

**CITY OF REDMOND
ORDINANCE NO. 2709**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING THE REDMOND
COMPREHENSIVE PLAN AND REDMOND ZONING CODE
TO CORRECT ERRORS, IMPROVE CLARITY, AND
IMPROVE CONSISTENCY (CITY FILE NO. LAND-
2013-01274), PROVIDING FOR SEVERABILITY AND
ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Redmond completed a major update to its Comprehensive Plan in December 2011 (Ord. 2638); and

WHEREAS, the Growth Management Act provides for the opportunity to amend Comprehensive Plans once per year; and

WHEREAS, amending the Comprehensive Land Use Map and Comprehensive Plan Glossary are part of the 2013-14 package of annual amendments to the Comprehensive Plan as established in ordinance 2700; and

WHEREAS, the City of Redmond completed a major update to its development regulations in April 2011 (Ord. 2584); and

WHEREAS, the Growth Management Act requires that development regulations shall be subject to continuing evaluation and review; and

WHEREAS, City staff has identified a number of minor errors and issues of clarity and consistency in the Redmond Zoning Code; and

WHEREAS, all amendments that are part of this ordinance are enumerated in Attachment E to the Planning Commission Report dated September 11, 2013; and

WHEREAS, state agencies received 60-day notice of the proposed amendments on July 30, 2013; and

WHEREAS, a State Environmental Policy Act checklist was prepared and a Determination of Non-Significance was issued on July 29, 2013, for the proposed amendments; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed amendments on August 21, 2013, to receive public comment; and

WHEREAS, upon completion of the public hearing the Planning Commission issued findings, conclusions, and recommendations in a report to the Redmond City Council dated September 11, 2013; and

WHEREAS, the City Council held public meetings on September 10, 17, 24, and October 15, 2013, to consider the proposed amendments and the Planning Commission's recommendation; and

WHEREAS, the City Council desires to adopt the amendments set forth in this ordinance.

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

Section 1. Classification. The amendments set forth on Exhibits 1 and 2 to this ordinance are of a general and permanent nature and shall become a part of the Redmond Comprehensive Plan and Redmond Zoning Code, respectively.

Section 2. Findings and Conclusions. In support of the proposed amendments to the Redmond Comprehensive Plan and Redmond Zoning Code, the City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated September 11, 2013, including all related attachments and exhibits.

Section 3. Redmond Comprehensive Plan Amended. The Comprehensive Land Use Plan (Map LU-1) and the Glossary are hereby amended as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. Redmond Zoning Code Amended. The following chapters of the Redmond Zoning Code are hereby amended as shown in Exhibit 2, attached hereto and incorporated herein by this reference as if set forth in full:

- 21.04, General Provisions
- 21.08, Residential Regulations
- 21.10, Downtown Regulations
- 21.12, Overlake Regulations
- 21.14, Commercial Regulations

- 21.32, Landscaping
- 21.46, Temporary Uses
- 21.48, Transfer of Development Rights
- 21.70, State Environmental Policy Act (SEPA)
Procedures
- 21.74, Land Division
- 21.76, Review Procedures
- 21.78, Definitions

Section 5. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 6. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Redmond City Council this 15th day of
October, 2013.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



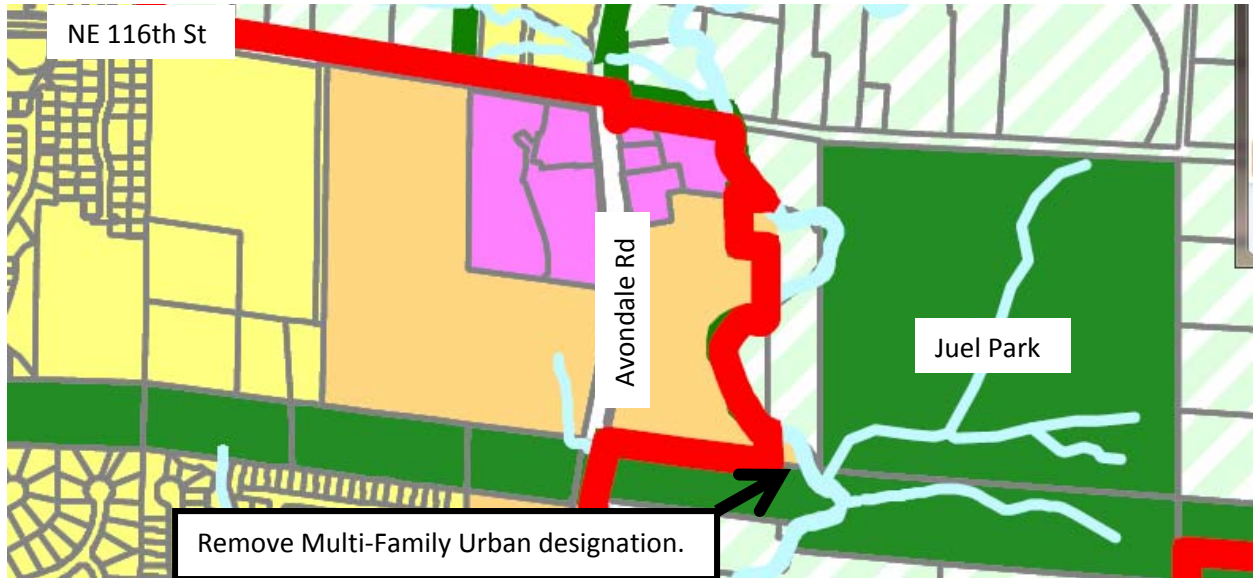
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	October 1, 2013
PASSED BY THE CITY COUNCIL:	October 15, 2013
SIGNED BY THE MAYOR:	October 28, 2013
PUBLISHED:	October 21, 2013
EFFECTIVE DATE:	October 26, 2013
ORDINANCE NO.	2709

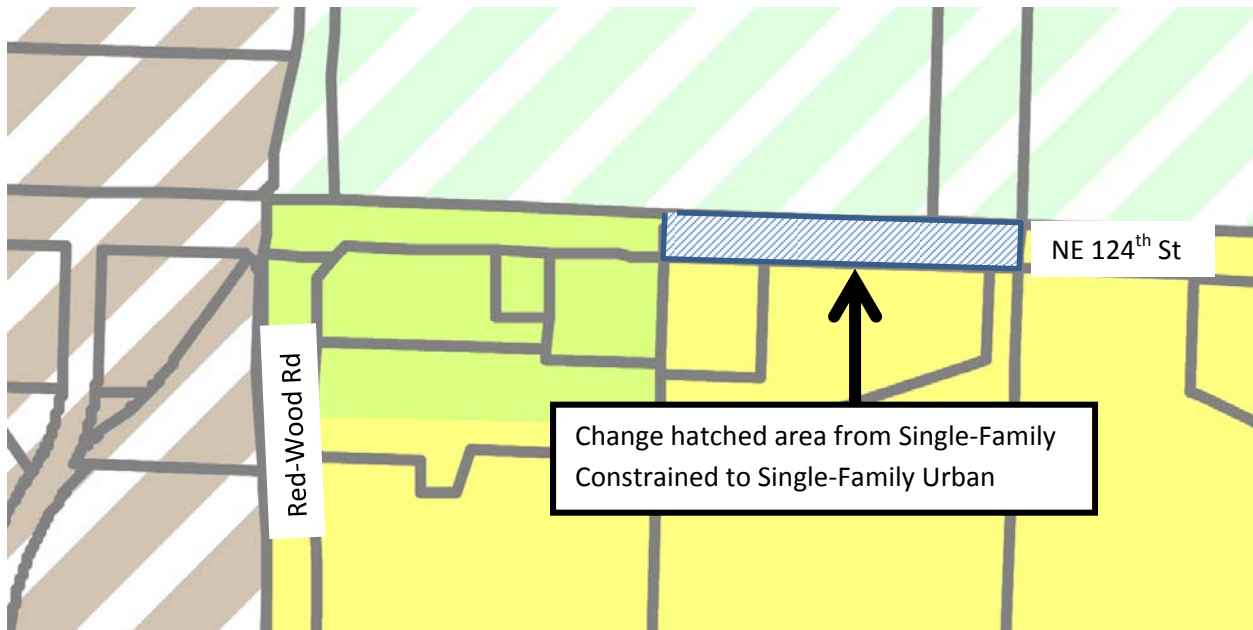
YES: Allen, Carson, Flynn, Margeson, Myers, Stilin, Vache

Exhibit 1: Amendments to Redmond Comprehensive Plan

Amendments to Comprehensive Land Use Plan Map LU-1



The property proposed for change is outside the Urban Growth Area (UGA) and so Redmond has no authority to apply an urban land use designation. This is an error on Redmond's Land Use Map.



The hatched area was a part of a recent annexation completed in order to make intersection improvements. It is entirely right-of-way. The change land use designation change would create logical land use boundaries and allow for the creation of logical zoning boundaries.

Amendments to Glossary

Size-Limited Dwelling

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

Exhibit 2: Amendments to Redmond Zoning Code

Table of Contents

Chapter	Item	Page
21.04	Remove R-18P zoning designation from portion of Zoning Map	2
21.04	Rezone land along NE 124 th Street near Red-Wood Road to R-1 and R-4	3
21.08	Add parking requirements for adult family homes	4
21.08	Move accessory structure setback requirements	5
21.10	Replace “gasoline service” with “gas station” in use charts	7
21.10	Move restaurant parking requirements	8
21.12	Remove language related to BROTS commercial development cap	10
21.14	Update “ambulatory and outpatient care services” regulations to take account of current neighborhood boundaries	11
21.14	Add Manufacturing Park Overlay map	12
21.14	Add “towing operators and impound yards” to Manufacturing Park and Industry use charts	17 & 24
21.32	Update street tree requirements	26
21.46	Revise temporary use permit exemption for motorized catering	27
21.48	Remove transfer of development rights bonus expiration provisions related to parking	29
21.70	Make SEPA planned action ordinances subject to Type VI review process	31
21.74	Update subdivision provisions to comply with state law	32
21.74	Extend unit lot subdivision provisions indefinitely	32
21.76	Revise appeal procedures	34
21.76	Revise master planned development procedures	36
21.76	Revise antenna array and base station replacement procedures	38
21.76	Revise notice procedures for Type V public hearings	39
21.78	Add or revise several definitions	40

RZC 21.04 GENERAL PROVISIONS

21.04.010 Land Use Zones Introduction

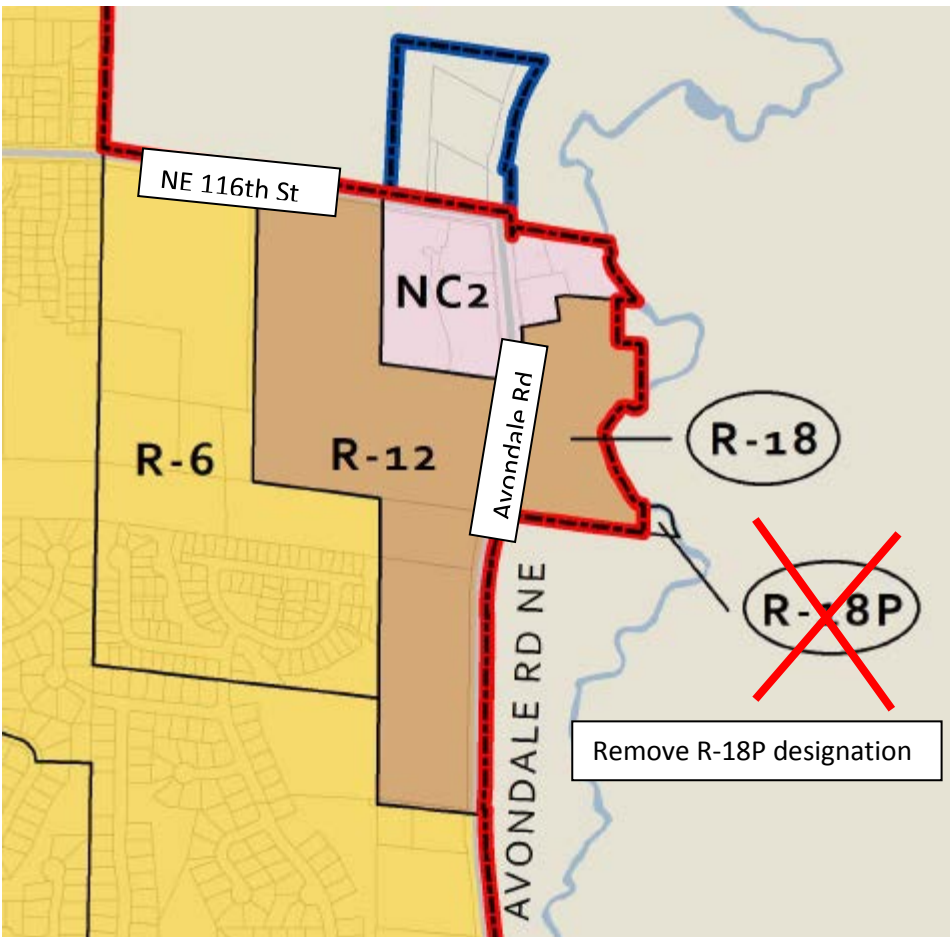
No changes.

21.04.020 Zoning Map

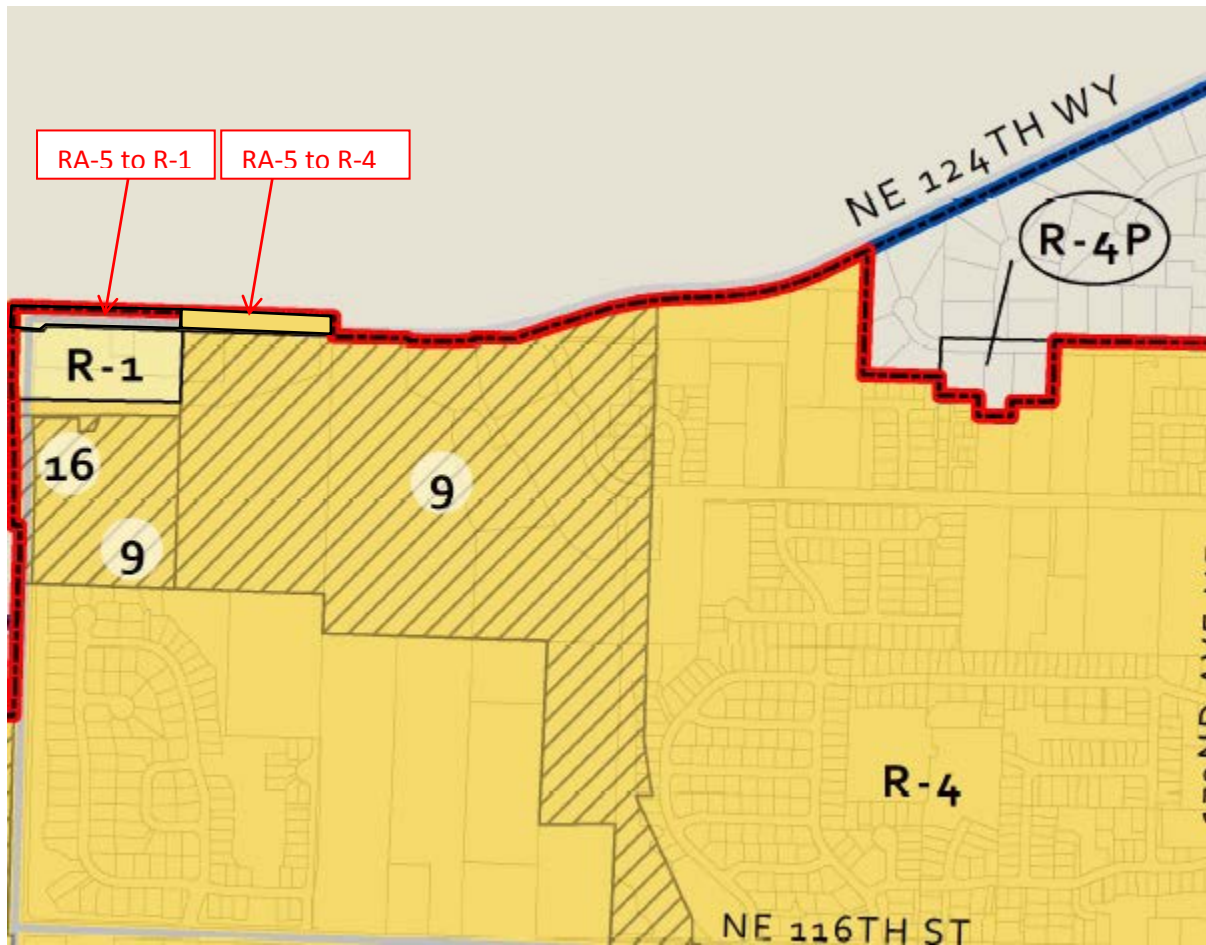
- A. **Establishment of Zoning Map.** The designation, location and boundaries of the zones established by RZC 21.04.010.A.2 are as shown and depicted on the Zoning Map(s) of the City, which shall be maintained as such and which are hereby incorporated by reference in this section and maintained on file in at the Redmond Development Services Center. Zoning for all land within the City of Redmond is established as shown on the Official Zoning Map.

The following changes are proposed to the Official Zoning Map:

1. Remove R-18P zoning from area shown on portion of map below.



2. Change RA-5 zoning to R-1 and R-4 as shown below.



21.04.030 Comprehensive Allowed Uses Chart

No changes.

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.010 Introduction and User Guide

No changes.

21.08.20 to .140 (all R zones)

In subsection C of all of these sections, add parking standards for Adult Family Homes, as shown in the example below.

Table 21.08.020C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes and Mobile Homes for specific regulations which may apply.
5	Residential care facility		A Conditional Use Permit is required
6	Adult family homes	Dwelling unit (2.0)	
No changes to remainder of table			

21.08.130 to .160

No changes.

21.08.170 to Requirements for Residential Zones

No changes to subsections A-G.

H. Building Setbacks.

1. Purpose. *No changes.*
2. Requirements. *No changes in a.-f.*
 - g. ~~Accessory Structure Setbacks. Side interior and rear setbacks (but not side street) for accessory structures in all residential zones are five feet.~~

No changes to 21.08.180 to .220

21.08.230 Accessory Structures

No changes to subsections A-B.

C. Requirements.

1. Height. Accessory structures may not exceed 22 feet in height, with the exception of accessory structures which contain accessory dwelling units, which shall not exceed 28 feet in height.
2. Size.
 - a. Total square footage for the footprint of the accessory structures may not exceed 60 percent of the footprint of the living area on the ground floor (excluding garage) of the primary dwelling unit.
 - b. Total square footage for accessory structures which contain accessory dwelling units may not exceed 60 percent of the total square footage (excluding garage) of the primary dwelling unit.
 - c. In no case shall the total square footage of the accessory dwelling unit portion of an accessory structure exceed 1,000 square feet.
3. Building Separation. Unless the International Building Code or International Fire Code dictates otherwise, there shall be no minimum building separation for accessory structures.
4. Location. Accessory structures are prohibited within the front yard setback, with the exception of garages where lot size or lot configuration are not supportive of lessening the dominant appearance of a garage, such as where lot width measured at the front street is less than 50 feet, where steep grades are present, or when compliance with this section would endanger or impair pedestrian and vehicular safety.

5. Accessory Structure Setbacks. Side interior and rear setbacks (but not side street) for accessory structures in all residential zones are five feet.

No changes to rest of chapter

RZC 21.10 DOWNTOWN REGULATIONS

21.10.010 Purpose

No changes.

21.10.020 Downtown Zones Map

No changes.

21.10.30 to .090 (regulations for specific Downtown zones)

Replace every instance of “gasoline service” with “gas station”

21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zones

No changes in subsections A-C.

- D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	Maximum density per lot dependent upon size and width of lot, RZC 21.10.130.B, Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
2	Dormitory	Bed (0.5, 1.0)	

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
3	SRO		
4	Housing Services for the Elderly	See Special Regulations.	<p>Parking requirements are as follows: Multifamily housing for senior citizens: Unit (0.5, 2.0). Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.</p>
General Sales or Service			
5	General Sales or Services	1,000 square feet gfa (2.0, 3.5)	<p>1. Uses not permitted include:</p> <ol style="list-style-type: none"> Gasoline service <u>Gas station.</u> Auto repair. Automobile sales with outdoor display and storage. Rental storage and mini-warehouses. Uses requiring or utilizing outdoor storage. <p>2. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby residential developments.</p> <p>3. General Retail uses may only occupy single-family structures in existence prior to the year 2005 provided: a) Required parking for the use is not located in the front yard, and the parking and driveway areas do not expand beyond the year 2005 recorded parcel; b) The exterior of the structure, accessory structures, and landscaping maintain a single-family character; and c) Storage of all products is kept indoors and accessory buildings do not exceed 60 percent of the ground floor area of the main structure.</p> <p><u>a. Parking standards for restaurant uses:</u></p> <ol style="list-style-type: none"> <u>Sit-down restaurant: 1,000 SF GFA (9.0, 9.0).</u> <u>Take-out restaurant: 1,000 SF GFA (10.0, 10.0).</u> <u>The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet provided:</u> <ol style="list-style-type: none"> <u>The use is located in an office building and primarily serves the occupants and guests of the office building; or</u> <u>The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O’Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the. River Trail, and the use primarily caters to pedestrians and outdoor patrons.</u>

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			<p>4. General Services are allowed only on the ground floor of multistory mixed-use residential buildings. Except, General Service uses may occupy existing single-family structures in existence prior to 2005 provided:</p> <ul style="list-style-type: none"> a. on-site parking is not located in the front yard; b. the exterior of the structure and landscaping maintains a single-family character; and c. the use is consistent with Comprehensive Plan Policies for the zone. <p>5. Parking standards for restaurant uses:</p> <ul style="list-style-type: none"> a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0). b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0). c. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating /enhancing Downtown as a pedestrian place provided: <ul style="list-style-type: none"> i. The use is located in an office building and primarily serves the occupants and guests of the office building; or ii. The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons. <p>6. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use Developments.</p>
<i>No changes to rest of table.</i>			

No changes to rest of chapter.

RZC 21.12 OVERLAKE REGULATIONS

No changes in sections .010-.080

21.12.090 OV Floor Area

- A. All legal **lots** are allowed the greater of either the maximum allowed FAR or 10,000 square feet of **buildings** provided all other applicable **site** requirements are met.
- B. The FAR for nonresidential and **residential uses** within a given **development** are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
- C. Floor area ratio calculations shall be based on the **gross site area** prior to any provision of space for public amenities.

~~D. Development in Overlake shall be subject to the provision of BROTS, as originally executed to cap commercial development at a total of 15.4 million square feet through 2012.~~

No changes in remainder of section .090 or any of sections .100-.200

21.12.210 OBAT Allowed Uses and Basic Development Standards

- A. **Allowed Uses and Basic Development Standards.** The following table (see below) contains the basic zoning regulations that apply to uses in the Overlake Business and Advanced Technology (OBAT) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require **land use permit** approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table follows with no changes

- B. ~~**Commercial Floor Area Limit.** Development in Overlake shall be subject to the provision of BROTS, as originally executed to cap commercial development at a total of 15.4 million square feet through 2012.~~

Remainder of chapter follows with no changes

RZC 21.14 COMMERCIAL REGULATIONS

No changes to sections .010-.020

21.14.030 Business Park

No changes to subsections A-C

- D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Business Park (BP) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.030 Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
[No changes to rows 1-31 of the table]					
Education, Public Administration, Health Care, and other Institutions					
32	Grade schools	4; 5	0.45; 1.0	Adequate to accommodate peak use	1. Conditional use permit required if capacity is greater than 150 full-time students. See RZC 21.76.070.K, Conditional Use Permit.
33	Colleges and universities				
34	Technical, trade, and other specialty schools				
35	Secure community transition facility				1. See RZC 21.76.070.M, <i>Essential Public Facilities</i> .
36	Ambulatory and outpatient care services				1. Only medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours are permitted. 2. Only permitted in the Southeast Redmond Bear Creek neighborhood north of Union Hill Road .

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
37	Day care center			Employee on maximum shift (1.0, 1.0)	1. Play equipment shall be located no less than 10 feet from any property line. 2. Shall not be located closer than 300 feet from existing day care operation in a residential zone.
38	Associations and nonprofit organizations			1,000 sq ft gfa (2.0, 3.0)	
<i>No changes to remainder of table</i>					

No changes to remainder of section .030

21.14.040 Manufacturing Park

No changes in subsections A-C

- D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Manufacturing Park (MP) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
General sales or services					
1	Automobile sales, service, or rental establishment	4; 5	0.5; 1.0	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	<p>Gasoline service requires conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>Shall not abut residential zone.</p> <p>Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan.</p> <p>Vehicle display area shall be outside of required parking and landscape areas.</p> <p>Vehicles shall be stored on paved surfaces.</p> <p>Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.</p> <p>Outdoor loudspeaker systems are prohibited.</p> <p>Razor wire, chain link, and barbed wire fences are prohibited on street or access frontage.</p> <p>Vehicle repair shall be conducted indoors.</p> <p>Auto and motorcycle repair uses may also allow sales, not to exceed 25 percent of the combined gross floor area of all uses.</p> <p>Auto sales only permitted in conjunction with repair (see note 10 above), or as stand-alone businesses on properties with frontage on NE 90th Street between Willows Road and 152nd Avenue NE, NE 95th Street between Willows Road and 151st Avenue NE, and 151st Avenue NE between NE 90th Street and NE 95th Street.</p>
2	Real estate services	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Limited to mini-warehouses /self-storage only, except within the Manufacturing Park Overlay as shown on Map 14.1 , Manufacturing Park Overlay <i>City of Redmond Zoning Map</i> .

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
3	Heavy consumer goods sales or service				Limited to repair and rental of goods, and membership wholesale/retail warehouses only, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map . For membership wholesale/retail warehouses: a. Permitted in SE Redmond only. b. A Development Agreement is required and must address the following policy areas of the Comprehensive Plan : land use and design, sustainable building practices, utilities, environmental issues, transportation, parks and open space, and community character. c. A neighborhood meeting is required prior to development agreement public hearing. d. Notice for neighborhood meeting shall be mailed at least 21 days in advance to all owners and tenants of properties within 1,000 feet of the site for which a complete application has been received by the City. Notice shall also be mailed to all homeowners' associations and residential properties adjacent to the specific MP zone in question. Parking in the Manufacturing Park Overlay shall be provided at 2.0 to 3.0 stalls per 1,000 sq ft gfa.
4	Durable consumer goods sales or service				
5	Consumer goods sales or service, other than heavy or durable	4; 4	0.25; 0.25	1,000 sq ft gfa (2.0, 5.0)	
6	Health and personal care				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map . Limited to (a) research and development services and (b) other uses that support another permitted use in the MP zone, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .
7	Finance and insurance	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
8	Professional services				

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations	
		Height (stories)	FAR			
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP			
9	Administrative services				Limited to corporate headquarters and regional offices associated with manufacturing or wholesale trade uses in an MP zone in Redmond, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .	
10	Personal services				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .	
11	Services to buildings and dwellings					
12	Full-service restaurant			Employee on maximum shift (1.0, 1.0)	Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex . 50-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply. Hours of operation limited to 6 a.m.-10 p.m.	
13	Cafeteria or limited service restaurant					
14	Bar or drinking place	4; 5	0.5; 1.0	1,000 sq ft gfa (10.0, 10.0)		
15	Caterer					
16	Food service contractor			1,000 sq ft gfa (2.0, 3.0)		
17	Pet and animal sales or services (except veterinary)					Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
18	Animal kennel / shelter				<p>Boarding facilities must be located inside of a structure.</p> <p>Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete.</p> <p>The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems.</p>
Manufacturing and Wholesale Trade					
19	Manufacturing and wholesale trade	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	<p>Asphalt and concrete batch plants shall have direct access to arterials.</p> <p>Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.</p> <p>Outdoor processing operations follow a Type II review process.</p> <p>Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet.</p> <p>One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.</p>
Transportation, Communication, Information, and Utilities					
20	Rail transportation				
21	Road, ground passenger, and transit transportation	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
22	Truck and freight transportation services				
**	Towing operators and auto impoundment yards				
23	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.
24	Battery exchange station				
25	Postal services			1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
26	Heliport facility				
27	Communications and information				
28	Large Satellite Dishes/Amateur Radio Tower				See RZC 21.56, <i>Wireless Communication Facilities</i> .
29	Antenna Array and Base Station			Adequate to accommodate peak use	A Conditional Use Permit may be required; see RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
30	Antenna Support Structures	4; 5	0.5; 1.0		
31	Regional utilities				
32	Local utilities				
33	Solid waste transfer and recycling			1,000 sq ft gfa (2.0, 3.0)	

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
34	Incidental hazardous waste treatment and storage				Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
35	Primary hazardous waste treatment and storage				Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
Arts, Entertainment, and Recreation					
36	Natural and other recreational parks				
37	Amusement, sports or recreation establishment	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Limited to athletic club or fitness center only.
38	Adult entertainment facilities				Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit . See RZC 21.18, Adult Entertainment Facilities .
Education, Public Administration, Health Care, and other Institutions					

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
39	Technical, trade, and other specialty schools	4; 5	0.5; 1.0	Adequate to accommodate peak use	Conditional use permit required if capacity is greater than 150 full-time-equivalent students, where 15 credits per quarter is considered full-time. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . The school shall allow for the efficient operation manufacturing uses. The proposed site design and layout shall minimize the effects of existing manufacturing uses upon the proposal. Site design and layout should include adequate screening of noise, light, and view of adjacent and less aesthetic uses (such as a storage yard).
40	Secure community transition facility				See RZC 21.76.070.M , <i>Essential Public Facilities</i> .
41	Ambulatory and outpatient care services				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1 , Manufacturing Park Overlay City of Redmond Zoning Map .
42	Day care center				Employee on maximum shift (1.0, 1.0) Play equipment shall be located no less than 10 feet from any property line . Shall not be located closer than 300 feet from existing day care operation in residential zone.

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
43	Religious institutions			<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A seat is one fixed seat, or 18 inches on a pew or bench, or seven square feet in the general assembly area, including aisle space, but excluding stage, podium, lobby, and space for musical instruments.</p> <p>Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>Off-site parking in residential zones is allowed only with a shared parking agreement with an existing institutional use, such as a school. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons, is 60 feet.</p> <p>Institutions with a seating capacity greater than 750 seats shall: require a traffic study or other documentation deemed suitable by the Technical Committee that demonstrates that there will be no significant adverse impacts to traffic operations on the adjacent street system; have a maximum building height of five stories; be setback five additional feet for every one foot in building height over 45 feet exclusive of rooftop symbolic icons; not contain accessory or stand-alone parking facilities; not contain primary or secondary schools; and shall require a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit.</p> <p>Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial.</p>

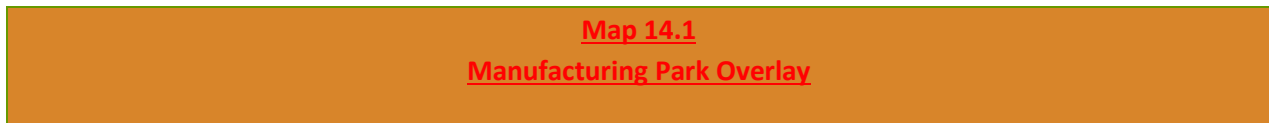
**Table 21.14.040C
Allowed Uses and Basic Development Standards**

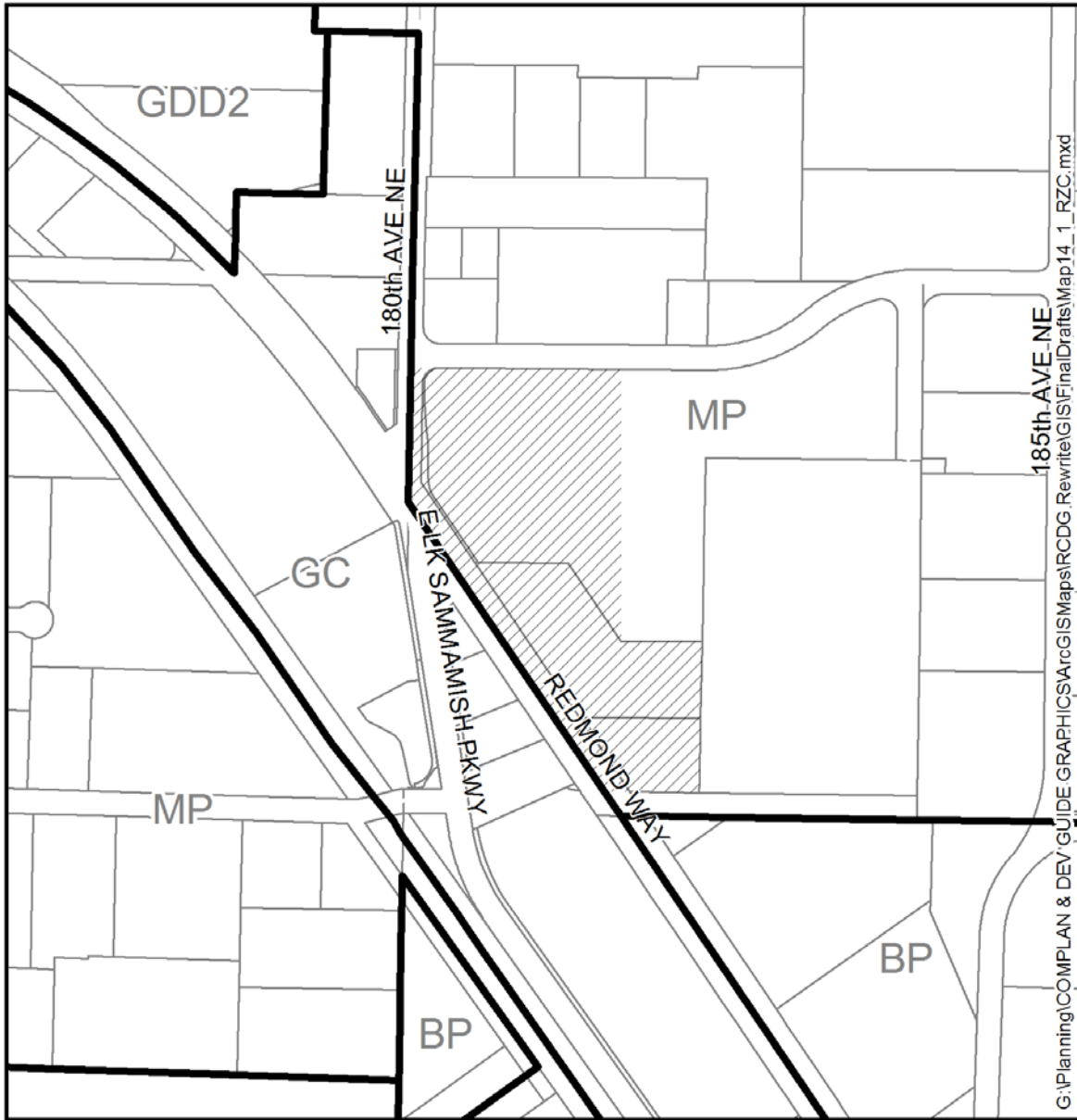
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Construction-related Businesses					
44	Construction-related businesses	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
Other					
45	Water enjoyment use	45 feet; 45 feet	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Allowed only in the shoreline jurisdiction of Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) Maximum height is 45 feet. (SMP)
46	Kiosk	1; 1		1,000 sq ft gfa (2.0, 3.0)	Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. Structures shall be secured to prevent tipping and endangering public safety . Maximum size is six feet wide by ten feet long. Administrative design review required for structures.
47	Vending cart				

**Table 21.14.040C
Allowed Uses and Basic Development Standards**




Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
48	Drive-up stand			1,000 sq ft gfa (2.0, 3.0)	Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. Structures shall be secured to prevent tipping and endangering public safety. Maximum size is six feet wide by ten feet long. Administrative design review required for structures. Must submit circulation plan addressing queuing.


- E. **Manufacturing Park Overlay.** The Manufacturing Park Overlay is shown in Map 14.1, Manufacturing Park Overlay, below.



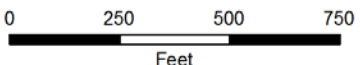


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Legend		Manufacturing Park Overlay
		Parcel
		Zoning



**Map 14.1
Manufacturing
Park Overlay**
Effective: Month XX, 2013



0 250 500 750
Feet



Note: Online users may click the map for a full-size version in PDF format.

F. **Cross-references.** For information on how to measure various site requirements like height and setbacks, see RZC [21.16.020](#), *How to Measure Site Requirements*. See RZC [21.16.030](#), *Other Applicable Regulations*, for information on other standards that may apply to you.

21.14.050 Industry

No changes in subsections A-C

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Industry (I) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
[No changes to rows 1-7]			
Transportation, Communication, Information, and Utilities			
8	Rail transportation	1,000 sq ft gfa (2.0, 3.0)	
9	Road, ground passenger, and transit transportation		
10	Truck and freight transportation services		
**	Towing operators and auto impoundment yards		
11	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.
12	Battery exchange station		
13	Heliport facility	1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
14	Communications and information		
15	Large Satellite Dishes/Amateur Radio Tower	Adequate to accommodate peak use	See RZC 21.56 , <i>Wireless Communication Facilities</i> .

	Antenna Array and Base Station		A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities , for specific development requirements.
16	Antenna Support Structures		
17	Regional utilities		
18	Local utilities		
19	Incidental hazardous waste treatment and storage	1,000 sq ft gfa (2.0, 3.0)	Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials, including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
20	Primary hazardous waste treatment and storage		
<i>No changes to remainder of table</i>			

No changes to remainder of section .050 or any of sections .060-.070

RZC 21.32 LANDSCAPING

21.32.010 to .080

No changes.

21.32.090 Street Trees

- A. Street tree species shall be consistent with other street tree species in the neighborhood and shall not result in significant maintenance issues as determined by the City's Planning and Parks Departments recommendations. ~~comply with the City's Recommended Street Tree List and the City's Street Tree Plan.~~
- B. Trees of the species listed in the Recommended Street Tree List or as otherwise determined by the Parks Department are required to be installed on principal, minor, and collector arterials, and on other streets as specified in neighborhood residential design standards, unless variations are approved by the Technical Committee in situations where tree species conflicts with utility lines, public access, driveways, or public street frontages.
- C. On local streets not addressed in neighborhood standard, street trees on the Recommended Street Tree List may be planted by property owners, who are then responsible for maintenance of the trees in the street right-of-way.

No changes to remainder of chapter.

RZC 21.46 TEMPORARY USES

21.46.010 Purpose

No changes

21.46.020 Scope

No changes to subsections A-F

- G. **Exemptions.** The following activities and structures are exempt from requirements to obtain temporary use approval:
1. Portable units or modular structures when used to provide temporary classrooms at schools, provided that adequate sewer and water service is available.
 2. **Manufactured homes**, portable units, modular structures, travel trailers when used as a dwelling while a residential **building** on the same lot is being constructed or when a damaged residential building is being repaired, when adequate sewer and water is available.
 3. Manufactured homes when used for housing elderly or disabled relatives of the occupant of an existing residence, when such relatives require constant supervision and care, and when adequate sewer and water is available.
 4. Manufactured homes, portable units, modular structures, or travel trailers when used to support construction or site development.
 5. Guests of Redmond residents in recreational **vehicles** when in compliance with RZC **21.40.010.G**, Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods.
 6. Recycling and collection centers that meet all of the following requirements:
 - a. Containers and structures shall be located on private property and not on public rights-of-way. The property owner's approval must be obtained, and the Planning Department notified that the structure will be located at that site;
 - b. Structures shall not interfere with traffic circulation or visibility at **intersections**;
 - c. The owner's name and telephone number shall be clearly posted on the structure or container; and
 - d. If located in a parking area, the structures or containers shall take up no more than three parking stalls. One collection structure and associated staff booth are allowed

in parking lots of 200 stalls or less and one additional container and staff booth for every additional 200 stalls;

7. Model homes or apartments and related real estate sales and display activities located within the [subdivision](#) or residential development to which they pertain;
8. Garage sales, moving sales, and similar activities for the sale of personal belongings when operated not more than three days in the same week and not more than twice in the same calendar year. Allowed in all residential zoning districts;
9. Fund-raising car washes that meet the requirements for discharge of wastewater established by the [City](#) of Redmond Natural Resources Division;
10. Motorized catering ~~_, such as popsicle/ice cream scooters and self-contained lunch wagons,~~ that remains at one location for no more than three hours per day;
11. Circuses, carnivals, fairs, or similar transient amusement or recreational activities. Such uses are subject to RMC Chapter 5.28, *Shows, Carnivals and Circuses*;
12. Activities, vendors and booths associated with City of Redmond-sponsored or authorized special events;
13. Individual booths in an approved temporary use site for group retail identified under subsection E.5 of this section;
14. Weekend (Saturday and Sunday) only, warehouse sales in Business Park, Manufacturing Park, and Industry zones, when held no more than once a month in an existing facility.

21.46.030 Decision Criteria

No changes

RZC 21.48 TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

21.48.010 Transfer of Development Rights Program

No changes to subsections A-E

F. Use of Development Rights.

1. Each development right may be used as a right for any one of the following, subject to the limitations of this division and other zoning code chapters:
 - a. To authorize an additional 8,712 square feet of **gross floor area**;
 - b. To increase the maximum **impervious surface** or maximum **lot coverage** by 8,712 square feet, provided that the total increase does not exceed 10 percent of the allowed maximum square footage for the site;
 - c. To increase the height of a structure, including above-ground structured parking, by one **story** across each 8,712-square-foot increment of gross floor area or parking floor plate. In no case shall total building height be greater than one story above the height allowed by the underlying zone; the height bonus shall not apply to structures within the shoreline jurisdiction or within the Downtown height limit overlay areas; or
 - d. Adding up to five parking stalls, provided that the total number of parking stalls for the development, including all bonuses provided by this division, shall not exceed:
 - i. 25 percent above the maximum allowed by the underlying zone in the Downtown and Overlake Neighborhoods; or
 - ii. 30 percent above the maximum allowed by the underlying zone in all other neighborhoods;
 - iii. Five stalls per 1,000 square feet of gross floor area;
 - iv. This bonus shall not be combined with any other parking ratio bonus.

~~v. — The bonuses in subsections F.1.d.i and ii of this section shall expire by July 31, 2012, provided that no later than the beginning of August 2011, the City shall undertake a study to evaluate whether the bonuses should be modified. That study shall take into account at a minimum an analysis of transit service, commute trip reduction programs, and parking usage. The bonus for the Overlake Neighborhood may be amended earlier as a part of the Bellevue Redmond Overlake Transportation Study (BROTS) update.~~

2. A fraction of a development right shall be entitled to the corresponding fraction of any of the above.
3. A land use application using Transferred Development Rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used.

G. Affordable Housing Bonus.

1. When zoning or site planning constraints prevent project proponents from **building** bonus market-rate units to which the proponents would otherwise be entitled under **RZC 21.20, Affordable Housing**, the Administrator shall convert the number of bonus market-rate units not developed on the site into TDRs for use or sale.
2. The quantity of TDRs shall be equal to the number of bonus market-rate homes not developed on the project site due to zoning or site constraints.
3. When TDRs are granted for providing affordable housing in Downtown, each 8,712 square feet of credit shall be equal to one TDR.

No changes to remainder of chapter

RZC 21.70 STATE ENVIRONMENTAL POLICY ACT (SEPA) PROCEDURES

No changes to sections .010-.090

21.70.100 Planned Actions Generally

The [City](#) of Redmond adopts WAC 197-11-164 through 197-11-172, as now existing or hereinafter amended, by reference. Planned actions shall be adopted by ordinance or resolution following the process established under RZC [21.76.050](#).~~JK, Type V~~ [Type VI](#) Review.

No changes to remainder of chapter

RZC 21.74 LAND DIVISION

21.74.010 to .020

No changes.

21.74.030 Decision Criteria and Procedures

No changes to subsections A-D

E. Preliminary Subdivision Procedures.

No changes to subsections 1-3

4. Limitation on Preliminary Approval.

- a. Final approval of a subdivision must be acquired within seven years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015, after which time the preliminary plat approval is void. ~~This subsection shall expire automatically on December 31, 2014. All subdivisions for which a complete preliminary subdivision application was filed prior to such date shall continue to have seven years from preliminary approval to acquire final approval, but any subdivision for which a complete preliminary subdivision application is filed after such date shall be subject to the five-year limitation in section E.4.b below.~~
- b. ~~Final approval of all subdivisions for which a complete preliminary subdivision application is filed after December 31, 2014, must be acquired within five years of preliminary plat approval, after which time the preliminary plat approval is void. Final approval of a subdivision must be acquired within ten years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2007, and not subject to the requirements of RCW Chapter 90.58, the Shoreline Management Act, after which time the preliminary plat approval is void.~~
- c. The Hearing Examiner may grant an extension of the time periods set forth in 4.a and 4.b above for one year if the applicant has attempted in good faith to submit the final plat within the required time period; provided, however, the applicant must file a written request with the Planning Department requesting the extension at least 30 days before expiration of the required time period.

No changes to subsections F-G

H. Unit Lot Subdivisions.

No changes to subsections 1-10

11. ~~The authority provided by this section for approval of unit lot subdivisions shall expire on October 29, 2013. Unit lot subdivisions for which a complete application is or was filed prior to said date shall continue to be processed to completion under this section, including to final subdivision approval, but no applications shall be accepted for unit lot subdivisions after the stated date unless extended by the Redmond City Council. (Ord. 2642)~~

No changes to remainder of chapter.

RZC 21.76 REVIEW PROCEDURES

21.76.010 to .050

No changes.

21.76.060 PROCESS STEPS AND DECISION MAKERS

No changes to subsections A-H.

I. Appeals to Hearing Examiner on Type I and Type II Permits.

1. Overview. For Type I and Type II permits, the Hearing Examiner acts as an appellate body, conducting an open record appeal hearing when a decision of a department director (Type I) or the Technical Committee (Type II) is appealed. The Hearing Examiner's decision on the appeal may be further appealed to the City Council in a closed record appeal proceeding.
2. Commencing an Appeal. Type I and II decisions may be appealed as follows:
 - a. Who May Appeal. Any party of record may appeal the decision.
 - b. Form of Appeal. A person appealing a Type I or II decision must submit a completed appeal form which sets forth:
 - i. Facts demonstrating that the person is adversely affected by the decision;
 - ii. A concise statement identifying each alleged error of fact, law, or procedure, and the manner in which the decision fails to satisfy the applicable decision criteria;
 - iii. The specific relief requested; and
 - iv. Any other information reasonably necessary to make a decision on the appeal.
 - c. Time to Appeal. The written appeal and the appeal fee, if any, must be received by the Redmond [Development Services Center City Clerk's Office](#) no later than 5:00 p.m. on the fourteenth day following the date the decision of the Technical Committee/Design Review Board Decision is issued.
 - d. Shoreline Permit Appeals must be submitted to the Shoreline Hearings Board. See RZC [21.68.200.C.6.b](#).

No changes to subsections 3-6.

No changes to subsections J-L.

M. Appeals to City Council on Type I, II, and III Reviews and from King County Landmark Commission Decisions.

1. Overview. Except for Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, and Shoreline Variances, all decisions of the Hearing Examiner on Type I and II appeals and all decisions of the Hearing Examiner on Type III permits may be appealed to the City Council. All decisions of the Redmond Landmarks and Heritage Commission on Level II Certificates of Appropriateness that require a public hearing, and Level III Certificates of Appropriateness, and all decisions of the King County Landmarks Commission on Historic Landmark Designations and removal of Historic Landmark Designations may also be appealed to the City Council. The City Council will make a final decision on such matters in a closed record appeal proceeding in which no new evidence may be submitted.
2. Commencing an Appeal. Hearing Examiner decisions on Type I and II appeals and on Type III permits and decisions of the Redmond Landmarks and Heritage Commission and King County Landmarks Commission on matters described in subsection M.1 above may be appealed to the City Council as follows:
 - a. Who May Appeal. The following parties may appeal:
 - i. The applicant;
 - ii. The owner(s) of property subject to the application;
 - iii. City staff;
 - iv. In the case of Type I or II decisions, any party who appealed the department director's or Technical Committee's decision to the Hearing Examiner;
 - v. In the case of Type III decisions, any person who established themselves as a party of record prior to or at the public hearing; and
 - vi. In the case of decisions by the Redmond Landmarks and Heritage Commission or the King County Landmarks Commission specified in subsection M.1 above, any person who established themselves as a party of record prior to or at the public hearing.
 - b. Form of Appeal. A person appealing a Type I, II, or III decision by the Hearing Examiner or the decisions of the Redmond Landmarks Commission or King County Landmarks Commission described in subsection M.1 must submit a completed appeal form which sets forth:
 - i. Facts demonstrating that the person is adversely affected by the decision;

- ii. A concise statement identifying each alleged error of fact, law, or procedure, and the manner in which the decision fails to satisfy the applicable decision criteria;
 - iii. The specific relief requested; and
 - iv. Any other information reasonably necessary to make a decision on the appeal.
- c. Time to Appeal. The written appeal and the appeal fee, if any, must be received by the Redmond [Development Services Center City Clerk's Office](#) no later than 5:00 p.m. 10 business days following the expiration of the Hearing Examiner's (or Landmarks and Heritage Commission's) reconsideration period.

3. Closed Record Appeal Proceeding Before City Council.

- a. Notice. Notice of the closed record appeal proceeding shall be given as provided in RZC [21.76.080.I](#).
- b. Conduct of the Appeal Proceeding.
 - i. Who May Participate. The applicant, owner(s) of property subject to the application, appellant, the applicable department director, or representatives of these parties may participate in the appeal proceeding.
 - ii. How to Participate. A person entitled to participate may participate in the appeal proceeding by:
 - a. [Submitting written argument on the appeal to the City Clerk no later than two business days prior to the scheduled City Council meeting date specified in the City Council's rules of procedure; or](#)
 - b. Making oral argument on the appeal to the City Council at the closed record appeal proceeding. Argument on the appeal is limited to information contained in the record developed before the Hearing Examiner or Landmarks and Heritage Commissions, and must specify the findings or conclusions which are the subject of the appeal, as well as the relief requested from the Council.

No changes to remainder of section .060

21.76.070 LAND USE ACTIONS AND DECISION CRITERIA

No changes to subsections A-O.

P. Master Planned Development (MPD).

1-3 (no changes)

4. Procedures. MPDs shall be processed using the following procedures:

- a. MPDs in the Overlake Village Subarea that are larger than three acres in size and MPDs in the Downtown that are larger than ten acres in size shall follow a Type V process as set forth in RZC 21.76.050.J.
 - i. A recommendation from the Design Review Board shall be required.
 - ii. The applicant shall host two neighborhood meetings: one early in the PREP process if PREP is used, and a second pursuant to RZC 21.76.060.C. The second neighborhood meeting shall be held no later than 60 days before the public hearing~~a neighborhood meeting early in the MPD review process.~~
 - iii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090, Post-Approval Actions.
- b. All other master planned developments shall follow the process that is followed for the underlying land use permit. For example, an MPD that accompanies a site plan entitlement would follow a Type II process.
 - i. A neighborhood meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use permit.
 - ii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090.D, Administrative Modifications.
- c. A Master Plan shall be completed prior to approval of any subdivision, binding site plan, or issuance of land use permit approval for any development. The following actions are exempt from this requirement:
 - i. Alterations to a building that qualify for review as an Administrative Modification under RZC 21.76.090.D.
 - ii. Public projects, such as parks, utility, and street improvements, including subdivision of property for land acquisition, or acquisition of other property rights required for such projects.
 - iii. Actions exempt from subdivision requirements as listed in RZC 21.74.010.B.2.
 - iv. Relocation of structures displaced by public projects.

No changes to the rest of subsection P.

No changes to subsections Q-AC.

AD. Wireless Communication Facilities.

1. Purpose. The purpose of this section is to provide a mechanism to address issues of safety and appearance associated with Wireless Communication Facilities and to provide adequate siting opportunities at appropriate locations within the City to support existing communications technologies as needed for Redmond businesses and institutions to stay competitive.
2. Scope. The chart below identifies the process type based upon the type of facility and its location:

Table 21.76.070 Wireless Communication Facilities			
Facility Type	Zone	Structure Type	Land Use Permit Type
Small satellite dish antenna	All	All	None required
Large satellite dish antenna	All	All	WFP I
Amateur radio towers	All	All	WFP I
Antenna Support Structures*	MP and I	All	WFP II
	UR, RA-5, R-1	All	Conditional Use Permit
	All other zones than those above	All	Conditional Use Permit
*If exceeds height limits per RZC 21.56	All	All	Conditional Use Permit
Antenna Array and Base Stations	Replacement of existing antennas or Collocated collocation of new antennas on existing antenna support structure, and associated ground mounted equipment where adequate provisions for antennas and ground mounted equipment exist	All	None required
	GC, NC-1, NC-2, BP, MP and I	Nonresidential	WFP I
	All zones except GC, NC-1, NC-2, BP, MP and I	Nonresidential	WFP II
	All zones	N/A (free standing/ground mounted facilities)	WFP I
	All zones	Residential	Conditional Use Permit
Wireless monopoles, lattice, and guy towers and existing pole structures extended in height	All zones except UR, RA-5 and R-1	All	Conditional Use Permit
	RA-5, UR and R-1	All	Conditional Use Permit
If facility exceeds height limits per RZC 21.56	NC-1, NC-2, GC, BP, MP and I	All	Conditional Use Permit

3. Decision Criteria. All proposed wireless communication facilities shall not be approved unless the development regulations provided in RZC 21.56, Wireless Communication Facilities, are met.

No changes to rest of section .070.

21.76.080 NOTICES

No changes to subsections A-D.

E. Notice of City Council Public Hearing on Type V Reviews.

1. Public notice of the date of the City Council public hearing at which the City Council will consider the application shall be published in a newspaper of general circulation. The public hearing shall be scheduled no sooner than 21 days following the date of publication of the notice. If a Determination of Significance was issued by the Administrator, the notice of the Technical Committee's recommendation shall state whether an EIS or Supplemental EIS was prepared or whether existing environmental documents were adopted. The notice of the City Council meeting shall also include the notice of the availability of the Technical Committee's recommendation.
2. The Administrator shall mail notice of the City Council public hearing, the SEPA determination, and the notice of the availability of the Technical Committee recommendation to each owner and occupant of real property within 500 feet of the project site or to 20 property owners and residents/tenants, whichever is greater; and to each person who established themselves as a party of record at any time prior to the publication of the notice of hearing.
3. The Administrator shall post the notice of the date of the public hearing and the availability of the recommendation on-site and at a designated location within City Hall and at least one other public building. The Administrator shall establish standards for size, color, layout, design, wording, and placement of the notice boards.
4. Type V Master Planned Developments are considered a major land use action. In addition to the general notice requirements, major land use actions shall comply with the extraordinary signage requirements outlined in Appendix 6.

No changes to rest of chapter 21.76.

RZC 21.78 DEFINITIONS

G DEFINITIONS

Gas Station. Any area of land, including the structures thereon, that is used for the sale of gasoline, biofuels, biodiesel, diesel or other motor fuels, oils, lubricants, and auto accessories (including areas for storage) and which may or may not include washing, lubricating and other minor servicing.

M DEFINITIONS

Manufacturing and Wholesale Trade. An establishment that engages in the transformation of raw materials into finished products, in the sale or distribution of those products to persons, firms, or corporations for resale, in the storage of materials or products in a warehouse or similar structure, or in the assembly or fabrication of goods. A manufacturing or wholesale trade establishment does not engage in the retail sale of products to the end consumer.

Mixed Use Residential Structure. A structure with at least one residential unit built above one or more nonresidential uses. This includes retirement residences but excludes all other housing services for the elderly.

Motorized Catering. The provision of food or drink from a motor vehicle and/or attached trailer. These are sometimes known as food trucks, popsicle/ice cream scooters, or lunch wagons.

R DEFINITIONS

Real Estate Services. The sale, rental, or lease of real estate; the management of real property for others; self-storage establishments; and the provision of real estate appraisal and similar services.

Road, Ground Passenger, and Transit Transportation. The provision of road, ground passenger, and transit transportation systems, such as bus and rail systems, including supporting infrastructure. This definition excludes towing operators and auto impoundment yards.

S DEFINITIONS

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

Small Lot Short Plat. The short subdivision of a lot that is not required to meet the minimum average lot size for the underlying zone and subject to the criteria in RZC 21.08.180.E.(2).

Social Assistance, Welfare, and Charitable Services. The provision of social assistance services, including shelters, (except residential or accommodation services) directly to individuals in need.

T DEFINITIONS

Towing operators and auto impoundment yards. Establishments that tow or impound motor vehicles. These establishments may provide incidental services, such as storage and emergency road repair services.

No changes to any definitions not listed above.