

**ORDINANCE NO. 2105**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN, THE REDMOND MUNICIPAL CODE, AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT AN AGRICULTURE COMPREHENSIVE PLAN DESIGNATION AND ZONE AND ESTABLISH AN EFFECTIVE DATE.

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WHEREAS, Ordinance No. 2027<sup>1</sup> of the City of Redmond, passed by the City Council on December 14, 1999, made the Urban Recreation Comprehensive Plan Designation permanent; and

WHEREAS, in *Grubb v. City of Redmond* CPSGMHB Case No. 00-3-0004, Final Decision and Order (August 11, 2000) the Central Puget Sound Growth Management Hearings Board concluded that the application of the Urban Recreation Designation to the Sammamish Valley south of NE 116<sup>th</sup> Street complied with Growth Management Act, but that the application of the designation to the 70 acres north of NE 116<sup>th</sup> Street did not comply with the Act; and

WHEREAS, the Central Puget Sound Growth Management Hearings Board directed that the City of Redmond amend its policies and regulations to comply with the order by 4:00 p.m. January 10, 2001; and

WHEREAS, while the City of Redmond has appealed this decision to King County Superior Court, the City but wishes to comply with the board's order and so adopts an Agriculture Comprehensive Plan designation and zone; and

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<sup>1</sup> Scrivener's Error - Should state Ordinance No. 2050

WHEREAS, pursuant to appropriate mailed, published, and televised notice, the City of Redmond Planning Commission held a public hearing on the proposed amendments on December 13, 2000; and

WHEREAS, the Planning Commission considered the public testimony and comments received by the Commission, the data and analysis contained in the Technical Committee Report, and on January 3, 2001 forwarded the proposed amendments to the City Council with a recommendation for approval; and

WHEREAS, the City Council considered the Planning Commission's recommendation and all of the evidence presented to the Planning Commission during the public review process; and

WHEREAS, the City Council has determined that the amendments in this ordinance comply with the board's August 11, 2000 order and should be adopted, NOW THEREFORE,

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

Section 1. Findings, Conclusions, and Analysis. In support of the amendments to the Comprehensive Plan and the Redmond Municipal Code and the Redmond Community Development Guide, the City Council hereby adopts the Findings and Conclusions contained in the Planning Commission Report to the City Council dated January 9, 2001 and the related attachments and exhibits to that report, including the Technical Committee Report, by this reference as if set forth in full.

Section 2. Amend Agricultural and Rural Areas Policies. Subparts "Allowed Uses" and "Transfer of Development Rights" of Subsection "C. Agricultural and Rural Areas

Policies” of the Land Use Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended to read as follows:

### **C. Agricultural and Rural Areas Policies**

#### **Allowed Uses**

The Sammamish Valley historically has been farmed. The valley contains highly productive agricultural soils. The area also is subject to development limitations due to flooding, wetlands, seismic hazards, and ground water recharge. The valley north of NE 116<sup>th</sup> Street is primarily devoted to ~~suited for~~ agricultural uses and is designated Agriculture in Redmond and in King County. South of NE 116<sup>th</sup> Street, the area used primarily for recreational uses and is designated for open space, recreation and compatible uses that maintain open space to allow for aquifer recharge and reduce the potential damage from natural hazards.

**LU-2 Redmond, Woodinville, King County, special districts and other affected government agencies should continue to work cooperatively to maintain and enhance the agricultural use of the Sammamish Valley.**

**LU-2a The land designated Agriculture shall be the lands in Redmond that are designated as agricultural land not already characterized by urban growth and of long-term commercial significance for commercial agriculture as required by RCW 36.70A.170. Redmond does not have any other natural resource lands of long-term commercial significance.**

Agriculture and equestrian uses require support services, support facilities, specialized goods and markets for them to remain viable. These services, goods and markets need to be convenient to agricultural areas, although not necessarily in them. The following policies provide for support services and markets.

**LU-3 Businesses that provide goods and services that support agricultural and equestrian uses should be allowed in suitable land use designations.**

**LU-4 Farmers markets and similar uses that provide markets for local agricultural products should be allowed in suitable land use designations. The development and continued operation of farmers markets should be encouraged.**

#### **Transfer of Development Rights Program**

A transfer of development rights program or purchase of development rights programs can help protect agricultural areas and lands with large amounts of sensitive areas and wildlife habitats, such as in the Northern Sammamish Valley. A transfer of development rights program allows a property owner to use or sell the development rights to increase the development intensity on properties included within designated receiving areas.

In the 1980s, King County passed a bond issue to purchase the development rights of property within the county. The Sammamish Valley was included in this program and King County purchased the development rights of many parcels north of Redmond. The Countywide Planning Policies provide that cities may request that King County reactivate the purchase of development rights program.

**LU-5 Redmond shall maintain and improve its transferable development rights program (TDR) for properties designated Agriculture and Urban Recreation and Open Space, work with King County on its purchase of development rights program, and consider the purchase of transferable development rights as funds become available. The transfer of development rights program should allow transfers to designated receiving areas. Receiving areas shall not be located within existing, developed single-family neighborhoods. No more than 35 percent of the square footage from the TDR program shall go to any one receiving area, including East Marymoor Business Park, Southeast Redmond, Willows, City Center, and Overlake. A density bonus shall also be provided to encourage the transfer of residential densities to uplands within the same ownership outside the Urban Recreation designation.**

Section 3. Amend Policies to Improve Compatibility with Neighboring Uses.

Subpart "Policies to Improve Compatibility with Neighboring Uses" of Subsection "C. Agricultural and Rural Areas Policies" of the Land Use Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended to read as follows:

**C. Agricultural and Rural Areas Policies**

...

**Policies to Improve Compatibility with Neighboring Uses**

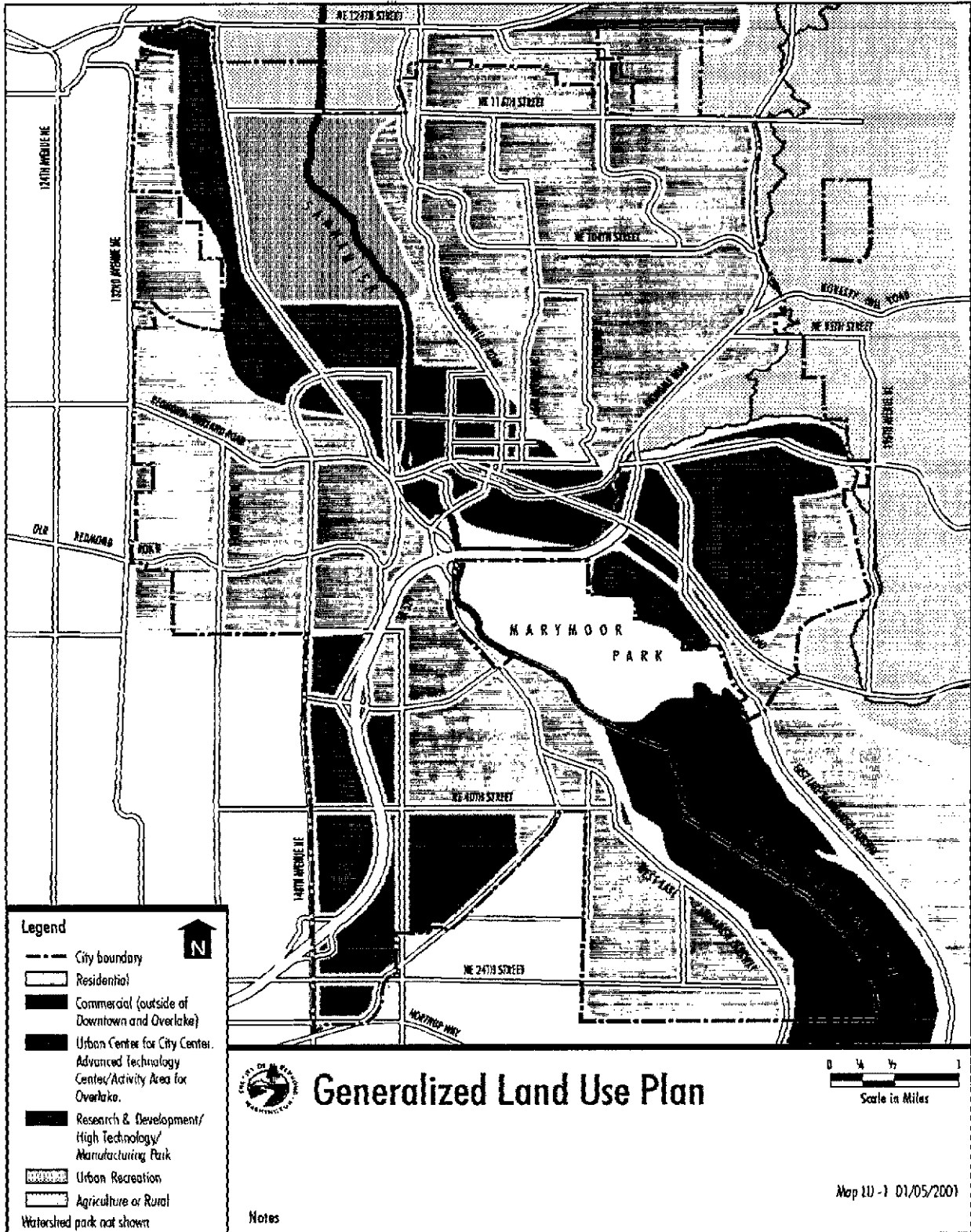
Farm uses also can be discouraged because of incompatible uses. Farm uses sometimes can adversely affect certain neighboring uses. This can result in disputes with neighbors and lawsuits claiming that the impacts from the farming operation have created a nuisance, hindering the farmer's ability to continue farming. Nearby uses also can indirectly affect farming by causing farmers to forgo normal farming techniques. Neighboring uses also can hinder farming by trampling crops, damaging fences and other adverse impacts. These effects should be lessened by minimizing conflicts between uses. The term designated agricultural lands means land in Redmond designated as Agriculture by the Comprehensive Plan and land in King County given an agricultural comprehensive plan designation or included within an Agricultural Production District.

**LU-9** Uses adjacent to designated agricultural lands shall not interfere with farm uses that follow best management practices. Interference should be prevented by limiting uses or density, by using slope or other means to separate uses and through buffers, setbacks, fencing or other effective measures.

Another method of lessening conflicts between uses is to give notice to nearby properties that agricultural operations will take place nearby. The Growth Management Act requires that local governments include a notice on subdivisions, development permits and building permits within 500 feet of an agricultural area that incompatible uses may occur nearby. Redmond will implement such a notice system. A third way of reducing conflicts between uses is a right to farm law. This type of law gives farmers some protection against nuisance lawsuits when conducting traditional agricultural activities. While these laws are common in counties, they are uncommon in cities. Redmond should study whether such a law could work successfully within the City.

**LU-10** Notice shall be given on all plats, short plats, binding site plans, development permits and building permits issued on properties within 500 feet of designated agricultural lands that a variety of agricultural activities may occur on those lands that are not compatible with some development.

Section 4. Amend Map LU-1, Generalized Land Use Plan map, to Include Agriculture. Map LU-1, Generalized Land Use Plan on page 44 of the Land Use Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended to read as follows:



Section 5. Amend Policy LU-112 to include an Agriculture Designation and Zone. Policy LU-112 in Subsection “O. Comprehensive Land Use Plan Map Designation-Zone Consistency Table” of the Land Use Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended to read as follows:

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

**Comprehensive Land Use Plan Map  
Designation-Zone Consistency Table**

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

\* Where allowed by a neighborhood plan or this chapter.  
The RA-5 zone may also be applied to property within any designation where the comprehensive plan designation or zoning is undergoing reevaluation.

Section 6. Adopt a new Agriculture Comprehensive Plan Designation. Policy LU-112a in Subsection "P. Comprehensive Land Use Plan Designations" of the Land Use Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby adopted to read as follows:

**LU-112A Agriculture Designation**

**Purpose.** The Agriculture designation reserves lands suited to long-term agricultural production primarily for agricultural use.

This designation is applied to the Sammamish Valley north of NE 116<sup>th</sup> Street because the valley includes areas that have historically been farmed, contains highly productive agricultural soils, and includes extensive contiguous lands devoted to agriculture. The Sammamish Valley also is subject to development limitations due to flooding, wetlands, seismic hazards, ground water recharge, and important fish habitats. For these reasons, Redmond has designated the Sammamish Valley north of NE 116<sup>th</sup> Street for agriculture and will continue to protect this area for long-term agricultural use. Redmond's earlier comprehensive plans designated this area for agricultural production. This designation remains appropriate because of the suitability of the area for agriculture and the land's limitations for other uses.

Within 120 days of the final decision on the City's appeal of the Growth Board's Urban Recreation decision, the Planning Commission shall begin considering whether the Agriculture Comprehensive Plan designation and Agriculture zone should be amended or repealed to meet community goals and the provisions of the Growth Management Act.

**Allowed Uses and Description.** The permitted uses in the Agriculture designation include: agricultural uses that will not result in nuisances to nearby uses, sales of agricultural products, single family residences occupied by farmers, home occupations and bed-and-breakfast inns within a residence. Conditionally allowable uses include improvement or expansion of existing trails, wildlife and wetland mitigations areas, riding stables and other equestrian uses, open space, and similar uses. These uses must comply with the agricultural policies. Lots used for agriculture and a single-family residence occupied by full or part-time farmers shall be a minimum of 10 acres in size. Lots used for exclusively for agriculture shall be a minimum of five acres in size. A lot of less than ten acres shall not be used for residential purposes.

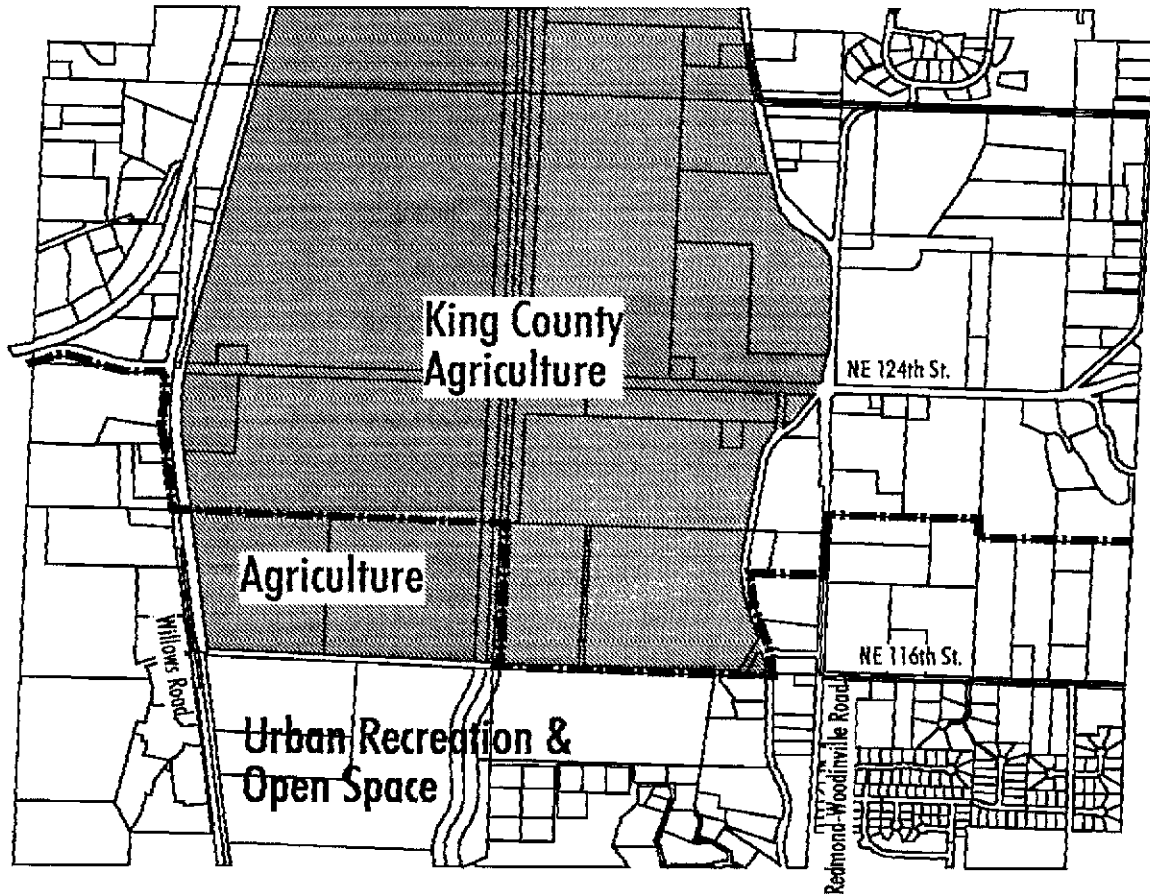


Agricultural uses and open space uses shall be given the opportunity to transfer developmental rights to designated transferable development rights (TDR) receiving areas.

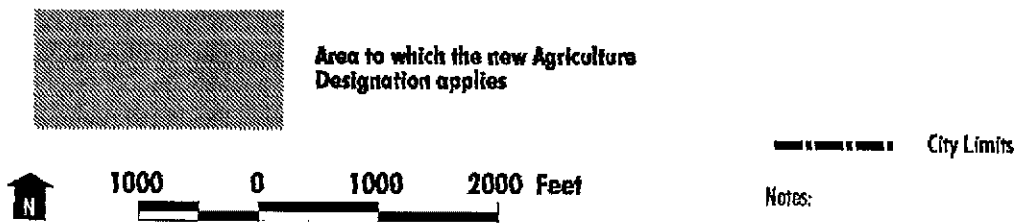
**Designation Criteria.** Properties designated Agriculture should generally reflect all of the following criteria.

1. The U.S. Department of Agriculture has defined the soils as Prime Farmland or Unique Farmland or the land is adjacent to and part of a larger area of Prime or Unique Farmland.
2. The property is within an area designated for Agriculture that is large enough that agricultural uses can be carried out without excessive interference from nearby non-agricultural uses and agricultural operations will not adversely affect nearby uses.
3. The property is not already characterized by non-agricultural urban growth.

Section 7. Amend the Comprehensive Land Use Plan map to include new Agriculture Comprehensive Plan Designation. The two “City of Redmond Comprehensive Land Use Plan Maps” of the Land Use Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide are hereby amended to read as follows:



## Proposed Comprehensive Plan Amendment



Section 8. Add an Agriculture Zone to List Zones. Section 20C.10.10-020,

*Establishment of Districts*, of the Redmond Municipal Code and Redmond Community

Development Guide is hereby amended to read as follows:

**20C.10.10-020 Establishment of Districts**

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

- Agriculture Zone - A
- Semi-Rural Zone - RA-5
- Large Lot Residential Zone - R-1
- Low Density Residential Zones - R-2, R-3
- Low-Moderate Density Residential Zones - R-4, R-5, R-6
- Moderate Density Residential Zones - R-8, R-12, R-18
- High Density Residential Zones - R-20, R-30
- Neighborhood Commercial Zone - NC
- General Commercial Zones - GC
- Retail Commercial Zone - RC
- City Center Zones - CC-1, CC-2, CC-3, CC-4, CC-5, CC-6
- Business Park Zone - BP
- Manufacturing Park Zone- MP
- Industry Zone - I
- Overlake Business and Advanced Technology Zone - OV
- Gateway Design District - GDD
- Urban Recreation – UR

Section 9. Adopt a New Agriculture Zone. Chapter 20C.20, *Urban Recreation*,

of the Redmond Municipal Code and Redmond Community Development Guide is hereby

amended to read as follows:

**20C.20 Agriculture and Urban Recreation**

- |                  |   |
|------------------|---|
| <b>20C.20.10</b> | <b>Agriculture &amp; Urban Recreation Zones.</b>                  |
| 20C.20.10-010    | Purpose – Urban Recreation.                                       |
| 20C.20.10-020    | Purpose – Agriculture.  |
| <b>20C.20.15</b> | <b>Allowed Uses in the Agriculture and Urban Recreation Zone.</b> |
| 20C.20.15-010    | Purpose.  |
| 20C.20.15-020    | Allowed Uses.   |
| 20C.20.15-030    | Land Uses Chart.  |
| 20C.20.15-040    | Accessory Uses.   |

<b>20C.20.20</b>	<b>Site Requirements.</b>
20C.20.20-010	Purpose.
20C.20.20-020	Compliance with the Site Requirements Chart Required.
20C.20.20-030	Site Requirements Chart.
20C.20.20-040	Location of Structures.
20C.20.20-050	Bonus for Transferring Residential Densities Outside the Urban Recreation Zone.
<b>20C.20.25</b>	<b>Special Use Regulations.</b>
20C.20.25-010	Special Use Standards for Recreational Uses.
20C.20.25-020	Agricultural Practices Notice.
20C.20.25-030	Livestock Restrictions.
20C.20.25-040	Standards for Wildlife Shelters, Refuges, and Wetland, Stream, and Wildlife Mitigation Sites.

## **20C.20.10 Agriculture & Urban Recreation Zones.**

### **20C.20.10-010 Purpose -- Urban Recreation.**

- (1) The Urban Recreation zoning district is applied to areas with significant levels of environmental hazards or natural resources, where the area has not been previously designated for uses that require large areas of impervious surfaces or buildings with the potential to be damaged by natural hazards unless the buildings are needed by traditional uses of the Northern Sammamish Valley, and the City does not have adequate plans to serve the area with transportation facilities, water facilities, or sewer facilities.
- (2) The area should be used for recreational, open space, or resource uses which do not require extensive fills, large areas of impervious surfaces, or place high demands the transportation, water, or sewer systems. (Ord. 1917)

### **20C.20.10-020 Purpose -- Agriculture.**

The purposes of the Agriculture Zone are to provide for the protection and preservation of agricultural lands, to encourage continued agricultural uses and industries, and to allow uses compatible with the purpose of protecting agricultural land and agricultural uses. The Agriculture Zone also contains standards to conserve agricultural soils and to protect the environment by allowing for aquifer recharge, to reduce potential damage from natural hazards, such as flooding, and to ensure agricultural operations with a potential for adverse impacts are well managed.

## **20C.20.15 Allowed Uses in the Agriculture and Urban Recreation Zones.**

### **20C.20.15-010 Purpose.**

The purpose of the Agriculture and Urban Recreation Zones Land Uses Chart is to list the uses allowed in the zone and some of the major provisions that apply to those uses. These uses were selected on the basis that they would generally not be adversely affected by natural hazards and would have minimal impact on the natural resources of the valley, especially agricultural soils not used for non-agricultural urban uses, and would not place high demands on transportation, water, or sewer systems. (Ord. 1917)

### **20C.20.15-020 Allowed Uses.**

- (1) The Agriculture and Urban Recreation Zone Land Uses Chart, RCDG 20C.20.15-030, lists the permitted uses and those uses that require approval through a conditional review process before they can be undertaken. Uses that are not listed are prohibited unless otherwise allowed in the Agriculture or Urban Recreation zone by this chapter or some other provision of the Community Development Guide. The uses shall also comply with the requirements listed in any footnotes and the other applicable requirements of the Community Development Guide.
- (2) The symbols used in the Agriculture and Urban Recreation Zone Land Uses Chart, RCDG 20C.20.15-030, shall mean the following:
  - P – Permitted use.
  - G – Allowed conditional use, a general development permit (GDP) is required before undertaking the use.
  - S – Allowed conditional use, a special development permit (SDP) is required before undertaking the use.
- (3) Procedural requirements including those related to the general and special development permit processes are described in RCDG Title 20F, or its successors, of the Redmond Community Development Guide.
- (4) The Agriculture and Urban Recreation Zone Land Uses Chart, RCDG 20C.20.15-030, references other sections of the Community Development Guide. These references direct the reader to sections that contain regulations that apply directly to the use. The references just include those that most directly affect the use. Other regulations also apply.
- (5) The definitions of some land uses may be found in Chapter 20A.20 RCDG, Definitions.
- (6) Unclassified Uses are provided for in RCDG 20D.170.65, Unclassified Uses.

(7) Recreation uses which require a general development permit or special development permit and accessory restaurants shall comply with RCDG 20C.20.25-010, Special Use Standards for Recreational Uses. (Ord. 1917)

**20C.20.15-030 Land Uses Chart.**

Agriculture and Urban Recreation Zones Permitted Land Use Chart

Land Use	Zoning Districts	
	A	UR
<b>Recreation</b>		
Public Parks and Open Space		P
Play Fields, Ball Fields, Country Clubs, Golf Courses, and Golf Driving Ranges not included in a Public Park		S
Recreational trails for non-motorized uses that do not include onsite parking	P	P
Recreational trails that include onsite parking and support uses		G
Private Parks, Open Space, and Gardens. These uses shall be primarily used for non-motorized recreation.		S
Private Outdoor Recreation Areas And Private Outdoor Leisure Activities conducted primarily outside enclosed buildings or structures and primarily used for non-motorized recreation. Amusement Parks shall be prohibited.		S
Sit Down Restaurants accessory to any recreation or agriculture use listed in Section 20C.65.20-030, Agriculture and Urban Recreation Zones Land Permitted Use Chart. Fast Food Restaurants and Restaurants with drive through windows are prohibited.		S
Stables, Horse Boarding, and Equestrian Riding Schools	G	G
<b>Residences &amp; Related Uses</b>		
Single-family detached residences occupied by those engaged in agriculture on the property or operating a stable on the property	P	P
Accessory living quarters <sup>1</sup>	P	P
Bed and breakfasts <sup>2</sup>	G	G
Bed and breakfast inns <sup>3</sup>		S
Home businesses and family day care providers <sup>4</sup>	G	P

Land Use	Zoning Districts	
	A	UR
<b>Resource Uses</b>		
Growing and Harvesting Agricultural Crops and Forest Products	P	P
Commercial Green Houses where the total impervious surfaces do not exceed five percent	P	G
Commercial Green Houses where the total impervious surfaces exceed five percent	G	G
Horticulture, Plant Nurseries, and Pea Patches	P	P
Arboretums	S	P
Raising or Boarding Livestock and Small Farm Animals, and Beekeeping (Kennels and Feed Lots shall not be allowed in the Agriculture zone or Urban Recreation zone.) <sup>5</sup>	P	P
Road side produce stands selling products grown or processed on the property	P	P
Road side produce stands other than those listed above	S	S
<b>Utility Facilities</b>		
Local Utilities	G	G
Regional Utilities	S	S
<b>Other</b>		
Large Satellite Dishes and Amateur Radio Antennae accessory to another use <sup>6</sup>	P	P
Wireless Communication Facilities <sup>6</sup>		P
Water Extraction Wells	P	P
Wildlife Shelters and Refuges	S <sup>7</sup>	P
Onsite Wetland, Stream, and Wildlife Mitigation Areas	P <sup>7,8</sup>	P <sup>8</sup>
Offsite Wetland, Stream, and Wildlife Mitigation Areas	S <sup>7</sup>	S
P=Permitted Use; G=General Development Permit; S=Special Development Permit		

Notes:

<sup>1</sup> One accessory dwelling unit is allowed for each allowed housing unit. The accessory dwelling unit shall comply with RCDG 20C.30.35, Accessory Dwelling Units.

<sup>2</sup> See RCDG 20C.30.45, Bed and Breakfasts/Bed and Breakfast Inns.

<sup>3</sup> See RCDG 20C.30.45, Bed and Breakfasts/Bed and Breakfast Inns.

<sup>4</sup> See RCDG 20C.30.60, Home Business.

<sup>5</sup> See RCDG 20C.20.25-030, Livestock Restrictions.

<sup>6</sup> See RCDG 20D.170.45, Telecommunications Facilities.

<sup>7</sup> See RCDG 20C.20.25-040, Standards for Wildlife Shelters, Refuges, and Wetland, Stream, and Wildlife Mitigation Sites.

<sup>8</sup> Onsite mitigation means that the mitigation is needed to lessen the impacts of uses or developments located on the same parcel of land as the mitigation site or on a contiguous parcel of land and the use or development is located in the same zone as the mitigation site.

(Ord. 1930; Ord. 1917)

**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), 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.20.20-010 Purpose.**

The purpose of the Site Requirements Chart is to list the basic site design requirements for this zone to protect the public health, safety, and welfare. (Ord. 1917)

**20C.20.20-020 Compliance with the Site Requirements Chart Required.**

All uses and structures in the Agriculture or Urban Recreation zones shall comply with the applicable requirements of the Site Requirements Chart, RCDG 20C.20.20-030. (Ord. 1917)

**20C.20.20-030 Site Requirements Chart.**

**Agriculture and Urban Recreation Site Requirements Chart**

Site Requirement	Zoning Districts	
	A	UR
Maximum Number of Dwelling Units per Acre <sup>1</sup>	0.10	0.10
Minimum Lot Area per Dwelling Unit in Acres <sup>1</sup>	10	10
Minimum Lot Area in Acres	5 <sup>2</sup>	NA
Minimum Building Site Circle (diameter in feet)	100'	100'
Minimum Lot Frontage (in feet)	300'	300'



Site Requirement	Zoning Districts	
	A	UR
Minimum Building Front and All Setbacks on Streets (in feet)	30'	30'
Minimum Building Rear Setbacks (in feet)	40'	40'
Minimum Building Side Setbacks (in feet for each side)	40'	40'
Minimum Waterfront Building Setbacks - Sammamish River (in feet)	200'	150'
Minimum Building Separation (in feet). Does not apply to accessory structures on the same lot as the primary structure	20'	20'
Total Impervious Surface (percent of lot area)	5% <sup>3</sup>	10%
Maximum Height (in feet) <sup>4</sup>	45'	35'
Maximum Height within Shoreline Management Act Jurisdiction (in feet)	30'	30'

Notes:

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

<sup>2</sup> Lots smaller than ten acres shall not be occupied by a dwelling unit or include a residence.

<sup>3</sup> Within the Agriculture zone, temporary shelter for soil-dependent cultivation of horticultural or viticulture crops or erosion control during construction or planting shall not be considered a structure or impervious surface for the purposes of determining compliance with this provision. Within the Agriculture zone, properties occupied by Commercial Green Houses may have an additional 10 percent of the site covered by impervious surfaces provided that the increased impervious surfaces shall only be occupied by the Commercial Green Houses. Any greenhouse flooring shall be constructed in a manner that allows the soil to be returned to cultivation.

<sup>4</sup> Additional height may be granted to agricultural structures through the general development permit process.  
(Ord. 1917)

**20C.20.20-040 Location of Structures.**

Whenever possible, related buildings shall be clustered together to reduce lengthy public facility or road extensions. (Ord. 1917)

**20C.20.20-050 Bonus for Transferring Residential Densities Outside the Urban Recreation Zone.**

(1) Since housing units allowed within the Urban Recreation zone are limited because of the area's natural hazards, if the units are transferred to property outside the Urban Recreation zone and a legally enforceable provision is recorded against the property zoned Urban Recreation providing that no residences shall be constructed on that land, the housing units allowed by the Urban Recreational zone, including the bonus in this section, Bonus for Transfer Residential Densities Outside the Urban Recreation zone, shall not be restricted to single-family detached residences occupied

by those engaged in agriculture on the property or operating a stable on the property and accessory dwellings. The transferred units may be any housing type allowed by Community Development Guide regulations applicable to the property to which the housing units are transferred.

- (2) A density bonus of one dwelling unit per 10 acres shall be given if some or all of the housing units allowed within the Urban Recreation zone are transferred to property outside the Urban Recreation zone and a legally enforceable provision is recorded against the property zoned Urban Recreation providing that no residences shall be constructed on that land. Where less than 10 acres is owned in the Urban Recreation zone, a bonus of one housing unit shall be given.
- (3) This section, Bonus for Transfer Residential Densities Outside the Urban Recreation Zone, shall not apply to properties within the Agriculture zone or that have deed restrictions, easements, or subdivision restrictions or subdivision notes which prohibit residential use of the property. (Ord. 1917)

## **20C.20.25 Special Use Regulations.**

### **20C.20.25-010 Special Use Standards for Recreational Uses.**

Within the Urban Recreation Zone, recreation uses which require a general development permit or special development permit and accessory restaurants shall comply with the following requirements:

- (1) No greater than 10 percent of the site shall be covered with buildings, parking, and other impervious surfaces.
- (2) Requirements for locating buildings away from the Sammamish River.
  - (a) For properties west of the Sammamish River, all buildings shall be located within 200 feet of the property line adjoining the railroad right-of-way along Willows Road.
  - (b) For properties east of the Sammamish River, all buildings shall be located within 200 feet of the east edge of the Urban Recreation zone.
  - (c) For properties which do not front on Willows Road or which are not located within 100 feet of the east edge of the Urban Recreation zone on the east side of the Sammamish River, this requirement may be modified through review of the general development permit or special development permit.
- (3) No structure or impervious surface shall be located within 400 feet of the ordinary high water mark of the closest bank of the Sammamish River. If an ownership or lot, whichever is the larger, does not extend more than 500 feet from the river, this setback may be modified through review of the general development permit or special development permit. This provision is intended to allow an appropriate intensity of

development provided the structures and impervious surfaces are located as far as possible from the Sammamish River.

- (4) The buildings and parking areas shall be sited in locations least likely to block or interrupt scenic vistas from public areas and to minimize impacts on uses on adjacent properties.
- (5) Parking and storage areas shall be screened from the Sammamish River trail which is located on both the east and west sides of the Sammamish River.
- (6) No sign shall be higher than four feet from the finished ground surface.
- (7) No uses shall be externally illuminated by artificial light except for parking lot lighting, safety lighting near buildings, and outdoor recreational uses. Outdoor recreational uses shall not be illuminated by artificial light from 10:00 p.m. to 8:00 a.m. Lighting shall be designed and constructed to minimize glare and prevent glare and light from intruding on neighboring properties.
- (8) Amusement parks, water slides, miniature golf courses, motorized or non-motorized race tracks, and uses similar to any of these uses shall be prohibited within the Urban Recreation zone. (Ord. 1917)
- (9) Publicly owned buildings of less than 1,000 gross floor area that serve trails and trail parking lots may be located closer to the river than allowed by subsections (2) and (3) of this section provided they are at least 70 feet away from the ordinary high water mark of the Sammamish River.

#### **20C.20.25-020 Agricultural Practices Notice.**

To protect agricultural uses from nuisance lawsuits and reduce potential land use conflicts, a statement describing the nature of agricultural uses shall be recorded with the property. All approved plats, development permits, and building permits within 500 feet of land within the Agriculture zone or land used for agriculture uses or vacant land within the Urban Recreation zone shall include the following notice:

“The property covered by this approval is located in or near an area where agricultural uses are allowed. A variety of commercial and agricultural activities may occur which are not compatible with some development.” (Ord. 1917)

#### **20C.20.25-030 Livestock Restrictions.**

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

- (1) Structures. Structures for feeding, housing, and caring for hooved animals shall be set back a minimum of 50 feet from the any property line and 200 feet from the ordinary high water mark of the Sammamish River. Such operations include the establishment of feeding pens or other confinement lots for livestock of any kind equivalent to 10 or

more head of mature cattle which concentrate their wastes in an area of one acre or less. Equivalency is based upon the estimated equivalent of animal waste.

- (2) Stream Setbacks. At least 100 feet of natural or planted ground cover shall be provided between confinement lots and the ordinary high water mark of streams.
- (3) Practices. Where applicable, operational guidelines for livestock management will follow best management practices set by King County and State of Washington regulations.

**20C.20.25-040 Standards for Wildlife Shelters, Refuges, and Wetland, Stream, and Wildlife Mitigation Sites.**

- (1) These requirements shall only apply within the Agriculture (A) zone.
- (2) Purpose: The primary use within the Agriculture zone is farming. The purpose of these requirements is to avoid reductions in farming on a very limited resource, U.S. Department of Agriculture designated Prime Farmland.
- (3) Wildlife shelters, wildlife refuges, and wildlife mitigation sites that would allow continued commercial agriculture on the same land as the shelter or refuge shall be allowed anywhere within the Agriculture zone.
- (4) Wildlife shelters, wildlife refuges, and wildlife mitigation sites that would not allow continued commercial agriculture and stream and wetland mitigation sites shall only be allowed on land that meets one of the following conditions:
  - (a) The site is a Class I, II, or III wetland, regardless as to whether its soils are classified as Prime Farmland.
  - (b) The site's soils are not classified as Prime Farmland.
  - (c) The stream mitigation site must be located in the Agriculture zone because the part of the stream (including the Sammamish River) being restored is within the Agriculture zone.
- (5) Mitigation projects shall not cause flooding outside the property on which the mitigation is located.

Section 10. Amend the Outdoor Storage Regulations to Include the New

Agriculture Zone. Section 20D.120.10-020, *Storage of Materials and Products*, of the

Redmond Municipal Code and Redmond Community Development Guide is hereby amended to

read as follows:

**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**

<b>Zone</b>	<b>Permitted Storage</b>	<b>Requirements</b>	<b>Area</b>	<b>Screening</b>
City Center	Public Street Furniture Sidewalk Restaurants Seasonal Items Special Public Event Auto and Boat Sales Display	Per 20D.170.20		Per 20D.170.20
	Bulk Storage of more than 3 days with approval by Technical Committee except Vehicle Storage in CC	Maximum height and width of four feet	As Defined in 20D.120.10-070	May be required by Technical Committee
RC GDD ODD DD	Non-Bulk Storage	Nonbulk 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 20D.120.10-040 and from streets and parks
	Non-Bulk 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 20D.120.10-040
NC and R	Recreational vehicles as provided in RCDG 20D.130.10-050, Parking and Storage of Recreational Vehicles			

**Section 11. Amend the Parking Regulations to Include the New Agriculture**

Zone. Table 20D.130.10-020(2), *Required Off-Street Parking*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended to read as follows:

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

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

**Notes:**

du – Dwelling Unit    gfa – Gross Floor Area    NR – No Requirement

\* The number of spaces must be adequate to accommodate the peak shift or maximum number of users as determined by the Code Administrator after considering the probable number of employees, users, attendees, etc.

\*\* The Technical Committee may consider parking at a ratio as low as 1.5 per 1,000 if a covenant is recorded with the property which limits the uses to warehouse uses and/or limits the number of employees permitted in a building or project. Parking at ratios greater than 3.0 per 1,000 (not to exceed 3.5 per 1,000)

is generally not permitted unless the employer/building owner can document that single-occupancy vehicle trips can be reduced better through the employer/building owner's parking/traffic mitigation program than they would be reduced through limiting parking stalls to 3.0 per 1,000.

\*\* Bonus available for in-lieu parking fund per RCDG 20D.130.10-040(2).

\*\*\* Plus one guest space per four units for projects with six units or more.

# Bedroom shall include all rooms that can be used as permanent sleeping quarters.

1 The maximum number of parking stalls allowed may be increased to 5.0 stalls per 1,000 sq. ft. gfa for the retail components of mixed-use developments.

Section 12. Amend the Sign Regulations to Include the New Agriculture Zone.

Section 20D.160.10-050, *Sign Requirements per Zoning District*, of the Redmond Municipal

Code and Redmond Community Development Guide is hereby amended to read as follows:

**20D.160.10-050 Sign Requirements per Zoning District.**

The chart entitled "Sign Requirements per Zoning Districts" establishes sign type, area, height and location requirements for the various zoning districts and is incorporated as a part of this section.

**Sign Requirements per Zoning District**

Signs	Zoning Districts		
	GC; RC; CC-3; CC-4; CC-5; GDD, ODD, DD; Convenience Commercial Cluster	CC-1; CC-2 NC; MP; I; BP; OV R-20; R-30;	Non-Residential in A; UR; RA-5; R-1 – R-18; CC-6
<b>Number Of Signs</b>			
Maximum Number of Freestanding or Projecting Signs per Street Frontage per Establishment	1	1	1
<b>Freestanding Signs</b>			
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 square foot per 4 feet of street frontage where the sign is to be placed up to a maximum of 75 square feet; but in any event, 25 square feet 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
<b>Wall Signs</b>			
Maximum Area (square feet)	The larger of 15% of the facade to which attached or 60 square feet up to a maximum of 300 sq. ft.	The larger of 30 sq. ft. or 15% of the facade to which the sign is attached up to a maximum of 300 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



### Sign Requirements per Zoning District – (Continued)


Signs	Zoning Districts		
	GC; RC; CC-3; CC-4; CC-5; GDD, ODD, DD; Convenience Commercial Cluster	CC-1; CC-2 NC; CO; MP; I; BP; OV; R-20; R-30;	Non-Residential in A; UR; RA-5; R-1 – R-12; CC-6
<b>Projecting Signs</b>			
Maximum Area per Sign Face (square feet)	15	15	25
Maximum Area Total All Sign Faces (square feet)	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.			



Section 14. Severability. If any section, sentence, clause, phrase or map of this Ordinance or any Comprehensive Plan provision or code provision adopted or amended hereby should be held to be invalid or unconstitutional by a body or court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance or any other Comprehensive Plan provision or code provision adopted or amended hereby.

Section 15. Effective Date. This Ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after the publication of an approved summary thereof consisting of the title.

CITY OF REDMOND,

  
MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

  
CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	January 9, 2001
PASSED BY THE CITY COUNCIL:	May 15, 2001
SIGNED BY THE MAYOR:	May 16, 2001
PUBLISHED:	May 19, 2001
EFFECTIVE DATE:	May 24, 2001
ORDINANCE NO.:	<u>2105</u>