

Change all “City Center” references to “Downtown” and all “CC-#” referenced to new Downtown Zone names.

20C.10.10-020 Establishment of Districts.

Zoning districts in the City of Redmond are hereby established as follows:

- Agricultural zone – A
 - Semi-Rural zone – RA-5
 - Large Lot Residential zone – R-1
 - Low Density Residential zones – R-2, R-3
 - Low-Moderate Density Residential zones – R-4, R-5, R-6
 - Moderate Density Residential zones – R-8, R-12, R-18
 - High Density Residential zones – R-20, R-30
 - Neighborhood Commercial zone – NC
 - General Commercial zones – GC
 - Retail Commercial zone – RC
 - Downtown (DT) zones – OT, AP; TWNC; VV, TR, BC; SMT, TSQ, RB; RVT, CTR, EH
 - Business Park zone – BP
 - Manufacturing Park zone – MP
 - Industry zone – I
 - Overlake Business and Advanced Technology zone – OV
 - Gateway Design district – GDD
 - Urban Recreation – UR
- (Ord. 2105; Ord. 1917; Ord. 1901)

20C.30.45 Bed and Breakfasts/Bed and Breakfast Inns.

20C.30.45-020 Applicability.

Bed and breakfasts are allowed in RA-5 through R-8 zones. Bed and breakfast inns are allowed in RA-5 zones through the general development permit process, and R-1 zones through the special development permit process. Bed and breakfasts and bed and breakfast inns proposed within the Downtown district must meet all applicable Downtown site and design standards. (Ord. 1901)

20C.30.95-020 Bonus.

- (3) The receiving areas for this density transfer shall be outside the areas listed in subsection (1), Bonus. If the receiving area is zoned R-1, it shall be continuous to, and in the same ownership as, the land from which the density is transferred. If not in the R-1 zone and continuous to, and in the same ownership as, the land from which the density is transferred, the properties shall be in one or more of the following zones: R-4, R-5, R-6, R-8, R-12, R-18, R-20, R-30, and any of the Downtown (DT) zoning districts. If the density transfer will increase the density of the receiving property by 50 percent or more, a master plan shall be approved using the master planned residential process for the receiving property before the transferred density may be used. The receiving areas may also be in any of the above zones that have a “/c” or “p” designation. Except for transfers within the R-1 zone and continuous to, and in the same ownership, the properties on which the bonus and the underlying density

are used may be in the same ownership as the property from which the density is transferred or in a different ownership.

20C.50.10-020 Summary Description.

(2) Additional requirements are found in other chapters of the Community Development Guide such as parking (Chapter 20D.130 RCDG), outdoor storage (Chapter 20D.120 RCDG), landscaping (Chapter 20D.80 RCDG), design standards (Chapter 20D.40 RCDG), compatibility with neighboring zones (Chapter 20D.230 RCDG), transit supportive development (Chapter 20D.240 RCDG), limits on external effects of uses (Chapter 20D.95 RCDG) and developing in environmentally sensitive areas (Chapter 20D.140 RCDG) and shoreline jurisdiction (Chapter 20D.150 RCDG). Area specific requirements for outside of the Downtown can be found in Chapter 20C.70 RCDG. Procedures for development applications, administrative review and design review procedures, public hearings, and other procedural requirements are found in RCDG Title 20F. The Comprehensive Plan provides policy guidance for the location and development of these business and industrial activities as provided in RCDG Title 20B. The Comprehensive Plan, Title 20B, is published as a separate document. (Ord. 2027)

20C.50.15 Commercial Zones.

20C.50.15-010 Purpose.

Commercial zones provide areas for the development and operation of retail and service businesses in support of community needs. These zones complement the Downtown zones (Chapter 20C.40 RCDG). Mixed uses are encouraged in the commercial zones. Exclusive of the Downtown zones and special design district zones, three types of commercial zones are established within the City. These include: Neighborhood Commercial (NC), General Commercial (GC), and Retail Commercial (RC) as described in the following sections. (Ord. 2027)

20C.50.15-030 General Commercial (GC) Zone.

The General Commercial (GC) zone provides for retail uses which are land intensive, serve travelers, or offer warehouse sales and sales of larger goods which are not well suited to the Downtown zone or to the Overlake area. High quality design and landscaping are used to make these areas attractive, functional and to minimize negative impacts on nearby uses. While automobiles are accommodated by this zone, site and building design also encourage pedestrian, bicycle, and transit use. Complementary uses are encouraged to cluster together. Shared parking and accesses are encouraged. Residential uses are allowed in the upper floors of buildings through the general development permit process where negative impacts will not result. (Ord. 2027)

20C.50.25-040 Building Setbacks.

(3) Setbacks on Green Streets.

- (a) These setback standards apply to “Green Streets” outside the Downtown zones. The standards may be modified by the zones in which the “Green Streets” are located.
- (b) The setbacks along 152nd Avenue NE in RC zone and all Green Streets outside the Downtown zones, including the Housing Redevelopment Overlay shall be:

20C.60.10-020 Summary Description.

- (2) Additional requirements are found in other chapters of the Community Development Guide such as parking (Chapter 20D.130 RCDG), outdoor storage (Chapter 20D.120 RCDG), landscaping (Chapter 20D.80 RCDG), design standards (Chapter 20D.40 RCDG), compatibility with neighboring zones (Chapter 20D.230 RCDG), transit supportive development (Chapter 20D.240 RCDG), limits on external effects of uses (Chapter 20D.95 RCDG), and developing in environmentally sensitive areas (Chapter 20D.140 RCDG) and shoreline jurisdiction (Chapter 20D.150 RCDG). Additional requirements for specific neighborhoods outside the Downtown can be found in Chapter 20C.70 RCDG. Procedures for development applications, administrative review and design review procedures, public hearings, and other procedural requirements are found in RCDG Title 20F. The Comprehensive Plan provides policy guidance for the location and development of these business and industrial activities as provided in RCDG Title 20B. The Comprehensive Plan, Title 20B, is published as a separate document. (Ord. 2027)

20C.60.15-020 Business Park (BP) Zone – Purpose.

The Business Park (BP) zone provides areas to locate software development, research and development and associated offices, and related manufacturing activities which have non-retail components. These areas complement commercial activities typically found in the Downtown and have limited outdoor storage. Advanced technology and biotechnology businesses are encouraged in this zone. Manufacturing and wholesale distribution are allowed when it is conducted largely indoors. A mix of compatible businesses which provide technical consulting, personnel and productivity support services, as well as limited retail and service uses that support the above land uses, are also allowed within the Business Park zone. This mix of business activities is intended to internalize vehicle trips and provide needed support services within close proximity to other Business Park uses. Service businesses that primarily serve the general public are prohibited. Limited residential uses (and associated increased building heights and floor area ratios) may be allowed in upper stories of buildings through Type IV conditional use approval. Secure community transition facilities may be permitted in the Business Park zone through a Type III conditional use approval, subject to the criteria and standards in RCDG 20F.40.80, Essential Public Facilities, and RCDG 20D.170.55, Secure Community Transition Facilities. (Ord. 2152; Ord. 2027)

20C.70.40-010 Sammamish River Residential.

(1) Purpose. The purpose of this subsection is to facilitate coordinated residential development and retain permanent open space for the Sammamish River Residential area which is bounded by the Sammamish River Trail, the Puget Power transmission lines, Redmond-Woodinville Road, and NE 90th Street. The Sammamish River Residential area covers approximately 100 acres of land as indicated in Map 20C.70.40-010, entitled “Sammamish River Residential.” The criteria below are intended to promote the development of moderate density residential development which complements the Downtown and surrounding employment areas; provide functional open space and recreational areas; encourage architectural diversity of design; and encourage development that is sensitive to local environmental characteristics. The purpose of this subsection shall also be to provide for a Development Rights Transfer/Open Space Program to preserve the sloped areas as permanent open space.

20D.30.10 Affordable Housing.
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 dwelling units within the Downtown 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.

(6) Downtown Neighborhood. The definitions of, and requirements for, affordable housing for projects in the Downtown 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 Downtown neighborhood, but shall not apply to those projects which elect to use an alternate payment method as authorized in subsection (2)(b) of this section.

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 Downtown 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.

20D.40.15 City-Wide Design Standards.
20D.40.15-010 Purpose.

The purpose of this section is to establish design standards for development projects located outside of the Downtown. It is organized to first address contextual issues (how the project fits into the surrounding neighborhood), then site design issues, building design issues, landscaping design issues, and sign design issues. The last section addresses circulation issues, such as access to and from the site, internal circulation, parking, and transit. (Ord. 2164; Ord. 1993)

20D.57 Historical and Archeological Resources
20D.57.10 Purpose.

This chapter is established for the following purposes:

- (4) To contribute to the economic vitality of the Downtown by encouraging maintenance and rehabilitation of existing properties of historic significance.

20D.80.10 Landscaping and Natural Screening.
20D.80.10-010 Purpose.

- (2) The following landscape standards and specifications are intended to provide guidance for implementation of the Landscape Regulations contained in this chapter and Downtown Pedestrian System, RCDG 20C.40.105. Implementation of these standards shall also be consistent with the Design Standards contained in Chapter 20D.40 RCDG. (Ord. 1954. Formerly 20C.20.090(05) and Appx. N (I))

20D.80.10-070 Landscape Area Requirements.

- (5) Downtown Pedestrian System: Pedestrian system landscaping requirements (RCDG 20C.40.105) are the landscape area requirements in the Downtown.

20D.80.10-140 Street Tree Program.

- (5) Street Trees.

(c) Trees on public streets shall be installed within the right-of-way as follows:

- (iv) Sidewalks with tree wells shall meet the specifications of Standard Details Drawing S-1 contained in the Downtown Linkage System Construction Specifications. (Ord. 1954. Formerly 20C.20.090(35) and Appx. N (X))

20D.100.10-040 Identification of Noise Environments and Maximum Permissible Noise Levels.

Table 1: Maximum Permissible Noise Levels

EDNA of Noise Source (Land Use Zones)	EDNA of Receiving Property (Land Use Zones)			
	Class A (All R zones & RA)		Class B (UR, NC, CO, CB, GC, RC, DT)	Class C (MP, I, BP, OV)
	Daytime 7:00 a.m.- 10:00 p.m.	Nighttime 10:00 p.m.- 7:00 a.m.		
Class A (All R zones & RA)	55 dBA	45 dBA	57 dBA	60dBA
Class B (UR, NC, CO, CB, GC, RC, DT)	57 dBA	47 dBA	60 dBA	65 dBA
Class C (MP, I, BP, OV)	60 dBA	50 dBA	65 dBA	70 dBA
Legend EDNA = Environmental Designation for Noise Abatement dBA = decibels (Ord. 2006)				

20D.120.10 Outdoor Storage.

20D.120.10-010 Purpose.

The purpose of this section is to create an attractive and economically healthy community. In Community Business and Downtown zones, the requirements are designed to create safe and attractive walkways, promote a concentrated development pattern, restrict outdoor storage to the minimum amount necessary to allow some retail flexibility, and to control uses which are typically unattractive or may create a nuisance and would discourage quality development. (Formerly 20C.20.140(05))

20D.120.10-020 Storage of Materials and Products.

Unless expressly prohibited, the outdoor storage of any material or product used in production, kept for sale on the premises or awaiting shipment, and any production waste, shall be allowed only when such storage complies with the requirements set forth in the chart entitled “Requirements for Outdoor Storage.”

Requirements for Outdoor Storage

Zone	Permitted Storage	Requirements	Area	Screening
Downtown	Public Street Furniture Sidewalk Restaurants Seasonal Items Special Public Event Auto and Boat Sales Display	Per RCDG 20D.170.20		Per RCDG 20D.170.20
RC GDD ODD DD	Bulk Storage of more than 3 days with approval by Technical Committee except Vehicle Storage in DT	Maximum height and width of four feet	As defined in RCDG 20D.120.10.070	May be required by Technical Committee
	Nonbulk Storage	Non bulk must be stored less than 24 hours		(nonbulk exempt)
GC Convenience Commercial Cluster	Public Street Furniture Sidewalk Restaurants Seasonal Items Special Public Events			
	Bulk Storage of more than 3 days with approval by Technical Committee including Vehicle Storage	Maximum height 10 feet		Required as specified in RCDG 20D.120.10-040 and from streets and parks
	Nonbulk Storage	Nonbulk must be stored less than 24 hours		(nonbulk exempt)
A, UR, RA,BP,OV,MP and I	All types	Maximum height 20 feet		Required as in RCDG 20D.120.10-040
NC and R	Recreational vehicles as provided in RCDG 20D.130.10-050, Parking and Storage of Recreational Vehicles			Required as specified in RCDG 20D.130.10-050

(Ord. 2149; Ord. 2105; Ord. 1756. Formerly 20C.20.140(10))

20D.160.Signs

Sign Requirements per Zoning District

Signs	Zoning Districts		
	GC; CB; VV;TR;BC; SMT;TSQ;RB; GDD, ODD, DD; Convenience Commercial Cluster	OT; TWNC NC; MP; I; BP; OV R-20; R-30	Nonresidential in A; UR; RA-5; R-1 – R-18; RVT;CTR;EH
Number Of Signs			
Maximum Number of Freestanding or Projecting Signs per Street Frontage per Establishment	1	1	1
Freestanding Signs			
Minimum Setback (feet)	5	5	10
Maximum Height (feet)	A height equal to the sign setback up to 10 feet	A height equal to the sign setback up to 10 feet	10
Maximum Size per Sign Face (square feet)	The smaller of 1% of the average gross floor area or 1 sq. ft. per 4 feet of street frontage where the sign is to be placed up to a maximum of 75 sq. ft.; but in any event, 25 sq. ft. is permitted	The smaller of 1% of the average gross floor area or 1 sq. ft. per 4 feet of street frontage where the sign is to be placed up to a maximum of 50 sq. ft.; but in any event, 25 sq. ft. is permitted	25
Maximum Number of Sign Faces	4	4	2
Wall Signs			
Maximum Area (square feet)	The larger of 15% of the facade to which attached or 60 sq. ft. up to a maximum of 300 sq. ft.	The larger of 30 sq. ft. feet or 15% of the facade to which the sign is attached up to a maximum of 100 sq. ft.	60
Maximum Height (feet)	Top of the wall or facade to which attached	Top of the wall or facade to which attached	20
Projecting Signs			
Maximum Area per Sign Face (sq. ft.)	15	15	25
Maximum Area Total All Sign Faces (sq. ft.)	30	30	50
Maximum Height (feet)	Top of the wall or facade to which attached	Top of the wall or facade to which attached	20
Note: Individual businesses in multiple building complexes not permitted to have freestanding signs.			

(Ord. 2105; Ord. 1841; Ord. 1756; Ord. 1734; Ord. 1730. Formerly 20C.20.230(30))

20D.160.10-060 Permitted Temporary Signs.

Temporary signs, exempt from RCDG 20D.160.10-050 unless otherwise provided, are permitted in any zoning district subject to the following requirements:

- (4) Banner Display in Downtown Neighborhood. In the Downtown neighborhood only, banners may be displayed for a period of 30 days and for a total of six times per year to announce the opening of a new enterprise, celebrate business anniversaries, or announce major sales. Each business or organization may display only one banner per period. No permit is required to display a banner in the Downtown neighborhood.

20D.170.45-020 Permits and Exemptions.

(1) Permits Required.

- (a) Land Uses Charts and Final Approval Authority. The final approval authority for applications made under this section shall be defined by the appropriate permit procedure as outlined in the Permitted Land Uses Charts (RCDG 20C.20.20-020, Urban Recreation Zone, 20C.30.20-020, Residential Zones, 20C.40.20-020, Downtown Zones, 20C.50.20-020, Commercial Zones, 20C.60.20-020, Business, Manufacturing and Industrial Zones, and 20C.70.55-040, Gateway Zones). At the discretion of the approval authority, an application may be referred to the Design Review Board for its review and recommendation. Should a Special Exception be sought pursuant to RCDG 20D.170.45-080, Special Exceptions, the final approval authority for granting of the Special Exception shall be the same as that of the underlying permit. A request for a Special Exception shall be processed in conjunction with the applicable project permit, and shall not require additional application or fees.

20D.170.45-030 General Siting Criteria.

- (3) Broadcast and relay towers are not allowed within the Urban Recreation and Rural Residential zones (i.e., UR, RA-5, and R-1) of the City unless reviewed through RCDG 20F.40.80-050, Decision Criteria – Review Process. When a broadcast and relay tower is proposed, preferred locations are within the Industry (I) and Manufacturing Park (MP) zoning districts by utilizing Type II (i.e., general development permit) permit procedures.
 - (a) Broadcast and Relay Towers. Broadcast and relay towers including monopoles shall be minimized by collocating wireless facilities on existing towers. New broadcast and relay towers are most appropriately located in industrial areas followed in order of preference by manufacturing, business, commercial, and residential zones (I, MP, BP, CO, CB, GC, PA, TC, NC, GDD, DT and R-30 through R-2). Broadcast and relay towers are not allowed in Urban Recreation, Semi-rural, and Large Lot Residential zones (UR, RA-5 and R-1), unless reviewed through RCDG 20F.40.80-050, Decision Criteria – Review Process. Broadcast and relay towers are not allowed in the Low Density Residential (R-2 and R-3) zones and the Low-Moderate Density Residential (R-4, R-5, and R-6) zones, unless they meet the Special Exception Criteria, RCDG 20D.170.45-080.
 - (b) Wireless Communication Facilities. The following sites shall be considered by applicants as the preferred order for location of proposed wireless facilities including

antenna(s), equipment, and equipment shelters. As determined feasible, and in order of preference, the sites are:

- (iv) Business, Commercial and Downtown Zoned Sites: Structures or sites used exclusively for manufacturing, research and development, commercial, and office uses. These are areas of more intensive land uses where a full range of public facilities are expected. These zones in order of priority are BP, CO, CB, GC, PA, RC, NC, GDD, and DT.

20D.170.60-040 Standards for Permitted Use/Incidental Storage.

- (1) In the commercial zones and Downtown zones, incidental storage of hazardous materials shall be limited to those amounts necessary for the proper function of that business and shall not exceed quantities allowed by the Redmond Fire Department and the Uniform Fire Code. Excess stockpiling shall be prohibited.
- (2) In the commercial zones and Downtown zones, storage and handling (except delivery) shall not occur outdoors without Technical Committee approval. Outdoor storage shall be confined to outbuildings, sheds, and other such structures where confinement of leakage or treatment of a spill could be reasonably handled and where exposure to the elements shall not increase the possibility of a spill incident.

20D.200.10-045 Receiving Areas.

- (1) Eligible Properties. The properties eligible to use development rights transferred from the sending areas shall be properties within the following zones: Downtown (DT), Retail Commercial (RC), General Commercial (GC), Overlake Business and Advanced Technology (OV), Business Park (BP), Manufacturing Park (MP), and Industry (I).

20D.210.20-040 Street Plan.

Streets shall be designated and located to conform to the Arterial Street Plan, the Transportation Master Plan, and the Land Use Plan. Where not part of an adopted plan, streets shall be designed to provide for the appropriate continuation of existing principal streets in surrounding areas. Where topography or other natural conditions make such continuation impractical, street design shall conform to a system approved by the Technical Committee. (Formerly 20C.20.240(20))

20D.230.20 Transition Overlay.

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

(1) Protected and Complying Zones.

		Zones that are to be Protected by Transitional Regulations (Protected Zones)																
		A	UR	RA-5	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R-12	R-18	R-20	R-30	NC1	ORS	ORM
Zones Required to Comply with Transitional Regulations (Complying Zones)	R-12	✱	✱	✱	✱	○	○	○	○	○	•	•	•	•	•	•	○	•
	R-18	✱	✱	✱	✱	○	○	○	○	○	•	•	•	•	•	•	○	•
	R-20	✱	✱	✱	✱	✱	✱	✱	○	○	○	•	•	•	•	•	✱	•
	R-30	✱	✱	✱	✱	✱	✱	✱	○	○	○	•	•	•	•	•	✱	•
	NC	✱	✱	✱	✱	✱	✱	✱	✱	✱	○	•	•	•	•	•	✱	•
	GC	✱	✱	✱	✱	✱	✱	✱	✱	✱	✱	✱	○	○	○	○	✱	○
	RC	✱	✱	✱	✱	✱	✱	✱	✱	✱	○	○	○	○	○	○	✱	○
	BP	✱	✱	✱	✱	✱	✱	✱	✱	✱	○	○	○	○	○	○	✱	○
	OV	✱	✱	✱	✱	✱	✱	✱	✱	✱	○	○	○	○	○	○	✱	○
	MP	✱	✱	✱	✱	✱	✱	✱	✱	✱	✱	✱	○	○	○	○	✱	○
	I	✱	✱	✱	✱	✱	✱	✱	✱	✱	✱	✱	○	○	○	○	✱	○
	DD	✱	✱	✱	✱	✱	✱	✱	✱	✱	○	○	▲	▲	▲	▲	✱	▲

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

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

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

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

20F.10.50-100 Alteration or Expansion of a Nonconformance in the Downtown.

(1) Purpose. The City recognizes that some existing, vital businesses of value to the community in the Downtown may have been rendered nonconforming as a result of land use plan changes. The intent of this section is to encourage retention of existing businesses and to allow continued investment and upgrades to the business structures in the Downtown. Nonconforming uses except those located in Wellhead Protection Zones 1 and 2 listed in RCDG 20D.140.10-220(1) in the Downtown may expand as described below.

(2) This section applies to nonconformances in the Downtown in addition to RCDG 20F.10.50-090, Alteration or Expansion of a Nonconformance. In the case of a conflict, this section shall apply.

(3) Nonconforming Commercial, Institutional, or Park Use. Nonconforming commercial, institutional, and park uses in the Downtown Neighborhood may expand and/or rebuild in conjunction with restoration per RCDG 20F.10.50-080 to occupy a greater area of building, but shall not be expanded beyond the original parcel(s) occupied at the time the use or structure became nonconforming. Parking for the expansion shall be provided in accordance

with current parking standards. Nonconforming landscaping and pedestrian system improvements shall be brought into conformance with current standards per RCDG 20F.10.50-090(4).

(4) Nonconforming Industrial Uses.

(a) General. Nonconforming industrial uses in the Downtown Neighborhood not deemed unsafe, hazardous, unhealthful, or obnoxious due to noise, odor, air quality or visual blight may expand to occupy a greater area of building, but shall not be expanded beyond the original parcel(s) occupied at the time the use or structure became nonconforming. Parking for the expansion shall be provided in accordance with current parking standards. Nonconforming landscaping and pedestrian system improvements shall be brought into conformance with current standards as required by RCDG 20F.10.50-090(4), Nonconforming Landscaping and Pedestrian System Area.

(5) Change in Use to Another Nonconforming Use. A nonconforming use in the Downtown Neighborhood may be changed to another nonconforming use if Type I review is granted as provided for in this title and provided:

Appendix 20C-1 Downtown Linkage System Construction Specifications

II. Landscaping.

A. Minimum landscaping standards are established by the Downtown Planting Requirements Chart, the Recommended Plant List and General Landscaping Specifications of the Development Guide.

IV. Linkage System Requirements.

C. Sidewalk Design.

1. Width: All Downtown sidewalks shall be a minimum eight feet in width.

Appendix 20F-1 Technical Committee Rules
Exhibit A
City of Redmond Site Plan Review Process
Application Requirements

IV. Preliminary Landscape Plan.

C. Location and square footage of applicable landscape area requirements:

3. Linkage system landscaping – Downtown zone;

5. Parking lot perimeter landscaping – All zones except Downtown, BP, and LI;

List of Maps

Map	Code Section
City of Redmond Zoning Map	20C.10.15
Downtown Zoning Districts	20C.40.20-015
Downtown Height Limit Overlays	20C.40.35-020
Town Center Pedestrian System	20C.40.105-020
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Appendices

20C-1 Downtown Linkage System Construction Specifications

n:\ordinance 2302\ordd302_Exhibit D