

CITY OF REDMOND  
RESOLUTION NO. 1349

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, EXPRESSING THE CITY COUNCIL'S INTENT TO ADOPT AMENDMENTS TO THE RESIDENTIAL ZONES CHAPTER OF THE PROPOSED REDMOND ZONING CODE IN ORDER TO IMPLEMENT THE BEAR CREEK NEIGHBORHOOD PLAN UPDATE, AND TO ADOPT THESE AMENDMENTS CONCURRENT WITH OR IMMEDIATELY FOLLOWING THE ADOPTION OF THE REDMOND ZONING CODE AT THE CONCLUSION OF THE 2009-2011 REDMOND CODE REWRITE

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WHEREAS, the Bear Creek Neighborhood Plan has not been updated since the 1990s; and

WHEREAS, Comprehensive Plan policy NP-1 directs the City to update neighborhood plans every six years; and

WHEREAS, Bear Creek Neighborhood residents requested that the City undertake an update to the Bear Creek Neighborhood Plan; and

WHEREAS, the Mayor and City Council appointed the Bear Creek Citizen Advisory Committee in September 2009 to advise the City in updating the neighborhood plan; and

WHEREAS, from fall 2009 to summer 2010 the Citizen Advisory Committee developed policy concepts and worked with staff to complete a recommended neighborhood plan based on the vision statement and other information gathered from neighborhood stakeholders; and

WHEREAS, the Citizen Advisory Committee held three open houses and held work meetings in the neighborhood during the plan update process; and

WHEREAS, through Ordinance No. 2534 adopted on July 6, 2010, the City Council set the content of Redmond's 2010 Annual Comprehensive Plan Amendment package, which includes this amendment; and

WHEREAS, on October 5, 2010, the City provided 60-day notice to state agencies reviewing Comprehensive Plan and development regulation updates of these proposed amendments; and

WHEREAS, on October 21, 2010, the City issued a State Environmental Policy Act Determination of Non-Significance for the proposed amendments; and

WHEREAS, the Planning Commission conducted a public hearing on November 10, 2010, to receive public comment on the proposed amendments; and

WHEREAS, the Planning Commission concluded that the amendments included herein 1) address issues of long-term concern and importance in the neighborhood, and 2) are consistent with the overall goals and vision for Redmond as expressed in the Goals, Vision, and Framework Policies Element of the Comprehensive Plan; and

WHEREAS, the City Council considered the Planning Commission's recommendation on the proposed amendments during business meetings and study sessions in January and February 2011; and

WHEREAS, in 2008 the City approved the 2009-2011 Redmond Code Rewrite project to rewrite the RCDG; and

WHEREAS, the Redmond City Council must adopt the new Redmond Zoning Code as one complete package, which is scheduled to occur on April 5, 2011; and

WHEREAS, it is logical to incorporate the recommended amendments to development regulations contained in Exhibit 1 concurrently or immediately following the adoption of the Redmond Zoning Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

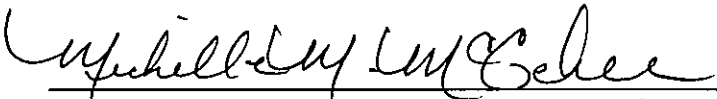
Section 1.      Intent to Adopt.      The City Council intends to adopt the proposed amendments, as shown in Exhibit 1 incorporated herein by this reference as if set forth in full in this resolution, concurrently or immediately following the adoption of the Redmond Zoning Code project, subject to reconciliation with the balance of the zoning code.

ADOPTED by the Redmond City Council this 1<sup>st</sup> day of March,  
2011.

APPROVED:

  
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JOHN MARCHIONE, MAYOR

ATTEST:

  
\_\_\_\_\_  
MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK: February 23, 2011  
PASSED BY THE CITY COUNCIL: March 1, 2011  
EFFECTIVE DATE: March 1, 2011  
RESOLUTION NO. 1349

ADOPTED6-1: YES: Allen, Carson, Margeson, Myers, Stilin and Vache  
NO: Cole

# Exhibit 1: Recommended Amendments to RCDG 20C.70.15, 20D.30, and 20C.30.52

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## **20C.70.15 Bear Creek Neighborhood Regulations**

### **20C.70.15-010 Purpose.**

The purpose of this division is to:

- (1) Maintain the vitality of the Bear Creek Neighborhood residential areas by providing design standards for residential development; and
- (2) Implement the goals and policies of the Neighborhoods Element of the Redmond Comprehensive Plan.

### **20C.70.15-020 Residential Architectural, Site & Landscape Design – General Provisions.**

- (1) Purpose. The purpose of this section is to establish residential design standards that:
  - (a) Provide variety and visual interest in new residential development in a manner that is compatible with the neighborhood character;
  - (b) Create engaging and active streetscapes through design and vegetation that bring living space toward the street;
  - (c) Ensure that dwelling units are of a scale that is proportional to their lot size and location;
  - (d) Incorporate landscaping to help provide a transition between new and existing development, to enhance building and site appearance, and to maintain and enhance the environmental quality of the neighborhood;
  - (e) Encourage public safety for citizens of the neighborhood through building and site design;
  - (f) Design homes that feature living space as the dominant feature of the street elevation;
  - (g) Promote the use of low impact development techniques;

- (h) Assist applicants and decision makers reviewing development applications; and
  - (i) Comply with Section 20D.40.10-010, Design Standards – Purpose and Intent.
- (2) Applicability.
- (a) The residential design standards of this division apply to all applications for new attached and detached single-family development in the Bear Creek Neighborhood.
  - (b) All applications for residential development which result in a building permit for construction of a new single-family detached or attached dwelling unit, unless otherwise exempted by this division, shall comply with the provisions of this section and RCDG 20D.40.10-020(2)(d), (e) and (f), Compliance with the Design Standards. Dwellings built prior to the adoption of residential design standards are not considered nonconforming dwellings and are not subject to the limitations on nonconforming structures set forth in RCDG 20F.10.50, Nonconformances.

**20C.70.15-030 Variety and Visual Interest in Building and Site Design.**

- (1) Purpose. The purpose of this section is to:
- (a) Promote building and site design that is consistent with the neighborhood character of the Bear Creek neighborhood; and
  - (b) Provide variety and visual interest by using various combinations of building elements, features and treatments and variation in site design elements while remaining consistent with neighborhood character.
- (2) Design Criteria.
- (a) Variety in Building Design.
    - (i) The same combination of building elements, features and treatments shall not be repeated for more than 20 percent of the total dwelling units in any new residential development. Dwelling units with the same combination of features and treatments shall not be located side-by-side with each other or directly across a street from each other.
    - (ii) Dwelling units in developments of five or more lots may have the same combination of features as long as the details are varied to achieve visual interest. Dwelling units in developments of less than five lots shall not repeat the same combination of primary and secondary features. The

development of a new dwelling unit on a single lot shall not repeat the same design of an existing home that is located side-by-side with it or directly across a street from it.

(iii) In making the determinations required in subsections (i) and (ii) of this section, architecture within new residential developments will be evaluated by the Administrator as a combination of at least three primary features and at least three secondary features per dwelling unit. The primary features may include:

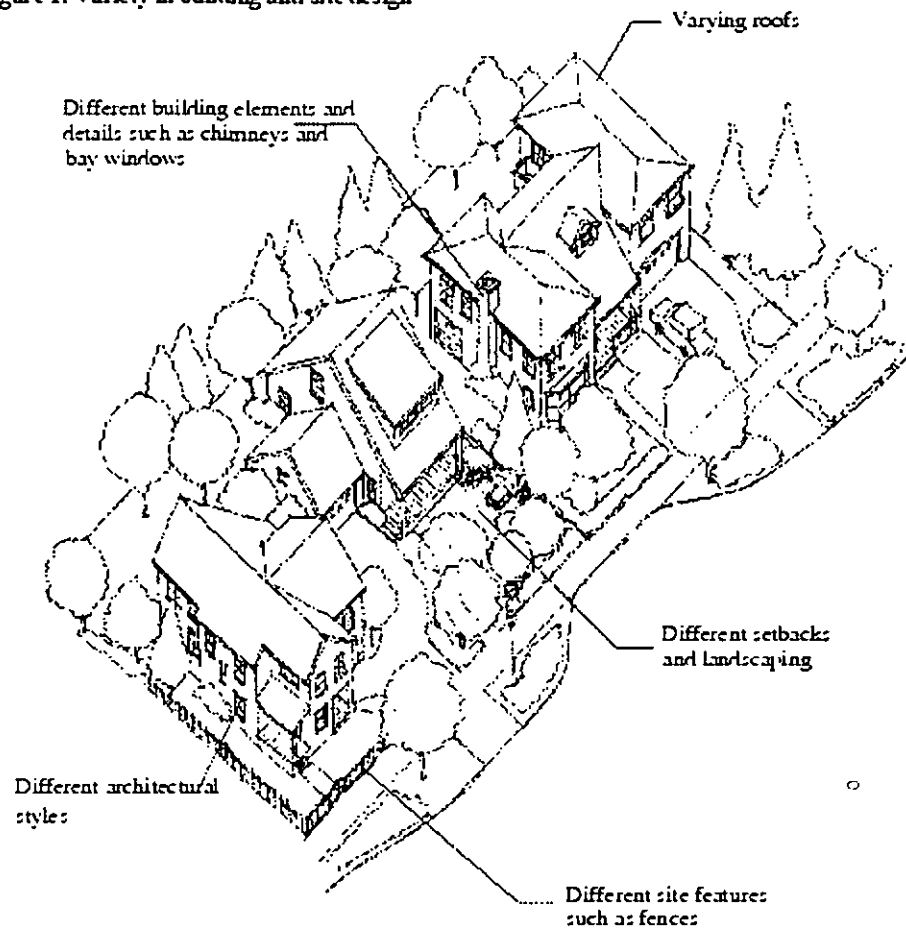
- Variation in structure height by a minimum of at least 10 percent;
- Varying roof pitch, shape, and orientation between adjacent structures;
- Variation in structure width of greater than five feet;
- Variation in dwelling unit type or size by a minimum of at least 10 percent; and,
- Variation in garage orientation (i.e., front, side, alley, detached).

Secondary features may include:

- *Variation in setbacks from the street of greater than four feet;*
- Entry enhancement and differentiation;
- Variation in building materials, colors, and detailing;
- Façade articulation and modulation; and,
- Visible window trim and mullions

Other secondary building elements, treatments, features, or site designs that meet or exceed the intent of this section may be approved by the Administrator.

**Figure 1: Variety in building and site design**



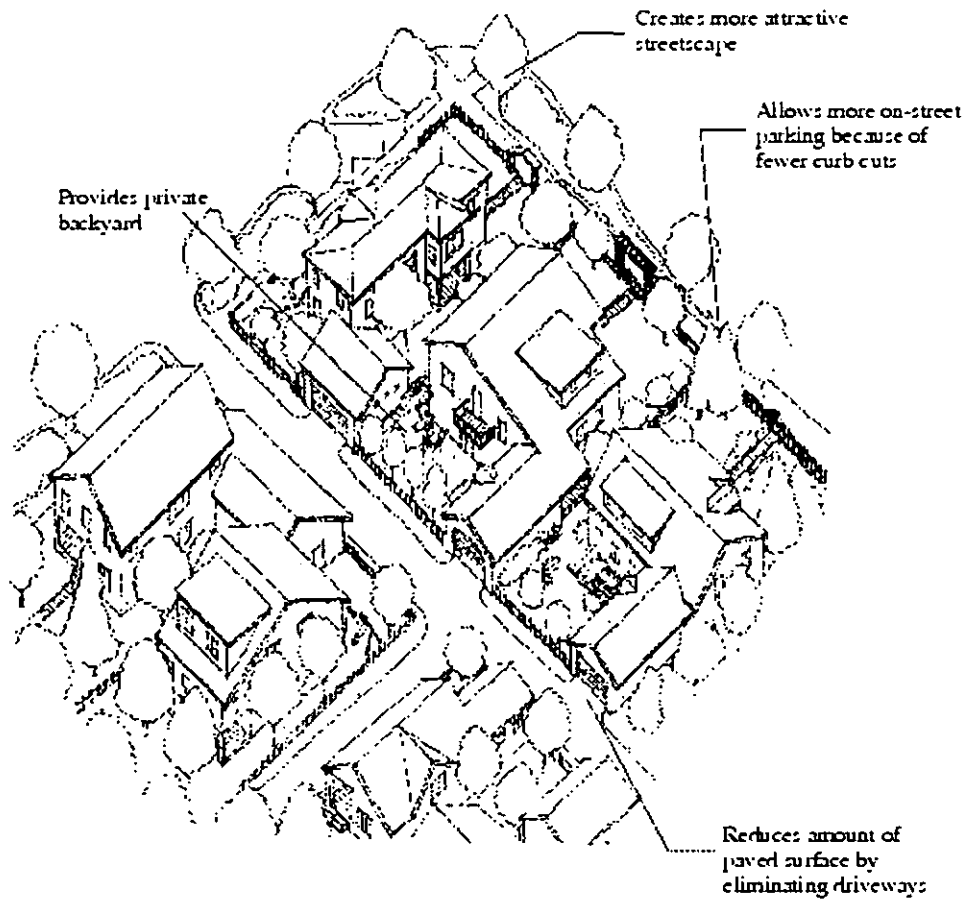
(b) **Variety in Site Design.** Variation in site design shall be achieved through the use of various site planning methods and techniques. Examples of techniques to provide variety in site design include, but are not limited to:

- (i) Variation in lot sizes or orientation;
- (ii) Variation in type of driveway (shared or not shared);
- (iii) Alleys (See Figure 2); and
- (iv) Variation in landscape design.

Other similar site design features that achieve variety and visual interest and meet or exceed the intent of this section may be approved by the Administrator.



**Figure 2: Benefits of alley access**



**20C.70.15-040 Building Orientation.**

- (1) Purpose. The purpose of this section is to:
  - (a) Provide active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents;
  - (b) Incorporate features into dwelling, site, and streetscape design that bring the primary living area of the dwelling toward the street; and
  - (c) Except for properties located on arterials, ensure that garages are not the dominant feature as viewed from the street. (See Figure 3).
- (2) Design Criteria.
  - (a) Living areas on Arterials.

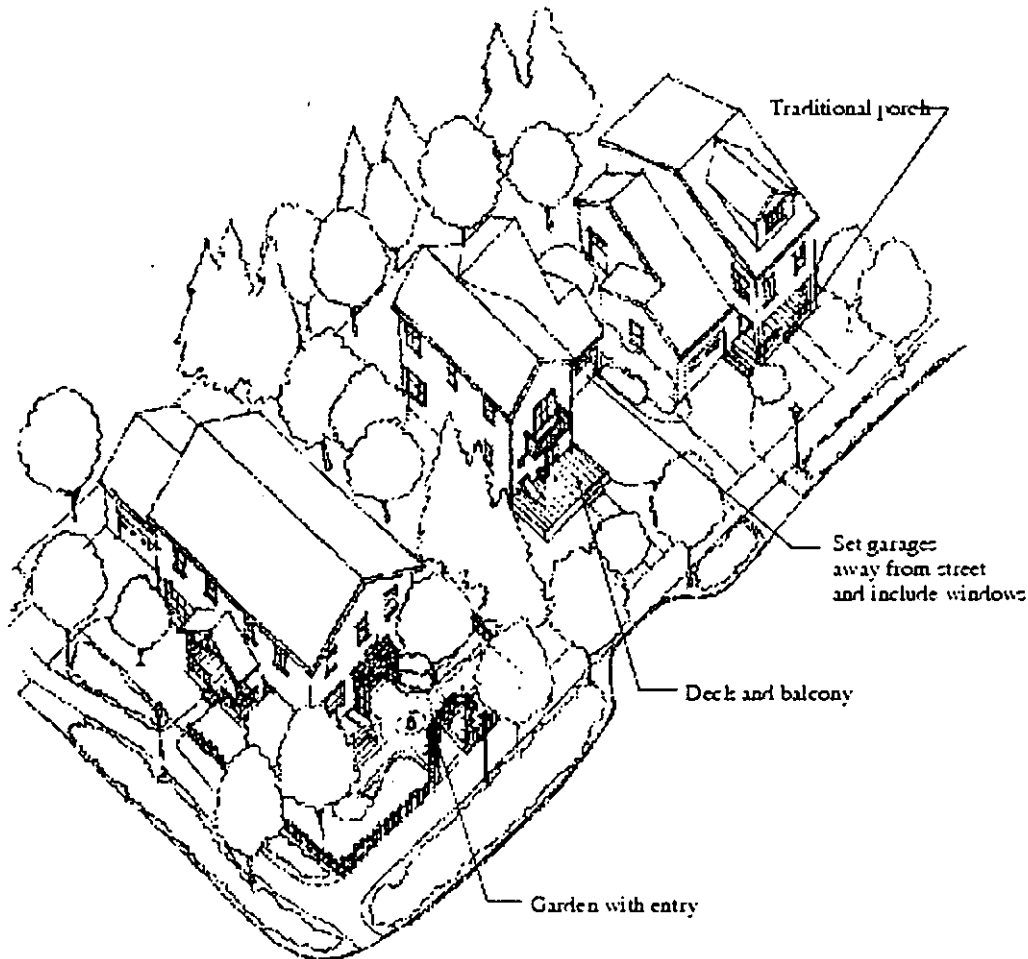
- (i) For structures located on properties facing an arterial, main living areas may be located toward the rear of the property for noise attenuation.
- (b) **Garage Placement.** Except for properties located on arterials, new dwelling units with attached garages facing the front street shall be designed so that the garage is not the dominant feature as viewed from the street. Design techniques that meet the intent of this section may include, but are not limited to:
- Setting the garage back a minimum of five feet from the front street elevation of the dwelling;
  - Recessing a garage under a second story, projecting roofline, or balcony a minimum of five feet;

The front street elevation of a side-loaded garage shall have a minimum of one opening (i.e., window or door).

- (c) **Garage Doors.** On new dwelling units, garage doors facing the front street shall include windows, multiple garage doors (for example, one door per parking stall) or other architectural treatments that reduce the mass of the garage door surfaces and meet the intent of this section.
- (d) **Maximum Lot Coverage for Structures.** The maximum lot coverage for structures of two stories or greater (not including daylight basements) shall be 35 percent in the R-4 through R-6 zones to help ensure that dwelling units are of a scale that is proportional to the lots on which they are located. Structures less than two stories built to meet universal accessibility standards shall be permitted up to 45 percent lot coverage in these zones.
- (e) **Transition Areas.** A minimum 80-square-foot area must be provided in the front yard that is oriented toward the front street and includes a porch (minimum dimension eight feet on all sides), patio, deck, garden with entry, walkway with arbor, or other feature(s) that meets the intent of this section. The transition area may consist of a combination of landscape and structural elements.
- (f) **Alleys.** There shall be a minimum four-foot setback for garages that are accessible from an alley. For the purpose of providing visual appeal and interest, when an alley is adjacent to a rear yard, yard landscaping shall extend to the edge of the alley or a landscape strip between the alley and the fence shall be provided.
- (g) **Other Methods.** The Administrator may approve other methods of building orientation that meet the purposes of this section.

- (3) Backyard Homes as described in RCDG 20C.30.43, Backyard Homes, are permitted in the Bear Creek Neighborhood.

**Figure 3: Building Orientation. Three options for providing living space oriented toward the street**



**20C.70.15-050 Building Character, Proportionality and Massing.**

- (1) Purpose. The purpose of this section is to:
- (a) Maintain a consistent and compatible land use pattern within the Bear Creek Neighborhood by applying lot coverage requirements in order to ensure that dwellings are proportionate to their lot size (See Figure 4);
  - (b) Reduce the apparent size of large new development, attached dwelling unit buildings, and expansions of existing single-family homes; giving them visual interest through the use of design techniques while maintaining compatibility with the neighborhood character; and

- (c) Provide visual relief from the massing and scale of built development through site design techniques such as centrally locating open space and preservation of mature trees.

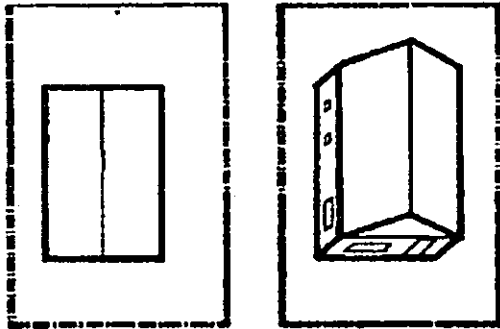
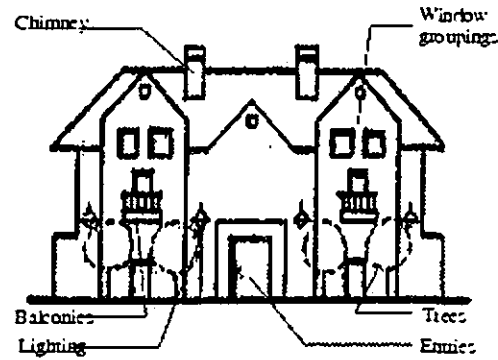


Figure 4. Single-family dwellings proportional to their lot size.

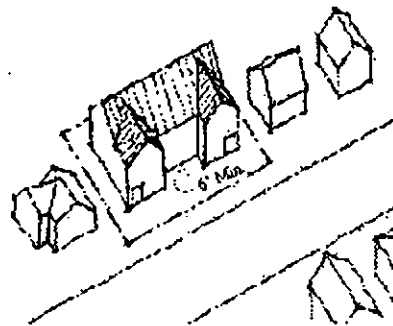
(2) Design Criteria.

- (a) Modulation and Articulation. Modulation and articulation shall be used to reduce the perceived size of large new buildings, and to provide visual interest for all buildings that have a facade facing the street on any front, street side or rear property line. The use of these techniques shall be varied between adjacent buildings. (See Figure 5.)
- (b) Consideration of Existing Topography. Buildings should be designed to fit the topography, such as stepping down a hillside or terrace. (See Figure 6).

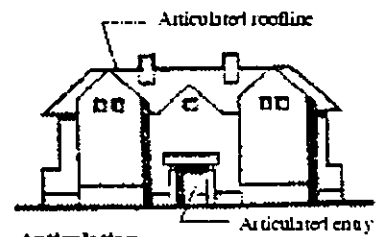
Figure 5:



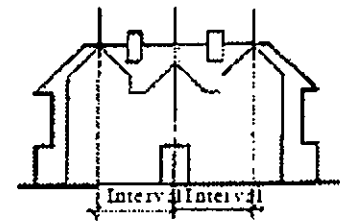
Building details which can reinforce the articulation interval



Modulation of principal building facade adds interest to a long building



Articulation



Interval

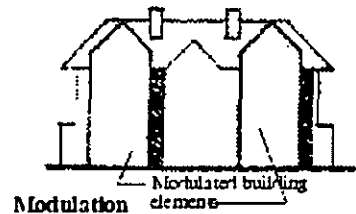
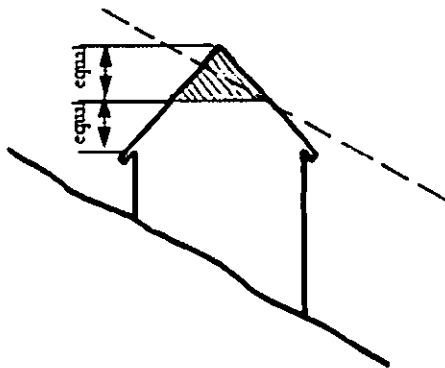


Figure 6 Consideration of site conditions

Buildings step down or terrace down a hill side thus fitting into the topography



(c) Open Space.

- (i) A minimum of 25 percent of the required open space for residential developments of 30 dwelling units or more shall be located as common open space.
- (ii) Common open space shall be designed to achieve at least five of the following:
  - (A) Provide visual relief from the massing of development.
  - (B) Serve the recreational needs of residents of the development.
  - (C) Create children's play area(s) that is visible and accessible for use by the residents.
  - (D) Provide habitat for wildlife.
  - (F) Create open space that includes trails accessible to the residents.
  - (G) Provide open space that is centrally located and adjacent to a majority of the residences.
  - (H) Create linkages with open space on neighboring properties.
  - (I) Create a buffer between the new development and existing nearby homes.
  - (J) Create a play area/park that is open and accessible for use by the surrounding neighborhood.
- (iii) Common open space shall be for passive or active recreation, provided such uses do not include impermeable surfaces. Uses may include, but not be limited to, picnic tables, benches, trails and linkages, scenic viewing areas, children's play equipment, or sports courts that are paved with permeable materials.
- (iv) Where possible, common open space shall be interconnected within the development and with open space on adjacent developments. Easements shall be provided at appropriate locations toward the end of cul-de-sacs or along lengthy streets to provide pedestrian access to open space and/or to adjacent developments in accordance with Section 20C.70.15-070.

- (d) Low Impact Development. Sustainable and low impact development (LID) techniques shall be incorporated into residential developments with two or more new homes. Refer to RCDG 20C.30.57, Green Building and Green Infrastructure Incentive Program, for definitions and guidelines.
  - (i) Letter (I) below and at least two other Green Building and Green Infrastructure techniques are required:
    - (A) Site assessment;
    - (B) Green Building Certification – 3-star/LEED Certification minimum;
    - (C) Drought-tolerant landscaping;
    - (D) Native vegetation retention – refer to points awarded for flexibility in meeting this requirement;
    - (E) Native soil preservation;
    - (F) Native soil restoration;
    - (G) Impervious surface area reduction – refer to points awarded for flexibility in meeting this requirement;
    - (H) Minimal excavation foundation – where feasible;
    - (I) Bioretention or infiltration – where feasible.
  - (ii) All incentives listed in the Green Building and Green Infrastructure Incentive Program are available for use in the Bear Creek Neighborhood.

**20C.70.15-060 Landscaping Standards.**

- (1) Purpose. The purpose of this section is to:
  - (a) Require that vegetation be included in residential landscaping areas to soften the bulk and mass of buildings, to add visual interest, to provide visually appealing streetscapes, and to maintain and enhance the environmental quality of the neighborhood;
  - (b) Provide for landscaping that supports wildlife and minimizes opportunities for invasion by noxious plants as defined by the City;

- (c) Promote water conservation by encouraging drought-tolerant vegetation, and improve water quality by using LID standards;
- (d) Promote maintenance of landscaping and mature trees and proper plant selection for new landscaping relative to the location and soil conditions so that plant materials can flourish;
- (e) Promote pedestrian safety by separating walkways from streets with a landscaped area and providing motorized and non-motorized connections between developments and throughout the neighborhood;

(2) Design Criteria.

(a) Landscaping and Landscape Plan Required.

- (i) A landscape plan shall be prepared or approved by a Washington-licensed landscape architect, certified nurseryman, or certified landscape technician. Construction of individual units that are not part of a new short plat or long subdivision is required to provide a landscape plan but are exempt from this requirement to have the plan certified. The landscape plan shall include the elements specified in subsections (2) (a)(ii), (iii), (iv) of this section.
- (ii) Landscaping consisting of native vegetation shall be required in all common areas within any new residential development.
- (iii) Street trees shall be selected that will result in a tree canopy at maturity along streets internal to or adjoining residential developments in accordance with the Street Tree Plan as a requirement of development, subdivision, and short subdivision.
- (iv) Plant materials shall be selected that are appropriate for the site and soil conditions, excluding noxious weeds as defined by the City.

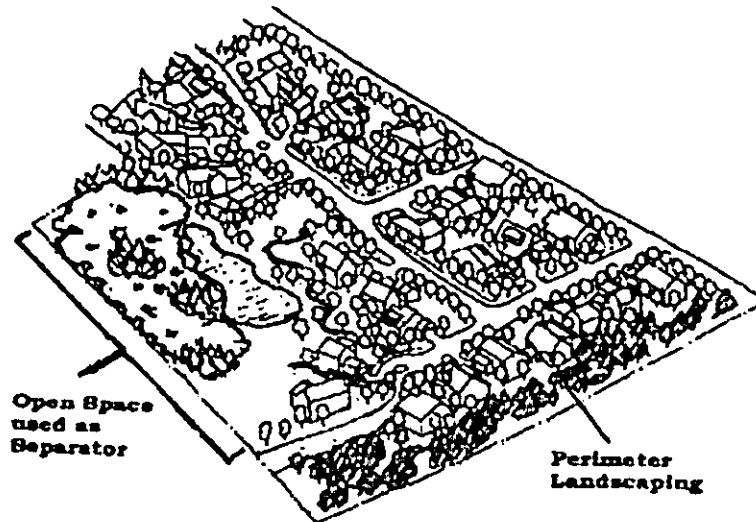
(b) Landscaping Transition.

- (i) For new subdivisions, short subdivisions, and other residential developments, landscaping shall be provided along the perimeter of the site that incorporates native vegetation and softens the transition between new and existing dwelling units when the new dwellings are directly adjacent to lots with existing dwellings or the dwellings can be viewed from public streets or park areas. (See Figure 7.)



- (ii) Softening shall be achieved as part of perimeter landscaping through the following methods:
- (A) Dedication and maintenance as a common tract is preferred in order to provide maximum reduction of impacts and continued management of the space. Otherwise, maintenance will be provided by the individual landowners of the specific lots where perimeter landscaping has been provided.
  - (B) If perimeter landscaping is provided on individual lots or as part of common areas, a note shall be placed on the face of the plat (or on a separate instrument when the development is not a subdivision or short subdivision) stating that the purpose of the landscaping is to fulfill a requirement of development approval and that the landscaping shall not be removed.
  - (C) A performance bond shall be required for the landscaped area. If a specific tree is counted as a saved tree, then a saved tree maintenance bond shall be required.
  - (D) Perimeter landscaping shall be provided in the side internal to the new development when there is an existing or planned fence alignment.
  - (E) In the event that a fence is in place or planned, planting shall occur as follows:
    - (1) There shall be 20 feet maximum spacing between trees;
    - (2) There shall be a minimum of two trees per lot; and
    - (3) All trees shall be a minimum of eight feet in height at the time of planting.
  - (F) If a fence is not in place and is not specified as part of the development project, planting shall occur as follows:
    - (1) There shall be 20 feet maximum spacing between trees;
    - (2) There shall be a minimum of two trees per lot; and
    - (3) At least 50% of the shrubs to be planted shall consist of evergreen, native, non-invasive species selected from the list of such species contained in the City's design manual.

- (iii) The Administrator may approve other methods that achieve the intent of the landscaping transition requirement, such as increased setbacks that soften the transition from existing to new dwelling units.



**Figure 7. Two options for providing separation around new subdivisions.**

- (c) Stormwater Management Facilities.
  - (i) Stormwater ponds and surface infiltration facilities shall be designed to be attractive in appearance and function. The shape of these facilities shall be designed to approximate natural ponds and water bodies using curvilinear lines to create natural-appearing edges where possible.
  - (ii) All surface ponds shall be landscaped with native vegetation or other vegetation that is drought tolerant, provides desired screening or wildlife habitat, or for other purposes as needed for the individual site. Unobstructed maintenance access shall be provided.
  - (iii) If fencing is required, its design and materials shall be selected to complement the immediate surroundings and the visual character of the neighborhood. Fencing shall allow the passage of small wildlife species below it. Galvanized steel chain link fences are prohibited.
  - (iv) Privately maintained stormwater detention vaults as approved by the Technical Committee may be used. Privately maintained stormwater

facilities are encouraged to be designed for multiple uses including, but not limited to, gardens, play areas, or sports courts.

- (v) All stormwater facilities shall meet the requirements of the Stormwater Technical Notebook adopted by the City.

#### **20C.70.15-070 Streets and Pathways.**

- (1) Purpose. The purpose of this section is to:
  - (a) Promote non-motorized connections throughout the neighborhood along safe and scenic corridors, including pathways that are separated from arterial streets;
  - (b) Provide connectivity within new developments and to adjacent developments, open space, and streets by discouraging the use of cul-de-sacs that inhibit connectivity and by discouraging the designation and construction of new private streets;
  - (c) Design streets to implement traffic calming measures that support the pedestrian environment;
  - (d) Ensure consistency with the neighborhood transportation connections maps.
- (2) General Requirements. General requirements for streets are found in RCDG Appendix 20D-3. New streets shall be generally aligned as shown in the Transportation Connections Maps contained in the Neighborhood Element of the Redmond Comprehensive Plan and in the Transportation Master Plan in order to provide connectivity within the City. Minor modification in consideration of topography, existing vegetation, existing structures, or to align with other existing or planned streets in the neighborhood is permitted, provided the intent of connecting streets and developments is achieved.
- (3) Design Criteria.
  - (a) Where possible, narrow street design shall be utilized to reduce non-permeable surface area and promote traffic calming, subject to review and approval by the Technical Committee and by the Redmond Fire Department.
  - (b) Where cul-de-sacs are utilized, pedestrian connections to open space, adjacent streets, or adjacent developments shall be provided at appropriate locations toward the end of the cul-de-sac. (See Figure 9.)

- (c) When there is more than a 600-foot distance between road connections in a new development, pedestrian connections shall be provided at the end of cul-de-sacs or between lots to adjacent developments (where existing connections or undeveloped land exists) and/or through open space or trail linkages. (See Figure 10.)

Figure 9: Pedestrian Connections at Cul-de-sacs

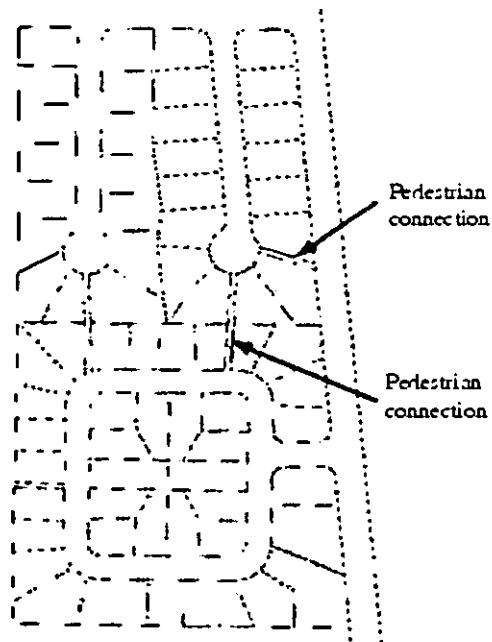
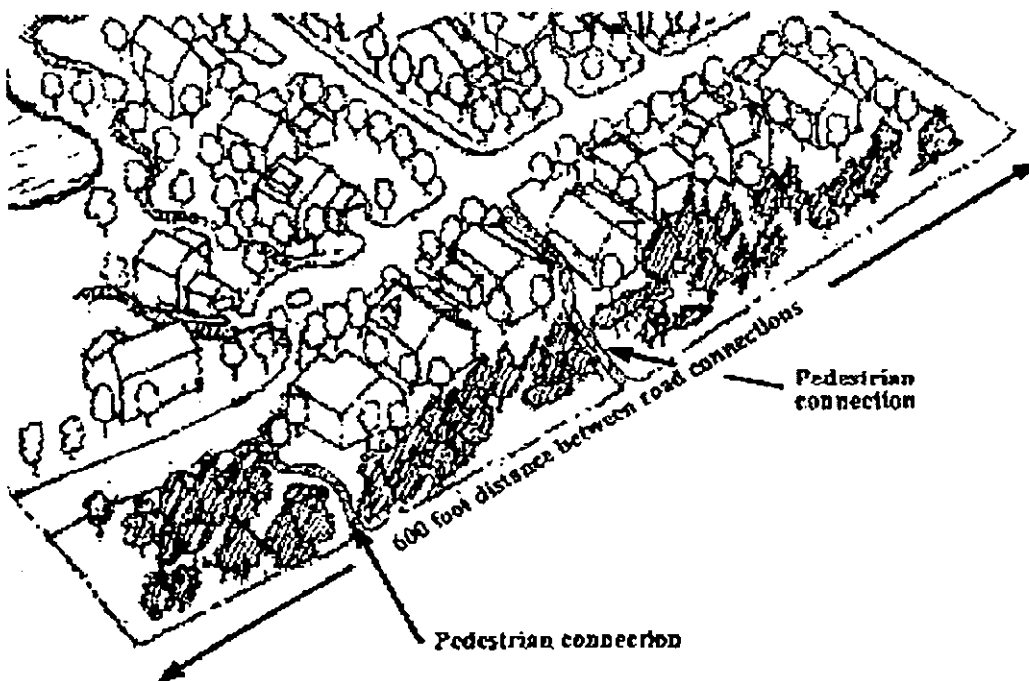


Figure 10: Pedestrian Connections Provided Between 600-Foot-Distant Road Connections



- (d) At least one ingress and one egress connection shall be provided to every adjacent trail, open space, or contiguous development(s).

- (f) Street trees shall be provided on all new streets and shall be selected from species that, at maturity, will provide a tree canopy along the street. Selected trees shall be selected from street trees identified in RCDG Appendix 20D-1.

**20C.70.15-080 Attached Dwelling Units.**

(1) The purpose of this section is to:

- (a) Enhance opportunities for ownership housing;
- (b) Reduce development costs related to construction and the provision of utilities which in turn may help to reduce housing prices;
- (c) More effectively set aside sensitive areas and natural resources as open space than would otherwise be allowed through the subdivision process; and
- (d) Achieve the planned density for a site that may not otherwise be met due to environmental and other physical constraints.

(2) Attached Dwelling Units Permitted.

- (a) Two-unit attached dwelling units are an allowed use on individual lots in Single-Family Urban zones.
- (b) Three-unit attached dwelling units and four-unit attached dwelling units are allowed on individual lots in Single-Family Urban zones, with public notification and at least one neighborhood meeting required. The public notification and neighborhood meeting is not required in R-8 zones.

(3) Requirements. Attached dwelling units are subject to all of the land use, density, site requirements and development standards of the underlying zone with the following exceptions:

- (a) Minimum Lot Size.
  - (i) The minimum lot size for a two-unit attached dwelling unit is equal to 150 percent of the average lot size for the underlying zone.
  - (ii) The minimum lot size for a three-unit attached dwelling unit is equal to 200 percent of the average lot size for the underlying zone.
  - (iii) The minimum lot size for a four-unit attached dwelling unit is equal to 250 percent of the average lot size for the underlying zone.

(b) Lot Division.

- (i) For ground-oriented, side-by-side attached dwelling units, a single lot that meets the minimum lot size requirement of this section may be divided into separate lots and ownerships as part of the approval process. If separate lots are created, interior side setback standards no longer apply.
- (ii) Where structures are built over property lines, or property lines are created which divide structures, and ownership is or can be divided, the entire structure shall meet the requirements of the City's Building and Construction Codes, RMC Title 15, based on the gross square footage of the structure before division and not based on the square footage of the individual units after division. A perpetual joint ownership and management agreement shall be created to manage contracts for the monitoring, maintenance, and emergency repair service for all fire protection systems for the entire structure.

(c) Density.

- (i) The allowed number of dwelling units for two-unit attached dwelling units shall be determined solely by the minimum lot size and lot division provisions of subsection (3)(b)(i) above.
- (ii) The allowed number of dwelling units for three-unit attached dwelling units and four-unit attached dwelling units shall not exceed the allowed number of detached single-family dwelling units, exclusive of any other bonuses.

(d) Design.

- (i) Attached dwelling units in Single-Family Urban zones shall be visually separated from existing single-family uses located outside of the proposed development. Visual separation shall be achieved through a combination of site planning, landscaping, fencing and natural screening.
- (ii) All attached dwelling units in the Single-Family Urban zones shall have the following design features in addition to those required by the City's adopted design standards:
  - (A) A pitched roof covered with nonmetallic material.
  - (B) A single entry that can be seen from the street and is noticeable from the street.

- (C) Frames around each window.
  - (D) The height, bulk, and scale shall be consistent with the nearby residential uses.
  - (E) Locate surface parking for attached dwelling units in groups of no more than three stalls to appear more consistent with parking for single-family detached dwellings in the area. If parking areas include more than three stalls, they should be visually separated from the street or common areas through site planning, landscaping, or natural screening.
- (e) Review and Decision Procedures.
- (i) Review and decision for two-unit attached dwelling units shall occur through the Type I process.
  - (ii) Review and decision for three-unit and four-unit attached dwelling units shall occur through the Type II process.
- (f) Affordable Housing Exception. In order to meet the City's objective of providing opportunities for the ownership of affordable family-size housing, the following exceptions to the requirements of this section and some other requirements specifically provided for in this section apply:
- (i) Two-unit attached dwelling units meeting the affordability requirements of this section shall not be subject to the minimum lot size requirements of subsection (3)(a)(i) above, but shall be subject to the minimum lot size requirements of the underlying zone as set forth in RCDG 20C.30.25, Site Requirements for Residential Zones.
  - (ii) Each two-unit attached dwelling unit meeting the affordability requirements of this section must include at least three bedrooms.
  - (iii) No more than two two-unit attached dwelling units meeting the affordability requirements of this section may be sited adjacent to each other in the same development. Adjacency is defined as nearest, immediately adjoining, and having a common boundary. Therefore, two-unit attached dwelling units shall be separated by other land uses, dedicated open space, or streets. Where a tract or easement is used as a separator, such tract or easement shall be:



- (A) Dedicated or otherwise restricted in use so that it will remain in place for as long as the duplexes are present;
- (B) No less than 35 feet in width, the minimum width for a local access street; and
- (C) Contiguous with and connected to a new or existing sidewalk, pedestrian path, or bikeway, and publicly accessible.

For projects five acres or less in size, no more than two occurrences of a two-unit attached dwelling unit with tract or easement separation shall be allowed. For projects greater than five acres in size, no more than four occurrences of a two-unit attached dwelling unit with tract or easement separation shall be allowed.

- (iv) Two-unit attached dwelling units meeting the affordability requirements of this section shall not be subject to the attached dwelling unit design requirements of subsection (3)(d) above, with the exception of subsection (3)(d)(ii) above, which has standards requiring that attached dwelling units shall be of a similar design and appearance to single-family homes located in the area.
- (v) A covenant agreement, in a form to be approved by the City, must be recorded for all two-unit attached dwelling units allowed under this section and meeting the affordability requirements of this section. This covenant agreement shall appear on the deed to the property requiring all affordable housing units created under this section to remain as affordable for a 30-year period. This covenant agreement shall run with the land, binding on the assigns, heirs and successors of the applicant.

## **20D.30 Affordable Housing**

### **20D.30.10-020 General.**

This section applies to: (1) all new senior housing developments and congregate care senior dwelling units, not including nursing homes; (2) all new dwelling units within the Downtown and Overlake Neighborhoods; and (3) all new single-family attached and detached dwelling units within the Bear Creek, Willows/Rose Hill, Grass Lawn, North Redmond and Education Hill Neighborhoods. In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.

## 20C.30.52 Cottage Housing Developments

### 20C.30.52-020 Applicability.

Cottage housing developments are allowed in all residential areas of the City designated Single-Family Urban in the Willows/Rose Hill Neighborhood, Grass Lawn Neighborhood, North Redmond Neighborhood, Education Hill Neighborhood, Overlake Neighborhood Residential Area, Bear Creek Neighborhood, and other areas when permitted through a neighborhood plan. See RCDG 20C.30.52-060, Supplemental Neighborhood Requirements: Willows/Rose Hill, for cottage development standards specific to the Willows/Rose Hill Neighborhood and RCDG 20C.30.52-065, Supplemental Neighborhood Requirements: North Redmond, for cottage development standards specific to the North Redmond Neighborhood, and RCDG 20C.30.52-070, Supplemental Neighborhood Requirements: Education Hill, for cottage development standards specific to the Education Hill Neighborhood.