; or
 - (c) The applicant commits to additional Transportation Management Programs and a specific phasing schedule to reduce the need for parking over time and convert parking areas to landscaped open space; or
 - (d) The full floor area allowed on the site is not developed. The maximum number of parking spaces allowed on a given site, or portion of a site in the case of a phased development, may be calculated on the allowable floor area of the site, or portion thereof, as the case may be, rather than the actual floor area that is built, provided the following conditions are met:
 - (i) The applicant is a large, single user with a parcel of five acres or larger which will be maintained in single ownership and control. This does not preclude an applicant from leasing area within the site to other users, provided they are subject to parking management programs on the site;
 - (ii) The total parking allowed on the site does not exceed the maximum number of parking spaces as calculated in the approved master plan;
 - (iii) Applicability of the parking variation is on a site by site basis only, following approval of a master plan and evaluation by the Technical Committee;
 - (iv) The applicant includes the maximum feasible parking under buildings in the site plan;

- (v) Parking areas are designed to eliminate or minimize parking around buildings, on slopes or grades, and effectively incorporate existing landscape materials in the design;
- (vi) The applicant submits and agrees to implement a program of Traffic Impact Management approved by the Technical Committee. The Technical Committee may approve the program only if it demonstrates the likelihood of achieving a target percentage of employees commuting to work by means other than single occupant vehicles. The target percentage shall be established by the Technical Committee based upon a review of all circumstances relevant to determining the percentage of utilization of non-single occupant transportation that is reasonably feasible. The program of Traffic Impact Management may involve a combination of the following activities:
 - (A) Vanpool. Applicant may choose to purchase vans for publicly sponsored programs, loan Commuter Pool money to purchase vans, or provide privately owned vehicles.
 - (B) Ridematch. Applicant may participate in public ridematch programs using employees' private vehicles, and park and pool lots.
 - (C) Fleetride. Applicant may purchase vans or cars for business use and allow use by groups of employees for commuting.
 - (D) Subscription Bus. Applicant may subsidize bus service with minimum of 33 passengers.
 - (E) Regular Transit. Applicant may request extension of existing service, reverse commuting buses, or subsidize part or all of bus passes.
 - (F) Flex-Time. Applicant may agree to adjust work schedules to reduce peak hour impacts.
 - (G) Parking Management. Applicant may allocate carpools preferential parking spaces (guaranteed, close-in, or no cost). Applicant must agree that the parking preferences will be enforced.
 - (H) Promotion. Applicant may appoint an employee responsible for transportation coordination and information on available programs. Applicant may also provide financial or other incentives to use transportation programs.
 - (I) Other Programs. Applicant may propose additional measures or innovative techniques specifically related to employee needs that will reduce traffic impacts.
- (4) When a development is phased, the request for the parking variation may be approved with the first phase, and the parking installed proportionate with the floor area in that phase. When applications are received for subsequent phases, the

Technical Committee shall evaluate the traffic impact management program and determine if circumstances justify the total parking allowed by the variation.

- (5) The Technical Committee shall consider the availability of public transportation programs and any other factor that may affect the ability of the applicant to achieve traffic mitigation objectives.
- (6) Applicants must submit a plan that indicates how parking spaces allowed by the proposed parking ratio increase will be reduced if traffic mitigation objectives are not achieved. The City shall request the applicant to prepare a periodic report evaluating parking management programs and usage of existing parking facilities, and shall require reduction of the parking area allowed by the variation to a ratio of 3.6 parking spaces per 1,000 square feet of gross floor area of actual building constructed if transportation measures are not implemented as determined by the Technical Committee. Any parking spaces removed under this clause shall be converted to landscaped open space.
- (7) No parking may be located within a required front/street setback.
- (8) Circulation must be consistent with the transportation facilities in the Comprehensive and must:
 - (a) Be coordinated with other property in the performance area and with other performance areas in order to provide an efficient transportation system, and to minimize unnecessary paved area.
 - (b) Combine, wherever practical, accessways and parking areas if compatible with individual site design.
 - (c) Separate residential and non-residential traffic.
 - (d) Provide for non-motorized, including pedestrian and bicycle, movement throughout the performance area and design district.
 - (e) Coordinate with street and walkway systems of adjoining jurisdictions.
- (9) Site plan review shall ensure that parking lots do not encircle buildings.
- (10) The provisions of RCDG 20D.130.10 apply in the area subject to this section, except for those requirements contained in RCDG 20D.130.10-020 and 20D.130.10-040(1) – (4). (Formerly 20C.10.235(45)(c))

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