

Redmond Community Development Guide

20C.70.50 Willows/Rose Hill Neighborhood Regulations.

20C.70.50-010 Introduction.

- (1) Purpose. The Willows/Rose Hill Neighborhood vision and policies are included in the Neighborhood Chapter of the Comprehensive Plan. Regulations in RCDG 20C.70 Neighborhoods and Design Districts and regulations in other RCDG Chapters are established to implement the neighborhood vision and policies. These regulations are designed to accommodate growth in the Willows/Rose Hill Neighborhood consistent with Redmond's Comprehensive Plan policies while maintaining the natural character of the neighborhood, including steep slopes, forested areas, and concentrations of open space, and maintaining the character of residential and business areas.
- (2) Types of Neighborhood Regulations. RCDG 20C.70.50 Willows/Rose Hill Neighborhood Regulations contain two types of neighborhood-specific regulations.
 - (a) Supplemental neighborhood regulations apply in addition to and are used in conjunction with other regulations. For example, Willows Business Park zone regulations apply in addition to regulations specific to the zone and city regulations.
 - (b) Superseding neighborhood regulations take the place of other regulations. For example, neighborhood multiplex regulations supersede Citywide regulations for multiplex housing. Where there is a conflict between citywide regulations and neighborhood regulations, the neighborhood regulations apply within the particular neighborhood.
- (3) Other Applicable Regulations. As an aid for users of this guide, the sections below include references to other RCDG Divisions that contain both citywide and neighborhood specific regulations, such as RCDG 30.52 Cottage Housing Developments. Users of this guide also need to refer to RCDG Divisions containing only zone or citywide regulations that also apply to the Willows/Rose Hill neighborhood.

20C.70.50-020 Residential Development: General Provisions.

- (1) Purpose. Residential regulations are established to implement the Willows/Rose Hill neighborhood vision and policies and are designed to:
 - (a) Ensure that infill development blends with existing residential areas and that the character of existing neighborhoods is maintained as the area continues to grow.
 - (b) Promote variety in the size, type, and price of new dwelling units to enable households of different ages, sizes, and incomes to live in the neighborhood and to help the neighborhood maintain its existing diversity.

- (c) Encourage cottages and other smaller detached dwelling units, which are less bulky and provide more opportunities to create larger areas of open space than typical single-family developments
- (2) References. The following RCDG Divisions contain residential regulations specific to the Willows/Rose Hill Neighborhood:
 - (a) Cottage Housing Developments: RCDG 20C.30.52.
 - (b) Residential Innovative Zone: RCDG 20C.30.82.
 - (c) Planned Residential Development: RCDG 20C.30.105.
 - (d) Affordable Housing: RCDG 20D.30.10.

20C.70.50-030 Multiplex Housing.

- (1) Purpose. RCDG Section 20C.30.70 contains regulations on multiplex housing that apply citywide until neighborhood plans set the policy on multiplex housing for the neighborhood. The following regulations take the place of RCDG Section 20C.30.70 for the Willows/Rose Hill Neighborhood for Low Moderate Density Residential Zones. All multiplex dwelling units in these zones must meet certain criteria and conditions for location, density, and design to ensure compatibility with the neighborhood. This section contains those conditions.
- (2) Applicability.
 - (a) Duplexes are an allowed use on individual lots in locations designated Low Moderate Density Residential in the Willows/Rose Hill Neighborhood, subject to the limit in policy N-WR-E-5.
 - (b) Triplexes and fourplexes may be allowed on individual lots in locations designated Low Moderate Density Residential only as part of the demonstration project provided for in N-WR-E-4 to evaluate compatibility with the Willows/Rose Hill Neighborhood.
- (3) Density. The allowed number of dwelling units for duplexes, triplexes, and fourplexes shall not exceed the allowed number of detached single-family dwelling units.
- (4) Lot Division. The lot division provisions of RCDG 20C.30.70.030(2) shall apply.
- (5) Design. Multiplex dwelling units and accessory structures shall have the following design features in addition to those required by RCDG 20C.70.50-050 Residential Architectural, Site and Landscape Design Standards.
 - (a) Shall have a minimum lot size of 150 percent of the average minimum lot size for the zone.

- (b) Shall maintain the traditional character and quality of detached single-family dwelling units by using design elements such as single points of entry noticeable from the street, pitched roofs, visible trim or framing around windows, porches, and chimneys.
 - (c) Should be consistent in height, bulk, scale and style with nearby single-family residential uses.
 - (d) Surface parking for multiplex dwelling units should be in groups of no more than three stalls to appear more consistent with parking for single-family detached dwellings in the area.
 - (e) If parking areas include more than three stalls, they should be visually separated from the street or common areas through site planning, landscaping, or natural screening.
- (6) Review and Decision Procedures.
- (a) Review and decision for duplexes shall occur through the Type I process.
 - (b) Review and decision for triplexes and fourplexes shall occur through the Type III process.

20C.70.50-040 Residential Architectural, Site and Landscape Design: General Provisions

- (1) Purpose. The purpose of this section is to establish residential design standards for building, site, and landscape design in the Willows/Rose Hill Neighborhood and to guide preparation and review of all applicable development applications. These design standards are intended to assist development applicants in adhering to the desired form of community design in the neighborhood as expressed by goals, policies, and regulations of the Redmond Community Development Guide, which includes the Comprehensive Plan. The purpose of the design guidelines is to:
 - (a) Encourage variety and visual interest in new residential development in a manner that is compatible with the neighborhood character.
 - (b) Engage streetscapes with dwellings by bringing living space toward the street.
 - (c) Ensure that dwelling units are of a scale that is proportional to their lot size.
 - (d) Provide for the use of landscaping to help provide a transition between new and existing development, to enhance building and site appearance, and to maintain and enhance the environmental quality of the neighborhood.
 - (e) Encourage public safety for citizens of the neighborhood through building and site design.
 - (f) Assist applicants and decision-makers reviewing development applications.
 - (g) Comply with RCDG Section 20D.40.10-010, Design Standards-Purpose and Intent.
- (2) Applicability.
 - (a) The neighborhood residential design standards apply to applications for new attached and detached single-family development, and expansions to single-family attached and detached dwellings in the Willows/Rose Hill Neighborhood. (See Willows/Rose Hill Neighborhood Map in RCDG 20C.70.50-040)
 - (b) All applications for residential development after the effective date of the 2002 Willows/Rose Hill Neighborhood Plan update which result in a building permit for construction of a new single-family detached or attached dwelling unit or expansion to a single-family detached or attached dwelling unit, unless otherwise exempted by this Chapter, shall comply with the intent statements and design criteria as provided in this section and RCDG Section 20D.40.10-020 (2)(d)(e), and (f), Compliance with the Design Standards. Dwellings built prior to adoption of these regulations are not considered nonconforming dwellings.

(3) Administration.

- (a) Review Process. Building permit applications requiring design review approval shall be processed in accordance with RCDG Title 20F, Administration and Procedures.
- (b) Administrative Approval. The Code Administrator shall decide compliance with the design standards. The Design Review Board may become involved in advising the Code Administrator in deciding compliance with the design standards. In no instance shall the Design Review Board act as an appellant body.
- (c) Approval Timing. Compliance with the design standards shall be decided prior to issuance of applicable building permits.

Insert Map of Neighborhood

20C.70.50-050 Residential Architectural, Site and Landscape Design Standards

(1) Purpose.

- (a) To establish criteria for design review of new or expanded single-family attached and detached dwelling units and associated landscaping in the Willows/Rose Hill Neighborhood per RCDG Section 20C.70.50-040.
- (b) To establish landscape requirements for new and improved streets, including drainage swales, in the NE Rose Hill Sub-area of the Willows/Rose Hill Neighborhood.

(2) Variety and Visual Interest in Building and Site Design.

(a) Intent.

- (i) Character Compatibility. Building and site design that provide variety and visual interest help to provide compatibility with the character of the surrounding neighborhood. Neighborhood characteristics include variety in house style and lot sizes, predominance of small- to moderately-sized dwellings, feeling of spaciousness and open green spaces, and abundance of trees and other greenery.
- (ii) Variety in Building and Site Design. To prevent the repetitive use of the same combination of building features and site design elements within residential developments and between adjacent dwellings.

(b) Design Criteria.

- (i) Variety and Visual Interest. Provide variety and visual interest by using various combinations of building elements, features, and treatments and variation in site design elements in new residential developments. Examples of building elements, features and treatments and site design elements that provide variety and visual interest when used in various combinations are listed below.
- (ii) Variety in Building Design. The same combination of building elements, features and treatments shall not be repeated for more than 20 percent of the total dwelling units in a residential development. Dwellings with the same combination of features and treatments shall not be located adjacent to each other. For example, each dwelling in a five-lot subdivision could include a porch provided building elements such as the details of the porch, roof shape or color, building color or materials, or building accents were varied to achieve visual interest. Short subdivisions less than five lots shall not repeat the same combination. (See Figure 1)

Insert Figure 1

Examples of Building Elements, Features, and Treatments that Provide Variety and Visual Interest: (See Figure 1)

- (A) Porches and patios.
 - (B) Varying roof shapes or gables between adjacent structures.
 - (C) Windows with visible trim and mullions.
 - (D) Roof brackets.
 - (E) Dormers.
 - (F) Fascia boards.
 - (G) Bay windows.
 - (H) Entry enhancement such as a well detailed door, (multi-panel or glass insert), window adjacent to front door, or roof extension.
 - (I) Trellis.
 - (J) Modulation.
 - (K) Chimney (shown on the exterior of the house).
 - (L) Variation in roof or building colors and materials, such as brick, stone or other masonry as accents.
 - (M) Variation in housing type and size.
 - (N) Other building elements, treatments, features, or site designs approved by the Code Administrator that provide variety and visual interest.
- (iii) Variety in Site Design. Variation in site design shall be achieved through the use of various site planning methods and techniques. Also use various site planning methods and techniques to provide variation in dwellings located on a site perimeter when visible from public streets or park areas. See examples below.

Examples of Site Design Elements that Provide Variety and Visual Interest (See Figure 1)

- (A) Variation in lot sizes or orientation.
 - (B) Variation in setbacks.
 - (C) Variation in dwelling unit size or type among adjacent or nearby structures along a street.
 - (D) Variation in type of driveway (shared driveway or not shared).
 - (E) Alleys (See Figure 2).
 - (F) Other site design features approved by the Code Administrator that provide variety and visual interest.
- (iv) Exemptions. Expansions to single-family homes are exempt from RCDG 20C.70.50-050(2), Variety and Visual Interest in Building and Site Design.

Insert Figure 2

(3) Building Orientation.

(a) Intent. Provide active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents. Dwelling, site, and streetscape design should incorporate features that bring the primary living area of the dwelling toward the street. (See Figure 3)

(b) Design Criteria.

(i) Garage Placement.

(A) Garages shall not be the dominant feature as viewed from the street.

(B) Garages facing the front street shall be setback a minimum of 5 feet from the street elevation of the dwelling, or otherwise designed and placed in a manner that meets the intent of this section, such as recessing under a second story or a projecting roofline, or other treatment(s). The front street elevation of a side-loaded garage shall have a minimum of one opening (i.e. window or door). Garages that face another direction, i.e. side- and alley-loaded garages are exempt from the 5-foot setback requirement.

(ii) Garage Doors. Garage doors facing the front street shall include windows, multiple garage doors (for example, one door per parking stall) or other architectural treatments that reduce the mass of the garage door surfaces and meet the intent of this section.

(iii) Transition Area. Provide a minimum 80 square foot area in the front yard that is oriented toward the front street and includes a porch (minimum dimension 8 feet on all sides), patio, deck, garden with entry, walkway with arbor, or other feature(s) that meets the intent of this section.

(iv) Alleys. There is a 4-foot yard setback for garages that are accessible from an alley. For the purpose of providing visual appeal and interest, when an alley is adjacent to a rear yard, yard landscaping shall extend to the edge of the alley or a landscape strip between the alley and the fence shall be provided.

(v) Other Methods. The Code Administrator may approve other methods that meet the intent of this section.

Insert Figure 3

(vi). Exemptions. Expansions to single-family dwelling units are exempt from this section except for the following:

- (A) When an expansion is greater than 50 percent of the existing gross floor area of the dwelling unit and does not include a garage, RCDG 20C.70.50-050(3)(b)(iii), Transition Area applies.
- (B) When an expansion is greater than 50 percent of the existing gross floor area of the dwelling unit and includes a garage, RCDG 20C.70.50-050 Section (3), Building Orientation applies.
- (C) When the expansion consists of a garage only, RCDG 20C.70.50-050 (3)(b)(i), Garage Placement and (ii), Garage Doors apply.

(4) Building Character, Proportionality and Massing.

(a) Intent.

- (i) Lot/Structure Proportionality. Lot coverage requirements help to maintain a consistent and compatible land use pattern. A primary land use pattern in the Willows/Rose Hill Neighborhood is dwellings that appear proportional to their lot size. New or expanded dwellings that do not appear oversized for their lot are proportional to their lot size and are compatible with the neighborhood. (See Figure 4.)
- (ii) Building Character and Massing. Reduce the apparent size of large infill buildings and give them more visual interest through the use of design techniques. The application of design techniques shall promote compatibility with the surrounding neighborhood while maintaining variety and visual interest in building design.
- (iii) Open Space. Provide visual relief from the massing and scale of built development through site design techniques such as centrally locating open space.

(b) Design Criteria.

- (i) Maximum Lot Coverage for Structures. The maximum lot coverage for structures shall be 35 percent in the Residential Innovative, R-5 and R-6 zones in the Willows/Rose Hill Neighborhood to help ensure that dwelling units are of a scale that is proportional to the lots on which they are located.
- (ii) Lot Coverage for Cottages. Lot coverage for cottages is provided in RCDG 20C.30.52, Cottage Housing Developments.

Insert Figure 4

- (iii) Modulation and Articulation. Use modulation and articulation in a clear rhythm to reduce the perceived size of large infill buildings. The use of these techniques shall be varied between adjacent buildings. (See Figure 5)
 - (A) Articulation is the giving of emphasis to architectural elements, (like windows, balconies, entries, etc.) that create a complimentary pattern or rhythm, dividing the large buildings into smaller identifiable pieces.
 - (B) Modulation is a measured and proportioned inflection in a building's face. Together articulation, modulation and their interval create a sense of scale important to residential buildings.
- (iv) Consideration of Site Conditions. Buildings should step down or terrace down a hillside for the purpose of fitting into the topography. (See Figure 6)
- (v) Building Separation. Minimum building separation shall be 15 feet except for small structures including cottages, size limited dwellings, accessory dwelling units and accessory structures. Minimum building separation for cottages is provided in RCDG 20C.30.52, Cottage Housing Developments. Minimum building separation for size limited dwellings, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units shall be 10 feet.
- (vi) Building Encroachments.
 - (A) Chimneys and porches in interior setback areas shall be setback a minimum of 5 feet from the nearest property line.
 - (B) Bay windows may encroach into a side interior setback but shall not be closer than 3.5 feet from the nearest property line.
- (vii) Open Space.
 - (A) A minimum of 25 percent of the required open space for residential developments of 30 dwelling units or more should be centrally located as common open space and should be designed to achieve the following:
 - 1. To provide visual relief from the massing of development.
 - 2. To serve the recreational needs of residents of the development.
 - 3. To enable children's play areas to be visible from residences in the development.
 - 4. To provide habitat for wildlife.

Insert Figure 5, Modulation and Articulation, and Figure 6, Consideration of Site Conditions

- (B) Common open space shall be usable area for passive or active recreation, such as picnic tables, benches, scenic viewing areas, children's play equipment or sport courts.
- (C) When minimum open space requirements are met on a development-wide basis in residential developments of 10 dwelling units or more, this section applies.
- (viii) The Code Administrator may approve other methods that achieve the intent of design criteria 4(b)(i) Maximum Lot Coverage for Structures, (iii) Modulation and Articulation, and (iv) Consideration of Site Conditions.

(5) Landscaping.

(a) Intent.

- (i) Vegetation. To include vegetation in residential landscaping areas to soften the bulk and mass of buildings, to add visual interest, and to maintain and enhance the environmental quality of the neighborhood.
- (ii) Wildlife Habitat. To benefit wildlife habitat in the neighborhood by providing landscaping that supports wildlife and minimizes opportunities for invasion by non-native intrusive species.
- (iii) Conservation. To conserve water consumption by encouraging drought tolerant vegetation.
- (iv) Property Values. To maintain and protect property values.
- (v) Stormwater Management. To reduce erosion and stormwater runoff, and to improve water quality.
- (vi) Maintain Vegetation. To maintain or replace existing vegetation.
- (vii) Plant Materials. To promote proper plant selection and continuous maintenance so that plant materials can flourish.
- (viii) Pedestrian Safety. To promote pedestrian safety by separating walkways from streets with a landscaped area.
- (ix) NE Rose Hill Character. To maintain and enhance the NE Rose Hill Sub-area's character.
- (x) Streetscapes. To encourage visually appealing streetscapes that unify the NE Rose Hill Sub-area.

(b) General Requirements. General requirements for landscape plan approval performance assurance, planting practices, and planting standards are provided in RCDG 20D.80, Landscaping and Natural Screening. Compliance with Chapter 20D.80 is required.

(c) Design Criteria.

(i) Landscaping and Landscape Plans Required.

- (A) Landscaping for the front yard shall be provided for new residential developments, including single unit developments and expansions to single-family dwellings.
- (B) A landscape plan shall be prepared or approved by a licensed landscape architect, certified nurseryman, or certified landscaper. Single unit developments and expansions to single-family dwellings are required to provide a landscape plan but are exempt from this requirement to have the plan certified.

(ii) Landscaping and landscape plans shall include:

- (A) A minimum of 51 percent of the planted area in the front yard shall be native plantings and include a mix of trees or shrubs and living ground cover. Grass lawns are excluded from this calculation and may occupy the entire landscape area.
- (B) Vegetation for common areas.
- (C) Street trees for streets internal to or adjoining residential developments in accordance with the Street Tree Plan.

(iii) Landscaping Transition.

- (A) For new subdivisions, short subdivisions, and similar residential developments, provide landscaping along the perimeter of the site that incorporates native trees and softens the transition between new and existing dwelling units when the new dwellings are directly adjacent to lots with existing dwellings or the dwellings can be viewed from public streets or park areas. (See Figure 7)
- (B) The Code Administrator may approve other methods that achieve the intent of the landscaping transition requirement, such as increased setbacks that soften the transition from existing to new dwelling units.

Insert Figure 7

(iv) Exemptions.

- (A) Expansions to single-family dwellings are exempt from RCDG 20C.70.50-050(5)(c) (i) and (ii) when the expansion is less than 25 percent of the existing gross floor area of the dwelling AND less than 50 percent of the existing landscape is being replaced. Single unit developments and expansions are exempt from 5(c) (iii) Landscaping Transition.
- (B) Private open space as defined in RCDG 20C.30.52, Cottage Housing Developments is exempt from RCDG 20C.70.50-050(5)(c) (i), (ii) and (iii).

(v) Landscape drainage swales. (See Appendix 20D-3)

(A) General design criteria.

- (1) Landscape Separation. Enhance the street edge by providing a separation between vehicle lanes and walkways that has an informal landscaped look.
- (2) Landscape Edge. Provide a natural looking landscaped edge that does not sharply define the private property from the public area and street.
- (3) Drainage Swales. At a minimum, design drainage swales to convey stormwater and to provide a natural looking and informal landscaped edge that separates walkways from vehicle lanes. Subdivisions should include, and short subdivisions are encouraged to include, drainage swales landscaped to enhance stormwater quality and control.
- (4) Swale Maintenance. Design drainage swales to minimize maintenance required by the City and adjacent property owners.

- (B) Maintenance Responsibilities. The adjacent property owner is responsible for landscape maintenance, including irrigation of the swale as needed. The City will provide maintenance regarding the function of the drainage facility and a description of best management practices for swales for property owners.

- (C) Examples of Recommended Drainage Swale Plantings. Plantings are recommended for their hardiness, including their ability to withstand drought and wet conditions. The RCDG Appendix contains examples of recommended drainage swale plantings.

- (vi) Street Tree Plan. Street trees shall be planted along streets in the NE Rose Hill Sub-area in accordance with the Street Tree Plan as a requirement of development, subdivision, and short subdivision

(6) Fences.

(a) Intent.

- (i) Visibility. To increase visibility of front yard and to use principles of Crime Prevention Through Environmental Design (CPTED) to increase public safety and to help deter crime.
- (ii) Active and Walkable Neighborhood. To maintain and enhance the neighborhood as a walkable place.
- (iii) NE Rose Hill Sub-area. To enhance and reflect the open space character of the NE Rose Hill Sub-area.

(b) Design Criteria. Where fences are used in the front yard in the Willows/Rose Hill Neighborhood, the following standards shall apply:

- (i) Maximum Height. New fences and walls shall be a maximum of 42 inches high when built in the front setback. (See Figure 8)
- (ii) Gated Communities. New “gated communities” in short subdivisions or subdivisions with security fencing are prohibited.

Insert Figure 8

20C.70.50-060 Business Park Zone Design

- (1) Purpose. This section is established to implement the Willows/Rose Hill Neighborhood vision and policies and is designed to retain the following features of the Willows Business Park corridor:
 - (a) Important natural features of the hillside corridor.
 - (b) A pastoral and parkway appearance.
 - (c) Visual compatibility between buildings and the forested hills and open pastures of the Willows Corridor.
 - (d) Developments separated from each other with areas of open space.
 - (e) High quality site and building design.
 - (f) Visual buffering of nearby residential uses from development along the Willows Corridor.
- (2) Applicability. The Willows Neighborhood Business Park corridor is located north of the Puget Power transmission line right-of-way, west of Willows Road, south of the city limits, and east of the crest of the hills (See Willows Business Park Corridor Map). These area-specific regulations apply to the properties within this corridor to implement Willows/Rose Hill Neighborhood policies. (Ord. 1901)
- (3) References. Developments within this area shall undergo design review and comply with all design and development standards. In addition to the regulations in Chapter 20C.60 RCDG, Business Park, Manufacturing, and Industry Requirements, the following specific regulations for Business Park zoned properties in the Willows corridor shall apply. Where there is a conflict, the more restrictive regulations shall apply.
- (4) Requirements.
 - (a) All building and parking areas shall be setback an average of 100 feet and not less than 75 feet from the Willows Road right-of-way to preserve a view corridor along Willows Road, to direct development away from aquifer recharge areas, and to protect uses in the Sammamish Valley from interference and other incompatibilities.
 - (b) Parking shall be screened by buildings or trees from Willows Road.
 - (c) Development shall be screened by topography, trees or other measures to visually buffer the development from nearby residential uses to the west.

- (d) Site design should separate the developments from each other and Willows Road with areas of open space. Forested gullies, wetlands, old pastures and treed areas are the preferred means of separating uses. The open spaces may include trails, ~~and~~ open recreation areas, and natural looking stormwater ponds. Other uses should not be allowed in open spaces.
- (e) Buildings, parking and driveways shall be located and oriented so that large areas of open space are maintained, valuable sensitive areas are protected, natural hazards are avoided and clusters of trees are retained. Open space, sensitive areas and treed areas should be connected to existing or projected open space on adjoining properties to provide for a continuous band of open space across the hillside.
- (f) No more than 35 percent of the significant trees on any property may be removed without approval of a planting plan that provides improved wildlife habitat and provides more trees than the healthy, mature trees that were removed. Replacement of significant trees shall be consistent with the City's tree preservation regulations.
- (g) In any development, no more than 60 percent of the site may be covered by impervious surfaces, including buildings, driveways and parking areas.
- (h) Pedestrian and bicycle linkages shall be provided to Willows Road. (Ord. 1901)

Insert Willows Business Park Corridor Map

20C.70.50-080 Critical Wildlife Habitat

(1) Purpose. RCDG Section 20D.140.10 contains regulations for protection of critical wildlife habitat that apply citywide. The purpose of this section is to provide a general guide for the location of critical wildlife habitat within the Willows/Rose Hill Neighborhood.

(2) Map of Critical Wildlife Habitat in the Willows/Rose Hill Neighborhood

- a. The approximate location and extent of critical wildlife habitat in the Willows/Rose Hill Neighborhood are shown on the critical wildlife habitat map adopted as part of this section.
- b. This map shall be used as a general guide only for the assistance of property owners and other interested parties; boundaries are generalized. The actual type, extent and boundaries of critical wildlife habitat shall be determined in the field by a qualified consultant according to the procedures, definitions and criteria established by RCDG Chapter 20D.140 and Appendix 20D-2.
- c. In the event of any conflict between the critical wildlife habitat location or designation shown on the City's maps and the criteria or standards of RCDG Chapter 20D.140, the criteria and standards of RCDG Chapter 20D.140 shall prevail.

Insert – Map of Critical Wildlife Habitat, Willows/Rose Hill Neighborhood

REDMOND COMMUNITY DEVELOPMENT GUIDE

20C.30.15 Residential Zones.

20C.30.15-010 Purpose.

The purpose of this section is to describe the desired intent for development in each residential zone of Redmond. The zones range in character and intensity from rural to semi-rural, suburban and urban. The intent of each zone is based on the policies contained in the City of Redmond Comprehensive Plan (Title 20B) and the Comprehensive Land Use Designations as defined in Policies LU-115 through LU-119 and HO-7 through HO-11 of RCDG Title 20B. To complement the primarily residential nature of these zones, churches, schools, parks, and home businesses, as well as a limited number of other uses are also allowed in residential zones. (Ord. 1901)

20C.30.15-020 Semi-Rural Zone (RA-5).

The Semi-Rural zone maintains low semi-rural residential densities within the Urban Growth Area on lands not suited to intense urban uses and not already characterized by urban development. Densities in this zone shall not exceed one unit per five acres, exclusive of density bonuses. The Semi-Rural zone may be used to maintain the semi-rural character of lands with significant amounts of sensitive areas that make the land unsuited to urban development, that are not characterized by urban development, and that are not appropriate for long-term agriculture or forestry use. Land uses other than residential that may be appropriate and are allowed in the Semi-Rural zone would include uses that don't impact the primarily residential character and uses of the zone. (Ord. 1901)

20C.30.15-030 Large Lot Residential Zone (R-1).

The Large Lot Residential zone provides for residential neighborhoods for lands not suitable for urban development because of sensitive area or public facility limitations or for lands planned for equestrian uses with allowed densities of one dwelling unit per gross acre. Uses other than residential that are allowed in this zone may not affect the primarily residential uses and character of neighborhoods within this zone. Some of the non-residential uses allowed in this zone, such as equestrian uses, are more practically suited for the Large Lot Residential zone than for more concentrated urban zones. (Ord. 1901)

20C.30.15-040 Low Density Residential Zones (R-2, R-3).

Low Density Residential zones provide for low density residential areas on lands not suitable for more intense urban development. Allowable densities are set at two and three dwelling units per gross acre. Non-residential uses allowed in this zone must complement the primarily residential nature of neighborhoods within this zone. (Ord. 1901)

20C.30.15-050 Low-Moderate Density Residential Zones (R-4, R-5, R-6, Residential Innovative).

Low-Moderate Density Residential zones provide for primarily single-family residential neighborhoods on lands suitable for residential development with allowed densities of four, five, or six dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some non-residential uses are allowed. (Ord. 1901)

In addition to the general purposes of the Low-Moderate Density zone, the Residential Innovative zone promotes a type of single-family housing (smaller dwelling units) that responds to changing household sizes and ages (e.g. small families, single person households, retirees). Promoting development of smaller dwelling units also helps to blend infill development with existing residential development in neighborhoods with a predominance of small- to moderately-sized homes. The Residential Innovative zone also promotes diversity in the size, type and price of new single-family development to provide opportunities for households of various sizes, ages and incomes to live in a neighborhood.

20C.30.15-060 Moderate Density Residential Zones (R-8, R-12, R-18).

Moderate Density Residential zones provide for stable and attractive residential neighborhoods of small lot, single-family homes and attached single-family and multi-family residences on lands suitable for allowed densities of eight to 18 dwelling units per gross acre. These areas have a full range of public services and facilities and may have a character that is either suburban or urban. Land uses that are non-residential are also allowed in this zone provided they complement and do not impact the primarily residential nature of the zone. (Ord. 1901)

20C.30.15-070 High Density Residential Zones (R-20, R-30).

High Density Residential zones provide for stable and attractive residential areas with allowed densities of 20 to 30 dwelling units per gross acre. These areas are urban in character and contain a full range of public services and facilities. These zones are appropriate where high levels of transit service are present or are likely to develop in the future, or where employment and commercial centers are located nearby. Although intended primarily for residential uses, some other complementary land uses are also allowed in these zones. (Ord. 1901)

20C.30 Residential.

20C.30.82 Residential Innovative Zone.

20C.30.82-010 Purpose.

The Residential Innovative Zone is intended to achieve the purposes below in addition to those described in the Redmond Comprehensive Plan and Redmond Community Development Guide for Low Moderate Density Zones.

- (1) Provide a type of single-family housing (smaller dwelling units such as a cottage, size-limited dwelling or duplex) that responds to changing household sizes and ages (e.g. small families, single person households, retirees).
- (2) Provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type and price of new single-family development.
- (3) Blend infill development with existing residential development to help maintain neighborhood character, particularly in neighborhoods with a predominance of small- to moderately-sized dwelling units.
- (4) Help to provide appealing and active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents and avoid concentrations of a single housing type or size in one location by interspersing dwellings and lots of various sizes within a residential development.

20C.30.82-020 Applicability.

The Residential Innovative Zone may be applied to areas of the City designated Low-Moderate Density Residential.

20C.30.82-030 Density.

- (1) Sites 30,500 square feet and greater. Allowed density shall be five dwelling units per gross acre.
- (2) Sites less than 30,500 square feet. Allowed density shall be four dwelling units per gross acre.
- (3) Bonus Programs. The allowed density represents the maximum number of dwelling units that may occupy a gross acre of land. This maximum number of units for a site may be exceeded through participation in cottage housing density bonus provisions (RCDG 20C.30.52) or affordable housing requirements (RCDG 20D.30.10) when allowed through a neighborhood plan, or through other bonus programs as provided for in the RCDG.

20C.30.82-040 Requirements for Smaller Dwelling Units.

Applications for subdivisions, short plats, and binding site plans with sites 30,500 square feet and greater shall include smaller dwellings units as a minimum of 20 percent of the greater of: (1) number of proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site's allowed or "zoned" density. See RCDG 20C.30.25-040 for calculation of net buildable area. The smaller dwelling unit(s) shall be a size-limited dwelling as defined by RCDG 20A.20.190, a duplex, or cottage as defined by RCDG 20A.20.030. An existing dwelling on the site that meets the RCDG requirements with regard to size may be counted towards the requirement for smaller dwellings.

20C.30.82-050 Other Site Requirements.

- (1) RCDG 20C.30.25 provides the basic site requirements for residential zones in Redmond. Site requirements for the Residential Innovative zone are identified in RCDG 20C.30.25-140, Site Requirements Chart and Flexibility. For Site Requirements referenced with Note 17 in the Site Requirements Chart, development on sites 30,500 square feet and greater in size shall comply with the requirements as they apply to the R-6 zone and development on sites less than 30,500 square feet in size shall comply with the requirements as they apply to the R-4 zone. For the Willows/Rose Hill Neighborhood, see also RCDG 20C.30.82-070, Supplemental Neighborhood Requirements.
- (2) Cottage housing in the Residential Innovative zone shall comply with the requirements of RCDG 20C.30.52 Cottage Housing Developments. Site requirements that may be applicable for cottage housing and are not specified in RCDG 20C.30.52, such as average lot size, are provided by RCDG 20C.30.25-140 Site Requirements Chart and Flexibility for the R-6 zone.

20C.30.82-060 Allowed Land Uses.

RCDG 20C.30.20 identifies the allowed land uses in residential zones. Uses allowed in the Residential Innovative zone are identified in RCDG 20.30.20-030 Land Uses Chart and further identified in RCDG 20C.70 Neighborhood/Design Districts.

20C.30.82-070 Supplemental Neighborhood Requirements: Willows/Rose Hill.

- (1) Applicability. Locations to which the Residential Innovative zone applies in the Willows/Rose Hill Neighborhood are shown on the City's Zoning Map.
- (2) Site Requirements. Minimum building separation, maximum lot coverage requirements, and permitted building setback encroachments for the Residential Innovative zone in the Willows/Rose Hill Neighborhood are described in RCDG 20C.70.50.050, Residential Architectural, Site and Landscape Design.

Table 1 includes examples for calculating densities in the Residential Innovative zone for the NE Rose Hill Sub-area when provisions for cottage housing and affordable housing apply.

Insert - Table 1

Insert - Updates to permitted land uses and site chart for residential zones (next 7 pages)

Insert - Zoning Map Update

20C.30 Residential

20C.30.52 Cottage Housing Developments.

20C.30.52-010 Purpose.

The purpose of this section is to: (1) provide a housing type that responds to changing household sizes and ages (e.g., retirees, small families, single person households); (2) provide opportunities for ownership of small, detached dwelling units within a single-family neighborhood; (3) encourage creation of more usable open space for residents of the development through flexibility in density and lot standards; (4) support the growth management goal of more efficient use of urban residential land; and, (5) provide guidelines to ensure compatibility with surrounding land uses.

20C.30.52-020 Applicability.

Cottage Housing Developments are allowed in all areas of the City designated Low-Moderate Density Residential, when permitted through a neighborhood plan. See RCDG 20C.30.52-060 Supplemental Neighborhood Requirements for cottage development standards specific to neighborhoods.

20C.30.52-030 Cottage Housing Development Size.

Cottage Housing Developments shall contain a minimum of four and a maximum of 12 cottages located in a cluster to encourage a sense of community among the residents. A development site may contain more than one Cottage Housing Development.

20C.30.52-040 Special Site Requirements for Cottage Housing Developments.

(1) Density, Lot Coverage, Height, Setback and Parking Requirements.

- (a) Intent. The Site Requirements Chart establishes the basic dimensional requirements for cottages. Development standards are intended to define design parameters of cottages to achieve compatibility with adjacent single-family residential uses. For site requirements not specified below that may apply, see RCDG 20C.30.25-140, Site Requirements Chart and Flexibility for the R-6 zoning category.

(b) Requirements. Cottage Housing Developments Site Requirements Chart

	Site Requirement
Cottages Allowed in Place of Each Standard Single-Family Home Allowed by the Density of the Zone ¹	2
Minimum Lot Frontage (in feet) ²	20'
Setbacks for All Structures from Adjacent Property Lines Along the Perimeter of the Site (except front or any public street setback) ^{3, 4}	10'
Front or any Public Street Setback ⁵	15'
Minimum Distance Between Structures, (including accessory structures) ⁴	10'
Maximum Lot Coverage for Structures	40 percent
Maximum Impervious Surface Area	60 percent
Minimum Open Space	See RCDG 20C.30.52-040(3), <u>Required Minimum Open Space</u>
Maximum Height for Cottages and Accessory Structures	18'
Maximum Height for Cottages with Minimum Roof Slope of 6:12 ⁶	25'
Parking Spaces per Cottage ⁷	1.5

1. For the purpose of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above, round up; below 0.5, round down). In no case shall the number of cottages allowed in place of each standard sized house exceed 2.
2. For private streets and access corridors serving less than three lots and accessing directly onto a public street, lot frontage may be reduced to 14 feet.
3. When vehicular access to a Cottage Housing Development is from an alley or access corridor, a four-foot minimum rear setback is allowed.
4. Except standard architectural projections up to a maximum of 18 inches in depth and 6 feet in width, and eaves up to 1.5 feet.
5. Front orientation shall be determined by the lot on which the Cottage Housing Development is located as it addresses a public street or access corridor.
6. All parts of the roof above 18 feet shall be pitched. The maximum height of any portion of the roof, except chimneys or cupolas, shall not exceed 25 feet anywhere on the site.
7. The Technical Committee may reduce parking requirements based on the applicant's demonstration of site specific factors that justify a lower standard, such as opportunities for transit service or anticipated number of residents.

(2) Cottage Floor Area.

(a) Intent.

- (i) Scale of development. To ensure that the overall size, including bulk and mass of cottage structures and Cottage Housing Developments, remain smaller and incur less visual impact than standard sized single-family dwellings, particularly given the allowed intensity of cottage dwellings.
- (ii) Variety. To provide variety in Cottage Housing Developments through a mixture of building sizes and building footprints.

(b) Requirements.

- (i) The total floor area of each cottage shall not exceed either 1.5 times the area of the main floor or 1,000 square feet, whichever is less. Attached garages shall be included in the calculation of total floor area.
- (ii) Cottage areas that do not count toward the total floor area calculation are:
 - (A) Unheated storage space located under the main floor of the cottage.
 - (B) Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18 inches in depth or six feet in width.
 - (C) Attached roofed porches.
 - (D) Detached garages or carports.
 - (E) Spaces with a ceiling height of six feet or less measured to the exterior walls, such as in a second floor area under the slope of the roof.
 - (F) The Code Administrator may approve other exemptions similar in nature provided the intent of this section is met.
- (iii) The maximum main floor area for cottages is 800 square feet. For the purposes of this calculation, the area of interior stairway may be allocated between floors served.
- (iv) A minimum of 40 percent of the cottages and not more than 50 percent shall have main floors of 700 square feet or less. For example: in a five cottage development, two of the cottages would need to have main floors of 700 square feet or less and the other three cottages could have main floors of up to 800 square feet. For fractional numbers, 0.5 and above, round up; below 0.5 round down.
- (v) The total square foot area of a cottage dwelling unit may not be increased. A note shall be placed on the title to the property for the purpose of notifying future property owners that any increase in the total square footage of a cottage is prohibited for the life of the cottage or duration of City cottage regulations.

(3) Required Minimum Open Space.

(a) Intent. The minimum open space requirements are intended to provide a sense of openness and visual relief in Cottage Housing Developments. Common Open Space shall provide a centrally located, focal area for the Cottage Housing Development. The common area shall be outside of wet stormwater ponds, 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 or passive recreation activities. Private Open Space shall provide private area around the individual dwellings to enable diversity in landscape design.

(b) Requirements.

(i) Common Open Space shall:

- (A) Be a minimum of 400 square feet per cottage.
- (B) Abut at least 50 percent of the cottages in a Cottage Housing Development.
- (C) Have cottages abutting on at least two sides.

(ii) Cottages shall:

- (A) Be oriented around and have the main entry from the common open space.
- (B) Be within 60 feet walking distance of the common open space.

(iii) Private Open Space shall:

- (A) Be a minimum of 300 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. It shall be oriented toward the common open space as much as possible, with no dimension less than 10 feet.
- (B) Additionally, cottages shall have a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side.

(4) Parking Location and Screening.

(a) Intent. To ensure minimal visual impact from vehicular use and storage areas for residents of the Cottage Housing Development as well as adjacent properties, and to maintain a single-family character along public streets.

(b) Requirements. Parking shall be:

- (i) Located on the Cottage Housing Development property.
- (ii) Screened from public streets and adjacent residential uses by landscaping or architectural screening.
- (iii) Located in clusters of not more than five adjoining spaces.
- (iv) Prohibited in the front yard setback area. (See Footnote 5, Cottage Housing Developments Site Requirements Chart.)
- (v) Prohibited within 40 feet of a public street, except: single loaded parking is allowed in a maximum 50 foot wide area when setback a minimum of 15 feet from a public street. (See Figure 1)
- (vi) Allowed between or adjacent to structures only when it is located toward the rear of the principal structure and is served by an alley or private driveway.
- (vii) A pitched roof design is required for all parking structures. If a parking structure is attached to a cottage unit, review by the Design Review Board shall be required.
- (viii) The Code Administrator may approve other methods provided the intent of this section is met.

(5) Accessory Dwelling Units. RCDG Section 20C.30.35 provides for Accessory Dwelling Units (ADUs) in residential areas. For the purposes of this section, additional requirements for ADUs are as follows:

- (a) The number of accessory dwelling units (ADUs), either attached or detached, that are permitted in a Cottage Housing Development shall be based on the underlying density calculation for standard sized dwellings that would be attributed to that site. For example, if the density calculation for a site indicates that three standard size homes would be allowed, then 3 ADUs plus the number of cottages allowed would be the total number of dwelling units permitted on the site. (For fractional values of 0.5 and above, round up; below 0.5, round down.)
- (b) The size of an accessory dwelling unit shall be subordinate to that of the primary, or cottage dwelling. For any ADU, the total square footage of the ADU shall not exceed the lesser of (i) 500 square feet or (ii) 40 percent of the total square footage of the primary dwelling unit and the accessory dwelling unit combined. ADUs attached to a cottage shall count in the 1,000 square feet maximum floor area. ADUs in a detached structure do not count in the 1,000 square foot maximum floor area.

Insert – Figure 1, Parking for Cottages

- (c) Accessory Dwelling Units (ADUs) are allowed in Cottage Housing Developments only when proposed at the time of initial cottage development application.
 - (d) Review by the Design Review Board may be required.
 - (e) Accessory Dwelling Units are not allowed with cottages in the Willows/Rose Hill Neighborhood.
- (6) Community Buildings. A Cottage Housing Development may contain community building(s) that are clearly incidental in use or size and related to the dwelling units. Such community buildings shall be located on the same site as the Cottage Housing Development and be commonly owned by the residents.
- (7) Existing Dwellings. An existing detached or attached single-family dwelling that is incorporated into a Cottage Housing Development as a residence and is nonconforming with respect to the standards of this section shall be permitted to remain on a site used for a Cottage Housing Development. However, the extent of the non-compliance may not be increased unless the proposed change is determined by the Code Administrator to be consistent in character, scale and design with the Cottage Housing Development. If the existing dwelling meets the requirements of this section with regard to size and is able to conform to other site standards, it may be counted as a cottage in the density calculation for the site. If the existing dwelling does not meet the size limitation for a cottage, then it shall count as one standard size dwelling.

20C.30.52-050 Neighborhood Meeting.

- (1) Intent. The purpose of having neighborhood meetings is to provide residents who live adjacent and nearby the proposed Cottage Housing Development with opportunities, in addition to those provided in RCDG 20F, to obtain information about the proposal and provide comment on the overall project design and concept before an applicant expends significant time and resources in developing the specific site and development features of the proposal.
- (2) Requirements.
- (a) The project applicant for a Cottage Housing Development is required to hold a minimum of one neighborhood meeting. The meeting shall be held early in the permit review process.
 - (b) Notification of the meeting shall be mailed to property owners within 500 feet of the proposal and a sign will be posted on site, according to the requirements of RCDG 20F.30.35-020(2), Notice of Application Requirements of Type II Review.
 - (c) The City shall participate in neighborhood meetings.

20C.30.52-060 Supplemental Neighborhood Requirements: Willows/Rose Hill

- (1) Applicability. Cottage Housing Developments are allowed in areas designated Low-Moderate Density Residential in the Willows/Rose Hill Neighborhood. Developments of less than four cottages are also allowed in the Willows/Rose Hill Neighborhood. All developments of cottage housing in this neighborhood shall conform to the requirements of RCDG 20C.30.52, Cottage Housing Developments as well as the requirements listed below under (2) General Requirements. Specific requirements for cottage developments in the Willows/Rose Hill Neighborhood of one, two or three cottages are provided under (3) Requirements for Cottage Housing of Less Than Four Dwellings.
- (2) General Requirements.
 - (a) Density in the Residential Innovative Zone. When cottages are used to fulfill the requirements for smaller dwelling units in the Residential Innovative zone, 1.5 cottages will be allowed in place of each smaller unit. For the purpose of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above, round up; below 0.5, round down).
 - (b) Design Standards. Supplemental design standards applicable to cottages are contained in RCDG 20C.70.50-040 and -050.
 - (c) Location Criteria for the NE Rose Hill Sub-area. No more than five Cottage Housing Development applications or 40 cottages (whichever occurs first) shall be accepted for sites within 500 feet of each other in the NE Rose Hill Sub-area until an evaluation of compatibility with the neighborhood sub-area is completed.
 - (i) The Technical Committee shall conduct the evaluation and make a recommendation in consultation with a representative neighborhood group and shall consider whether the number and character of cottage developments is compatible with surrounding land uses. This evaluation and recommendation should be completed within four to six months of the date of application of the cottage housing development triggering this evaluation.
 - (ii) The review and decision process for this evaluation shall occur through a Type IV process as a Community Development Guide Amendment. The decision on the evaluation shall result in either: (a) allowing submittal of new cottage housing applications, with or without amendments to the Community Development Guide in response to compatibility issues, or (b) suspending further cottage housing development.

- (3) Requirements for Cottage Housing of Less Than Four Dwellings: The requirements in RCDG 20C.30.52, Cottage Housing Developments shall also apply to the development of one, two or three cottages in the Willows/Rose Hill Neighborhood with the following exceptions and conditions:
- (a) Setbacks. All setbacks shall conform to those listed under the R-6 zone in RCDG 20C.30.25-140, Site Requirements Chart and Flexibility. RCDG 20C.30.25-080(2)(f), Side/Interior Setbacks shall apply. Refer to RCDG 20C.30.52-040(1)(b), Cottage Housing Developments Site Requirements Chart for specific requirements concerning encroachments.
 - (b) Cottage Floor Area. RCDG 20C.30.52-040(2)(b)(iv), concerning mix of building footprints, shall not apply.
 - (c) Required Minimum Open Space. Open Space requirements shall conform to RCDG 20C.30.25-120, Minimum Open Space - Landscaping - Buffers, according to the underlying zoning in which the cottage is located. Additionally:
 - (i) If the development consists of three cottages, the dwellings should be clustered around a common open space consistent with RCDG 20C.30.52-040(3).
 - (ii) Cottages shall have a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side.
 - (d) Parking Location and Screening. RCDG 20C.30.52-040(4)(b)(v) concerning parking location shall not apply.
 - (e) Neighborhood Meeting. The requirement for a neighborhood meeting as described in 20C.30.52-050 shall be waived; however, communication with neighbors concerning a proposal is encouraged.
- (4) Demonstration Project. Consistent with Policy N-WR-E-4, a neighborhood demonstration project that incorporates innovative housing, including cottages, will undergo review of project design through community input and a Type III Review Process, including review by the Design Review Board. If the project can demonstrate adherence to the overall design intent of the cottage regulations, flexibility in standards for cottages may be allowed.

REDMOND COMMUNITY DEVELOPMENT GUIDE – CITYWIDE RESIDENTIAL SECTION

20C.30.105 Planned Residential Development.

20C.30.105-040 Decision Criteria.

- (1) Design Criteria. The City may approve, or approve with modifications, a PRD or MPRD if the proposal meets the requirements of this chapter and the design of the proposed development achieves two or more of the following results:
 - (a) High quality architectural design, placement, relationship or orientation of structures;
 - (b) Achieving allowable densities for the subject property;
 - (c) Providing housing types that effectively serve the affordable housing needs of the community;
 - (d) Improving circulation patterns or the screening of parking facilities;
 - (e) Minimizing the use of impervious surfacing materials;
 - (f) Increasing open space or recreational facilities on-site;
 - (g) Landscaping, buffering, or screening in or around the proposed PRD or MPRD;
 - (h) Providing public facilities;
 - (i) Preserving, enhancing or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
 - (j) Incorporating energy efficient site design or building features;
 - (k) Providing for an efficient use of infrastructure.
- (2) Public Facilities. The PRD or MPRD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer, and parks and recreation facilities.
- (3) Perimeter Design. The perimeter of the PRD or MPRD shall be appropriate in design, character and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property.

- (4) Open Space and Recreation. Open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD or MPRD and surrounding uses.
- (5) Streets and Sidewalks. Existing and proposed streets and sidewalks within a PRD or MPRD shall be suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the subject property.
- (6) Supplemental Requirements for the Willows/Rose Hill Neighborhood: The design of PRDs in the Willows/Rose Hill Neighborhood should achieve two or more of the following decision criteria in a manner that exceeds neighborhood regulations: (a) Housing types that effectively serve the affordable housing needs of the community; (b) Minimize the use of impervious surface materials; (c) Increase open space or recreational facilities on-site; (d) Landscaping, buffering, or screening in or around the PRD or MPRD; (e) Preserving, enhancing or rehabilitating natural features of the property such as significant woodlands, wildlife habitats or streams; and (f) Providing for an efficient use of infrastructure.

20C.30.105-050 Modification of Development Regulations.

- (1) General Applicability. The requirements of RCDG 20C.30.20, Permitted Uses in Residential zones, RCDG 20C.30.25, Site Requirements, and RCDG 20C.70.50-050(4)(b)(i), Willows/Rose Hill Neighborhood-Building Character, Proportionality and Massing may be modified by application of this section. The absence of any use or site requirement in this section prohibits a PRD or MPRD application from varying or modifying that requirement.

20D.30.10 Affordable Housing.

20D.30.10-010 Purpose.

The purpose of this section is to:

- (1) Implement through regulations the responsibility of the City under State law to provide for housing opportunities for all economic segments of the community.
- (2) Help address the shortage of housing in the City for persons of low- and moderate-income, helping to provide opportunities for low- and moderate-income persons who work in the City to live here, rather than in locations distant from employment that contribute to increased length and number of vehicle trips.
- (3) Help assure an adequate affordable housing supply in the City by offsetting the pressure on housing costs resulting from high job growth and construction of high-end housing.
- (4) Preserve land for affordable housing as the City continues to grow.
- (5) Promote development of housing that would not otherwise be built in the City.

(Ord. 1756. Formerly 20C.20.016)

20D.30.10-020 General.

This section applies to: 1) all new senior housing developments and congregate care senior dwelling units, not including nursing homes; 2) all new dwellings units within the City Center Neighborhood, and 3) all new single-family attached and detached dwelling units within the Willows/Rose Hill Neighborhood. In areas where density limitation is expressed as a floor area ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.

- (1) Affordable Housing. At least 10 percent of the units in new housing developments of 10 units or greater must be affordable units. At least one bonus market rate unit is permitted for each affordable unit provided, up to 15 percent above the maximum allowed density permitted on the site. For example, if the maximum allowed density for the site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or, $20 \text{ units} \times 15 \text{ percent} = 3 \text{ units}$. The bonuses granted under this provision are in addition to any bonuses granted for senior housing under RCDG 20D.30.15, Affordable Senior Housing Bonus.
- (2) Affordable Housing - Low Cost Units. Each low cost affordable unit provided counts as two affordable units for the purpose of satisfying the affordable unit requirement under subsections (1). For purposes of computing bonus market rate units under subsections (1), two bonus market rate units are permitted for each low cost affordable unit provided, up to 20 percent above the maximum density permitted on the site

- (3) Affordable Housing Calculation. The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. The project proponent may propose to provide alternative payments for fractional portions of units, as provided for in RCDG 20D.30.10-020(2)(b).
- (4) Housing Construction Timing. Affordable home construction shall be concurrent with construction of market rate dwelling units unless the requirements of this section are met through RCDG 20D.30.10, Alternative Compliance Methods.
- (5) Duration. An agreement in a form approved by the City must be recorded with the King County Department of Records and Elections to stipulate conditions under which required affordable housing units will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property, consistent with any applicable provision of the Community Development Guide in effect at the time of the issuance of the development permit(s).
- (6) City Center Neighborhood. The definitions of and requirements for affordable housing for projects in the City Center neighborhood shall be as provided in the following table. This subsection shall apply to those projects which meet the affordability requirements on-site or off-site, but within the boundaries of the City Center neighborhood, but shall not apply to those projects which elect to use an alternate payment method as authorized in RCDG 20D.30.10-020(2)(b).

The affordable housing requirements for projects vested on or after the effective date of the ordinance codified in this section must be targeted for households whose incomes do not exceed the following:

Number of Total Units	Median Income Level
First 250 units	Inclusionary requirements optional
Second 250 units	90% of median income
All subsequent units	80% of median income

Number of Total Units shall mean the total number of housing units (affordable and otherwise) permitted to be constructed within the City Center neighborhood and to which this subsection shall apply. In establishing an affordable rent or sales price, Median Income Level shall be adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle MSA, and shall assure that no more than 30 percent of household income is used for housing expenses. (Ord. 1756. Formerly 20C.20.016)

(7) Supplemental Requirements: Willows/Rose Hill Neighborhood.

- (a) Calculation of Affordable Housing Requirement. The required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (i) proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (ii) net buildable area multiplied by the site's allowed or "zoned" density.
- (b) Development of a size-limited dwelling as defined by RCDG 20A.20.190. A duplex unit, or cottage as defined by RCDG 20A.20.030 may be used to meet affordability requirements as prescribed in RCDG 20D.30.10-020.
- (c) Demonstration Project: As provided for in N-WR-E-7, the allowed density shall be seven units per acre for a demonstration project in which at least 20 percent of the total dwelling units are affordable as defined by RCDG 20A.20.010. Other bonuses allowed by the RCDG may be used in addition to this bonus.
- (d) Design Standards: Affordable dwelling units shall meet neighborhood design standards contained in RCDG 20C.70.50-040 and 050 and be compatible with the exterior appearance of nearby market-rate dwellings.
- (e) Alternative Compliance Methods. In addition to meeting the provisions in 20D.30.10-030, a project proponent who proposes off-site location of affordable housing units shall locate the dwellings within the Willows/Rose Hill Neighborhood unless there is no feasible site. If no site in the neighborhood is feasible, the preferred alternative compliance method is construction of affordable housing elsewhere in the City (method 2b).

20D.30.10-030 Alternative Compliance Methods.

- (1) General. The Technical Committee may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods proposed by the applicant, if they meet the intent of this Affordable Housing Section.
- (2) Alternatives. The project proponent may propose one or more of the following alternatives, and must demonstrate that any alternative compliance method achieves a result equal to or better than providing affordable housing on-site. Housing units provided through the alternative compliance method must be based on providing the same type of units as the units in the project that gives rise to the requirement.
 - (a) Affordable housing units may be provided off-site provided the location chosen does not lead to undue concentration of affordable housing in any particular area of the City and the site is within close proximity to employment opportunities and transit services.
 - (b) Cash payments in-lieu of providing actual housing units may be provided. The formula for alternative payments will be established by an administrative order. The payment

obligation will be established at the time of issuance of building permits or preliminary plat approval for the project.

- (c) The Technical Committee will consider other options for satisfying the affordable housing requirements, as proposed by the project proponent. (Ord. 1756. Formerly 20C.20.016)

DEFINITIONS

20A. 20.010 "A" Definitions.

Affordable Housing.

(1) Housing renting for a monthly rent, including an appropriate utility allowance, of not more than 30 percent of the total monthly household income of low-income households (defined to be a household earning 80 percent or less of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area); or

(2) Housing that may be purchased with monthly payments including: principal, interest, taxes, insurance, homeowners association fees, and assessments, that do not add up to more than 30 percent of the total monthly household income of low-income households (defined to be a household earning 80 percent or less of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area). (Ord. 1756)

Affordable Housing, Low Cost.

(1) Housing renting for a monthly rent, including an appropriate utility allowance, of not more than 30 percent of the total monthly household income of very low income households (defined to be a household earning 50 percent or less of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area); or

(2) Housing that may be purchased with monthly payments including: principal, interest, taxes, insurance, homeowners association fees, and assessments, that do not add up to more than 30 percent of the total monthly household income of very low income households (defined to be a household earning 50 percent or less of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area). (Ord. 1756)

20A.20.030 "C" Definitions

Cottage.

A cottage is a small, detached dwelling unit, not greater than 1,000 square feet in total floor area that is developed at a density greater than the underlying zone. More than one cottage may occupy a single lot.

Cottage Housing Development.

A cottage housing development is detached single family housing in a cluster of four to 12 dwelling units around a central open space and has the following characteristics:

- (1). Each unit is of a size and function suitable for a single person or very small family;
- (2). Each unit has the construction characteristics of a single-family house;
- (3). Units may be located on platted lots or as units in a condominium and may share use of common facilities such as a party room, tool shed, garden, orchard, workshop or parking areas.
- (4). The site is designed with a coherent concept in mind, including: shared functional open space, off-street parking, access within the site and from the site, and consistent landscaping.

20A.20.190 "S" Definitions

Size-limited dwelling.

A size-limited dwelling is a single-family detached unit that does not exceed 1,900 square feet. The determination of total square footage includes attached garages. A size limited dwelling will be so identified and legally binding on the title of the home; enlarging the home will not be permitted above the maximum size limit.