



Redmond Shoreline Master Program Update

20C Regulations: Agriculture, Urban Recreation, Residential, City Center, Commercial and Industrial Zones

May 2004

20C.20 Agriculture and Urban Recreation

20C.20.10 Agriculture and Urban Recreation Zones.

20C.20.15-040 Accessory Uses.

- (1) Accessory uses shall be permitted in conjunction with an allowed use. Accessory uses may include, but are not limited to, equipment storage, parking (unless excluded by the use listed in RCDG 20C.20.15-030, Agriculture and Urban Recreation Zones Land Uses Chart or 20D.150.40-030, Table 1 – Shoreline Environments, Permitted Uses and Activities Chart, out buildings and fences.
- (2) Accessory uses shall either: (a) constitute only an incidental or insubstantial part of the total activity that takes place on the lot and not change the character of the use of the lot or (b) be commonly associated with the principal use on the lot and integrally related to it. Accessory uses shall meet the requirements of this chapter and all related requirements found in the Community Development Guide. The primary allowed use shall be maintained during the time any accessory use is maintained. (Ord. 1917)

20C.20.20 Site Requirements.

20C.20.20-030 Site Requirements Chart.

Agriculture and Urban Recreation Site Requirements Chart

Site Requirement	Agriculture Zone	Urban Rec. Zone
Minimum Buffer from Sammamish River(SMP)	200 feet	200 feet
Maximum Height ²	45 feet	35 feet
Maximum Height within Shoreline (SMP) ⁵	30 feet	30 feet

Notes:

- 4 Additional height may be granted to agricultural structures through the special use permit process. (Ord. 1917)
- 5 Agricultural structures within the shoreline jurisdiction, such as silos and barns, may have a maximum height of 35 feet. Additional height above 35' may be granted to agricultural structures within the shoreline jurisdiction through the shoreline variance permit process, provided that structures greater than 35' in height are located outside of shoreline view corridors from residential areas located to the east and west of the valley floor.(SMP)

20C.20.25 Special Use Regulations.

20C.20.25-030 Livestock Restrictions.

The following regulations shall apply to raising or boarding livestock, including horses, and small farm animals:

- (1) All livestock and equestrian facilities and operations shall comply with the standards in RCDG 20D.170.15-030, General Development Standards for Equestrian and Livestock Facilities.

20C.30 Residential

20C.30.20 Permitted Land Uses in Residential Zones.

20C.30.20-020 Allowed Uses.

- (1) The Residential Land Uses Chart (RCDG 20C.30.20-030) lists the categories of land uses that may be permitted...
- (2) The symbols used in the chart represent...
- (3) Procedural requirements related to the general and special development permit...
- (4) A number of references to other sections of the Community Development Guide...
- (5) The definition of some land uses may be found in...
- (6) Unclassified Uses are provided for in...
- (7) Accessory uses are subject to the regulations of the Development Guide...
- (8) Uses Within Shorelines. Certain uses allowed under the provisions of this chapter may be prohibited or restricted within the shoreline. See 20D.150.40-030, Table 1 – Shoreline Environments, Permitted Uses and Activities Chart. (SMP)

20C.30.20-030 Land Uses Chart.

Residential Zones Permitted Land Uses Chart

Zoning Districts												
Land Use	RA5	R1	R2	R3	R4	R5	R6	R8	R12	R18	R20	R30
Transportation, Communications, Utilities												
Heliports/Fixed Wing Float Plane ⁸	C	C	C	C	C	C	C	C	C	C	C	C
Cultural/Recreation/Entertainment												
Piers, docks & floats ^{6a}	P	P	P	P	P	P	P	P	P	P	P	P
Water-Oriented Accessory Structures ^{6b}	P	P	P	P	P	P	P	P	P	P	P	P

Notes:

- 3 Retirement Residences may be authorized through a subdivision or binding site plan, in which case a conditional use permit is not required. Where neither a subdivision nor a binding site plan is required, a conditional use permit is required to authorize a Retirement Residence. See RCDG 20C.30.85, Retirement Residences.
- 6a Special height, setback and area requirements apply (see RCDG 20D.150.70, In-Water Structures. (SMP)
- 6b Special height, setback and area requirements apply (see RCDG 20D.150.70-070, Water-Oriented Accessory Structures. (SMP)
- 8 Does not include medical airlift. Floatplane facilities and heliports allowed only abutting Lake Sammamish, subject to the criteria for Special Uses in RCDG 20D.170.65, Heliports and Float Plane Facilities.
- 10 All commercial livestock, dairy and fowl enterprises must meet Seattle-King County Health Department regulations and the regulations of the Redmond Municipal Code. Personal, non-commercial livestock, dairy, and fowl activities are considered an accessory use and are allowed in all residential zones provided that all Health Department and Municipal Code requirements are met. Livestock facilities are also subject to the requirements of RCDG 20D.170.15, Animal Boarding and Livestock Facilities.
- 11 Subject to Special Uses Criteria, RCDG 20D.170.15, Animal Boarding and Livestock Facilities. (Ord. 1930; Ord. 1901)

20C.30.25 Site Requirements for Residential Zones.

20C.30.25-040 Minimum Required Density.

- (1) Purpose.
- (2) Relationship to Allowed Density.
- (3) Requirements.
- (4) Minimum Required Density Calculation.
- (5) Net Buildable Area Calculation. Net buildable area, for the purpose of determining the minimum required number of dwelling units for a site, shall be calculated by subtracting areas where building is prohibited or subject to significant restrictions from the gross area of a site. The area remaining after these exclusions from the gross site area represents the net buildable area. The following exclusions from the gross site area, and only these exclusions, may be used in determining net buildable area:
 - (a) Sensitive areas and shoreline areas where development is prohibited or restricted shall be excluded from the net buildable area. These sensitive areas and shoreline areas shall include: Class II, III, and IV Landslide Hazard Areas; Type I, II, III, and IV wetlands; Class I through IV streams; floodways; flood plains; sensitive area buffers; the area waterward of the line of the ordinary high water mark on Lake Sammamish, regardless of the extent of ownership; lands required to be maintained in open space; and native growth protection easements. (SMP)
 - (b) Surface water retention areas that are dedicated...
 - (c) Public rights-of-way, private streets and access corridors, parks and open space that are dedicated or otherwise held in common, and above-ground public facilities shall also be excluded from the net buildable area.

- (d) Using the example above...
- (e) In order to avoid the expense of technically assessing a site's net buildable area...

(6) Applicability/Exceptions.

20C.30.25-050 Average Lot Size.

- (1) Purpose.
- (2) Requirements.
 - (a) Explanation.
 - (b) Limitations on Averaging.
 - (i) No lot shall be created as a result of lot averaging that results in a lot size that is less than 50 percent of the average lot size standard...
 - (ii) The following sensitive areas and shoreline areas shall not be included in the average lot size determination for all residential zones: Class IV landslide hazard areas; Type I wetlands and their buffers; Class I streams and their buffers; the area waterward of the line of the ordinary high water mark on Lake Sammamish, regardless of the extent of ownership; and floodway areas. (SMP)
 - (iii) Within the RA-5 and R-1 zones, at least 1,000 square feet of contiguous area...
 - (iv) Nothing in this section shall be construed to allow for an increase in the allowed density as calculated in RCDG 20C.30.25-030 and as shown for all residential zones in RCDG 20C.30.25-140.
 - (c) Nonconforming Lots.
 - (d) Area of Waterfront Lots. The area of waterfront lots is considered to be the area landward of the line of ordinary high water mark on Lake Sammamish, regardless of the extent of ownership; or the area landward of the ordinary high water mark along streams.
 - (e) Areas of Lots with Access Corridor.
 - (f) Calculation.

20C.30.25-060 Minimum Lot Width Circle.

- (1) Purpose. The minimum lot width circle ensures that each lot is wide enough to maintain a consistent and compatible land use pattern in residential neighborhoods...
- (2) Requirement. The Site Requirements Chart (RCDG 20C.30.25-140) identifies the minimum lot width circle diameter that must fit within each newly created lot for each residential zone. This circle establishes that at least some portion of a lot must be at least as wide as the minimum lot width. The lot width circle shall not include the area waterward of the line of the ordinary high water mark on Class I through Class IV streams and Lake Sammamish, regardless of the extent of ownership; floodways; Type I wetlands; or Class IV landslide hazards. (Ord. 1901) (SMP)

20C.30.25-080 Building Setbacks.

- (1) Purpose.
- (2) Requirements.
 - (a) Lot Orientation.
 - (b) Measurement.
 - (c) Garage Setbacks.
 - (d) Side Street Setbacks.
 - (e) Corner Lots.
 - (f) Side/Interior Setbacks.
 - (g) Rear Setbacks/Alleys.
 - (h) Accessory Structure Setbacks.
- (3) Encroachments/Front, Rear, Side Setbacks. Minor structures, appurtenances and improvements may encroach into required front, rear, and side setbacks as follows:
 - (a) 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.
 - (b) 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.
 - (c) No encroachments are allowed within the Lake Sammamish waterfront building setbacks, except as provided in RCDG 20C.30.25-080(5), Waterfront Building Setbacks along Lake Sammamish. (SMP)
 - (d) 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.
- (4) Setback Modifications.
- (5) Waterfront Building Setbacks along Lake Sammamish. (SMP)
 - (a) Waterfront building setbacks shall be a distance measured from the line of the ordinary high water mark on Lake Sammamish. The ordinary high water mark, as defined in RCDG 20A.20, Definitions, shall be located for each shoreline property through a site reconnaissance and survey by a licensed surveyor.
 - (b) See 20D.150.60-020, Lake Sammamish Setbacks, for setback requirements and restrictions. Habitat enhancement features or shoreline protective structures, subject to the requirements of 20D.150.80, Shoreline Protective

Structures, and in-water structures, subject to the requirements of 20D.150.70, In-Water Structures, are permitted. Setback vegetation should consist of native trees, shrubs, or groundcover with an emphasis on encouraging a tree canopy.

- (c) Parking is prohibited within the waterfront building setback.
- (6) **Water-Oriented Accessory Structures.** (SMP) Water-oriented structures accessory to a shoreline or water-dependent use are permitted in residential zones, provided such structures comply with the special height, setback and area requirements in RCDG 20D.150.70-060, Water-Oriented Accessory Structures.
- (7) **Building Setbacks from Sensitive Areas.**
There are no building setbacks from required sensitive areas buffers.
- (8) **Minimum Setbacks in a Transition Overlay....**

20C.30.25-130 Maximum Height of Structures.

- (1) **Purpose.** The maximum height of structures helps to maintain a consistent land use pattern and visual character in residential neighborhoods...
- (2) **Requirements.** The maximum height of structures requirement sets the limit above which structures shall not extend, as defined in the Site Requirements Chart (RCDG 20C.30.25-140) for each residential zone.
 - (a) Chimneys, antennas, smoke and ventilation stacks, and flagpoles may exceed the highest point of the existing or proposed structure by no more than 15 feet. (Ord. 1954; Ord. 1901)
 - (b) **Religious Icons and Structures.** Special height exceptions for steeples, bell towers, crosses or other symbolic religious icons are contained in RCDG 20D.170.40.030.
- (3) **Maximum Height of Structures - Height Limits Within Shorelines.** Within the shoreline jurisdiction, the following height limits apply: (SMP)
 - (a) The maximum height of all structures, except water-oriented accessory structures and piers or docks, shall be 30 feet.
 - (b) Water-oriented accessory structures shall not exceed 10 feet in height.
 - (c) The maximum height of docks is specified in RCDG 20D.150.70, In-Water Structures.

20C.30.25-140 Site Requirements Chart and Flexibility.

Residential Zones Site Requirements Chart												
ZONING DISTRICT												
	RA5	R1	R2	R3	R4	R5	R6	R8	R12	R18	R20	R30
Waterfront Building Setback (in feet) ¹⁰ (SMP)	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
Maximum Height	35'	35'	35'	35'	35'	35'	35'	35'	45'	45'	60'	60'
Maximum Height Within Shorelines ¹⁵ (SMP)	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'

Notes:

10See 20D.150.60-020, Lake Sammamish Setback, for setback requirements and restrictions. (SMP) See 20D.150.70 for maximum height of water-orientated accessory structures.

20C.30.105 Planned Residential Development.**20C.30.105-050 Modification of Development Regulations.**

- (1) General Applicability. The requirements of RCDG 20C.30.20, Permitted Uses in Residential zones, and RCDG 20C.30.25, Site Requirements, may be modified by application of this section. The absence of any use or site requirement in this section prohibits a PRD or MPRD application from varying or modifying that requirement. Uses allowed under 20D.150.40, Shoreline Environments may not be modified by application of this section.
- (2) Density Bonus.
- (3) Authorization of Housing Types.
- (4) Average Lot Size.
- (5) Minimum Lot Width Circle.
- (6) Building Setbacks. PRDs and MPRDs are subject to minimum front, rear and side street setbacks of 10 feet. No minimum interior setback is established, but may be required as a condition of approval. All other building setbacks, including waterfront building setbacks, are as shown in the Site Requirements Chart (RCDG 20C.30.25-140) and as defined in RCDG 20C.30.20-080, Building Setbacks.
- (7) Minimum Building Separation.
- (8) Maximum Lot Coverage and Impervious Surface Area. For PRDs and MPRDs, requirements governing maximum lot coverage for structures and maximum impervious surface area as shown in the Site Requirements Chart (RCDG 20C.30.25-140) may be exceeded in all residential zones by as much as 10 percent, so long as in no case does a proposed maximum lot coverage exceed 60

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

- (9) Maximum Height of Structures.
- (10) Street and Utility Standards.
- (11) MPRD Density.

20C.40 City Center**20C.40.20-015 City Center Zoning Districts Map.****20C.40.20-030 Permitted Land Uses.****City Center Zones Permitted Land Uses Chart**

Zoning Districts						
Land Use	CC1	CC2	CC3	CC4	CC5	CC6
Vending Carts/Kiosks ¹⁰	S	S ^{10a}	S ^{10a}	S ^{10a}	S	

Notes:

- 6 Master site plan approval required through special use permit process. See RCDG Title 20F.
- 7 On-site hazardous waste treatment and storage facilities are permitted with a special use permit provided that the State siting criteria are met as set forth in Chapter 70.105 RCW. If the associated permitted use requires a conditional use permit, consideration of the treatment and storage facility shall be subject to the same conditional use permit process and conditions.
- 10a Within the shoreline jurisdiction of Bear Creek and the Sammamish River, vending carts and kiosks associated with a water-enjoyment use are permitted, subject to the special use standards in RCDG 20D.170.35. (SMP)
- 11 Gas Stations, minor auto repair, minor repair and machine shops, and drive-through facilities are prohibited west of 158th Ave. NE, extended. Surface parking is subject to the stream buffer requirements in 20D.150.60, Shoreline Buffers and 20D.140.10-100, Stream Buffers.

20C.40.35 Height Limit Overlay Area.**20C.40.35-020 Building Height Restrictions.****20C.40.35-040 General Provisions.**

Development shall not exceed the building height restrictions indicated on the Height Limit Overlay Map, RCDG 20C.40.35; except that within the shoreline jurisdiction, building height shall not exceed the height limits specified in 20C.40.40-045. For all other development standards, the standards of the underlying design area shall apply. (Ord. 1901)

20C.40.40 Site Requirements.

20C.40.40-045 Site Requirements.**City Center Zones Site Requirements Chart**

Design Criteria	Design Area								
	Old Town	Mixed Use	Valley, Bear, Trestle	Town Sq.	Sam m	Leary	River Bend	Foot	North, East, Carter
Maximum Building Height (Stories/Feet) ⁹	5/75'	⁸	2/30' 3/45'	5/75' 6/92' ^{6,7}	5/75'	5/75'	5/75'	5/75' ^{6a,7}	4/48'
Maximum Height Within Shorelines (Feet) ^{9a, 9b} (SMP)	35'	35'	35'	n/a	35'	n/a	n/a	n/a	35'

Notes:

- 9a Water-enjoyment uses within the shoreline jurisdiction may exceed this height limit up to a maximum of 60 feet, or the maximum specified by the underlying zone, whichever is less, when approved through a Shoreline Conditional Use Permit. (SMP)
- 9b This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. (SMP)

20C.50 Commercial**20C.50.20 Permitted Uses.****20C.50.20-010 Purpose.****20C.50.20-020 Permitted Land Uses.****Commercial Zones Permitted Land Uses Chart**

Land Use	Zoning Districts	
	NC	GC
Cultural, Entertainment, and Recreation		
Cultural Facilities (Libraries, Museums, Galleries)	P _{2,8}	P _{2a}
Nature Exhibits, Zoos, Aquariums, Botanical Gardens		P _{2a}
Outdoor Public Assembly, Including Amusement, Fairgrounds, Swap Meets	S _{2a}	S _{2a}
Athletic/Fitness Centers	P _{2,8}	S _{2a}
Wholesale and Retail Trade		
Carts and Street Vendors ⁷	S _{7a}	P _{7a}

Notes:

- 2a Within the shoreline jurisdiction only, water-enjoyment uses are allowed in limited areas, as follows: (SMP)
- (a) Bear Creek: Downstream of Avondale Road on Union Hill Road, Redmond Way, or SR520;
 - (b) Sammamish River: At N.E. 85th Street or N.E. 90th Street.
- Refer to 20A.20, Definitions, for the definition of a water-enjoyment use.
- NOTE: Policies for "non-water-contact" water enjoyment uses on Bear Creek downstream of Avondale Road are addressed in the Shoreline Master Program.
- 7a Within the shoreline jurisdictions of Bear Creek and the Sammamish River, vending carts and kiosks associated with a water-enjoyment use are permitted, subject to the special use standards in 20D.170.35.
- 8 Limited to gross floor area of 5,000 square feet per establishment in mixed use or multi-tenant buildings only. This limit does not apply to water-enjoyment uses approved through a Conditional Use Permit or Special Use Permit.

20C.50.25 Site Requirements for Commercial Zones.**20C.50.25-010 Purpose.****20C.50.25-020 Chart of Site Requirements.****Commercial Zones Site Requirements Chart**

Site Requirement	Zoning Districts	
	NC	GC
Maximum Height	2 stories or 35'	2 stories or 35'
Maximum Height Within Shorelines (SMP)	35'	35'

20C.60 Business, Manufacturing and Industrial Zones

20C.60.20 Permitted Uses.

20C.60.20-020 Allowed Uses

Business, Manufacturing and Industry Zones Permitted Land Uses Chart

Land Use	BP	OV	MP	I
Wholesale and Retail Trade				
Vending Carts/Kiosks	<u>S^{5a}</u>		<u>S^{5a}</u>	
Water-enjoyment uses	<u>S^{5b}</u>		<u>S^{5b}</u>	

Notes:

- 5a Within the shoreline jurisdictions of Bear Creek and the Sammamish River, vending carts and kiosks associated with a water-enjoyment use are permitted, subject to the special use standards in RCDG 20D.170.35. (SMP)
- 5b Within the shoreline jurisdiction only, water-enjoyment uses are allowed in limited areas, as follows: (SMP)
- (a) Bear Creek: Downstream of Avondale Road on Union Hill Road, Redmond Way or SR520;
- (b) Sammamish River: At N.E. 85th Street or N.E. 90th Street.
- Refer to 20A.20, Definitions, for the definition of a water-enjoyment use.
- 15 Park and ride lots shall obtain a Conditional Use 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 Conditional Use 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.
- 18 Commercial parking lots not accessory to another use shall obtain a Conditional Use Permit before being authorized in the OV zone.

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

20C.60.25-020 Chart of Site Requirements.

Business and Manufacturing Park Requirements

Site Requirement	Zoning Districts			
	BP	OV	MP	I
Maximum Height Within Shorelines (SMP)	35 ^{11a,11b}		35 ^{11a,11b}	35 ^{11a,11b}

Notes:

NS = No Standard

- 10 Except for buildings used for water-enjoyment uses within the shoreline, buildings not used exclusively for research and development, manufacturing, warehousing, or allowed light industrial uses shall not exceed two stories and 25 feet. No building over two stories may be converted to office uses.
- 11a Water-enjoyment uses within the shoreline jurisdiction may have a maximum height of 45 feet. See 20C.60.25-060(4), Maximum Height of Structures. (SMP)
- 11b This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35 foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)

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 RCDG, Definitions, for measuring building height. Chimneys, antennas, smoke and ventilation stacks, and flagpoles may exceed the highest point of the existing or proposed structure by no more than 15 feet.
- (3) Residential/Mixed Use Developments. Business, manufacturing, industrial uses and corporate campuses that include residential uses in the upper floors may have increased height as identified in RCDG 20C.60.25-020, Site Requirements. (Ord. 1954; Ord. 1901)
- (4) Water-Enjoyment Uses. Where water-enjoyment uses are allowed (refer to 20C.60.20-020, Permitted Uses), building heights for water-enjoyment uses may be increased per 20C.60.25-020, Site Requirements, when approved through a Shoreline Conditional Use Permit. Refer to 20A.20, Definitions, for the definition of a water-enjoyment use. (SMP)

20C.60.60 Planned Commercial Development.

20C.60.60-050 Modification of Development Regulations.

- (1) General Applicability.
- (2) Building Setbacks. PCDs are subject to minimum front, rear and side street setbacks of 10 feet....
- (3) Minimum Building Separation.
- (4) Maximum Lot Coverage and Impervious Surface Area.
- (5) Maximum Height of Structures. Requirements for building height may be modified as described below with a PCD when it assists in maintaining open space and natural resources, and does not interfere with the established views of adjoining properties. No modifications to the maximum height within areas under the jurisdiction of the Shorelines Management Act are allowed, except as provided in RCDG 20D.60.25-020, Site Requirements Chart.
- (6) Street and Utility Standards.
- (7) Other Modifications.

20C.60.60-060 Limitations on Modifications to Development Regulations.

The following provisions of the Community Development Guide may not be modified pursuant to RCDG 20C.60.60-050, Modification of Development Regulations: any provision of this section, RCDG 20C.60.60; the procedural, enforcement, and administrative provisions of the Community Development Guide or any other applicable City Code; any provision of the Community Development Guide that specifically states that its requirements are not subject to modification under a PCD; any provision of Chapter 20D.140 RCDG, Environmentally Sensitive Area Regulations, except as specifically provided for in this section, or any provision of 20D.150, Shoreline Master Program. (Ord. 1901)