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ORDINANCE NO. 1183

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA-82-1, FOR THE PURPOSE OF MAKING REVISIONS TO THE REGULATIONS GOVERNING SPECIAL DEVELOPMENT PERMITS AND PLANNED UNIT DEVELOPMENTS.

WHEREAS, current regulations in the Redmond Municipal Code and Community Development Guide concerning special development permits and planned unit developments are incomplete and inadequate, and

WHEREAS, the Planning Commission of the City of Redmond, Washington, has conducted a public hearing for the purpose of considering proposed amendments to the Redmond Municipal Code and Community Development Guide regarding the regulation of special development permits and planned unit developments, and

WHEREAS, at the conclusion of said public hearing the Planning Commission recommended approval of the proposed amendments, and,

WHEREAS, the City Council has considered the recommendation of the Planning Commission at a public meeting and has determined that amendments to the Redmond Municipal Code and Community Development Guide should be made as set forth hereinafter, now, therefore,

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

Section 1. Section 20A.60.000 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20A.60.010 ACCESS is ingress and egress to and from premises. This also means access to public way and general road system.

20A.60.020 ACCESS CORRIDOR is a strip of land in private ownership, including easements, over which access is afforded to more than one lot.

20A.60.030 ACCESS (PRIMARY) is a principal entrance to a structure through which pedestrians enter during normal operating hours of the facility.

20A.60.040 ACCESSORY USE/STRUCTURE is a detached, subordinate use structure, the use of which is clearly incidental and related to that of the principal structure or use of the land, and which is located on the same lot as that of the principal structure or use.

20A.60.050 ADULT BATH HOUSE is a commercial bath house which excludes any person by virtue of age from all or any portion of the premises.

20A.60.060 ADULT BOOKSTORE is a retail establishment in which:

- (a) Ten percent or more of the "stock in trade" consists of books, magazines, posters, pictures, periodicals or other printed material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas"; or
- (b) Any person is excluded by virtue of age from all or part of the premises generally held open to the public where such material is displayed or sold.

"Stock in trade" for the purposes of this section shall mean all books, magazines, posters, pictures, periodicals or other printed material readily available for purchase, rental, viewing or use by patrons of the establishment excluding material located in any storeroom or other portion of the premises not regularly open to patrons.

20A.60.070 ADULT CABARET is a commercial establishment which presents go-go dancers, strippers, male or female impersonators, or similar entertainers and which excludes any person by virtue of age from all or any portion of the premises.

20A.60.080 ADULT DRIVE-IN THEATRE is a drive-in theatre used for presenting motion picture films, video cassettes, cable television, or any other such visual media distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas". (The term "drive-in theatre" as used in this Community Development Guide is distinct from, and is not intended to include ADULT DRIVE-IN THEATRE.)

20A.060.090 ADULT ENTERTAINMENT FACILITIES means Adult Motion Picture Theatres, Adult Drive-in Theatres, Adult Book Stores, Adult Cabarets, Adult Video Stores, Adult Retail Stores, Adult Massage Parlors, Adult Sauna Parlors or Adult Bath Houses.

20A.060.100 ADULT MASSAGE PARLOR is a commercial establishment in which massage or other touching of the human body is provided for a fee and which ex-

cludes any person by virtue of age from all or any portion of the premises in which such services is provided.

20A.060.110 ADULT MOTION PICTURE THEATRE is an enclosed building used for presenting, for commercial purposes, motion picture films, video cassettes, cable television, or any other such visual media, distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

20A.060.120 ADULT RETAIL STORE is a retail establishment in which:

- (a) Ten percent of the "stock in trade" consists of items, products or equipment distinguished or characterized by an emphasis on simulation of "special sexual activities" or "specified anatomical areas", or
- (b) Any person is excluded by virtue of age from all or part of the premises generally held open to the public where such material is displayed or sold.

"Stock in trade" for the purposes of this section shall mean all items, products or equipment readily available for purchase, rental, viewing or use by patrons of the establishments excluding material located in any storeroom or other portion of the premises not regularly open to patrons.

20A.060.130 ADULT SAUNA PARLOR is a commercial sauna parlor which excludes any person by virtue of age from all or any portion of the premises.

20A.060.140 ADULT VIDEO STORE is a retail establishment in which:

- (a) Ten percent of the "stock in trade" consists of prerecorded video tapes, discs or similar material distinguished or characterized by an emphasis on matter depicting, describing or relating to "special sexual activities" or "specified anatomical areas", or
- (b) Any person is excluded by virtue of age from all or part of the premises generally held upon to the public where such material is displayed or sold.

"Stock in trade" for the purposes of this section shall mean all prerecorded video tapes, discs or similar material readily available for purchase, rental, viewing or use by patrons of the establishment excluding material located in any storeroom or other portion of the premises not regularly open to patrons.

20A.60.150 AVERAGE WEEKDAY VEHICLE TRIPS is the number of all vehicles entering or leaving a site during a 24-hour period. Monday through Friday.

20A.60.160 BALCONY is that portion of the seating space of an assembly room, the lowest part of which is raised 4 feet or more above the level of the main floor.

20A.60.170 BASEMENT is that portion of a building between floor and ceiling, which is partly below and partly above grade (as defined in this Chapter), but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

20A.60.180 BUILDING. See "Structure".

20A.60.190 COMPATIBLE USES are uses similar in physical characteristics (height, bulk, building style), but not necessarily identical, with a mass or scale that would not cause them to be inharmonious. They have characteristics that enhance adjacent uses and minimize external impacts on them through careful design, and are incorporated into a site with attention to significant natural features. They do not interfere with use of adjacent properties or cause nuisances.

20A.60.200 CONDOMINIUM is a type of property ownership consisting of an individual interest in an apartment or commercial building, and an undivided common interest in common areas such as parking area, elevators, etc.

20A.60.210 DAY-CARE CENTER is a day-care operation involving thirteen (13) or more children in any 24-hour period and could include a public or private school.

20A.60.220 DAY-CARE OPERATION is the temporary care of children between the ages of 6 weeks to 12 years in residence or structure other than the parent's home on a regular reoccurring basis for pay or other valuable consideration, including but not limited to the furnishing of shelter, sustenance, supervision, education and other supportive services. The term is not intended to include babysitting services of a casual, non-reoccurring nature.

20A.60.230 DWELLING, SINGLE FAMILY is a detached building containing but one kitchen, designed for and occupied exclusively by one family and the household employees of that family. This definition applies to modular housing but not to mobile homes.

20A.60.240 DWELLING UNIT is a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. A mobile home, apartment, condominium, townhouse, or single-family detached house is considered to be a dwelling unit.

20A.60.250 FACADE is the architectural elevation view of the front, side or back surface of a structure to include doors, windows, and rooftop screening that is an extension of the facade but excluding any roof area and rooftop equipment or structures.

20A.60.260 FAMILY is an individual or two or more persons related by blood or marriage or a group of not more than five persons (including servants) who need not be related by blood or marriage living together in a dwelling unit.

20A.60.270 FAMILY DAY CARE is a day care operation involving no more than six (6) children in any 24-hour period, except that additional (part-time) children involving three hours or less per child may also be allowed so long as the total number at any given time does not exceed ten. Educational functions that are secondary to the day care operation are allowable for the number of children specified and will not be considered a school.

20A.60.280 FLOODWAY is the path of storm water runoff which will contain the anticipated flow computed by using the 100-year frequency storm and the runoff characteristics of the tributary area based on the land use designations in Section 20B.90.040, "Land Use Plan," and the latest data defining the 1% probability flood (100-year flood plain). The floodway is delineated as that portion of the watercourse channel plus adjacent flood plain areas that must be kept free of encroachment in order that the 100-year flood be carried without increasing the flood height greater than one (1) foot nor increasing the velocity greater than 10%.

20A.60.290 FLOODWAY FRINGE is that area of a flood plain between the floodway and the boundary of the 100-year flood plain.

20A.60.300 FLOOD PLAIN is that area of land that would be covered by water as a result of a 1% probability flood (100-year flood plain) as based on the latest available data.

20A.60.310 FLOOR AREA (AVERAGE) is determined by dividing the floor area by the number of floors.

20A.60.320 FLOOR AREA (GROSS) is the area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

20A.60.330 GRADE (EXISTING) is the elevation of the ground or site prior to any work being done or any changes being made to the ground or site.

20A.60.340 HEIGHT OF BUILDING OR STRUCTURE is the vertical distance above existing grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The measurement may be taken from the highest ground surface within a 5-foot horizontal distance from the exterior wall of the building provided the ground surface is not more than 10 feet above the lowest existing grade within a 5-foot horizontal distance from the building. The height of a stepped or

terraced building is the maximum height of any segment of the building.

20A.60.350 HOME BUSINESS is a business activity which results in a product or service and is conducted in whole or in part on a residential premises and is clearly subordinate to use of the premises as a residence.

20A.60.360 KENNEL is more than three dogs and more than one litter of unweaned pups.

20A.60.370 LINE (PROPERTY) is the line defining the extent of a lot in a given direction.

20A.60.380 LINE, SETBACK is a line beyond which, toward a property line, no structure may extend or be placed except as permitted by the regulations of this title.

20A.60.390 LOT is a specifically described parcel of land with lines defining the extent of the lot in a given direction which is intended to be conveyed in its entirety. A lot may be a lot of record, more than one lot of record or portion of a lot of record.

20A.60.400 MINI DAY CARE CENTER is a day care operation involving seven (7) to twelve (12) children in any 24-hour period. Educational functions that are secondary to the day care operation are allowable for the number of children specified and will not be considered a school.

20A.60.410 MIXED USE is a land use where more than one classification of land use (residential, commercial, recreational) permitted within a zoning district is combined on a lot or within a structure.

20A.60.420 MOBILE HOME is any vehicle or similar portable structure mounted or designed for mounting on wheels and used or intended for use for dwelling purposes, including structural additions, except parked and unoccupied camping-type trailers. Any such vehicle or structure shall be deemed to be a mobile home whether or not resting upon a temporary or permanent foundation.

20A.60.430 (MOBILE) HOUSE TRAILERS are movable living structures intended for permanent occupancy at their present locations. They do not require disassembly before moving, their wheels and axles are attached, and they have no foundation, patio or other type of permanent structure attached.

20A.60.440 MULTI-FAMILY DWELLING UNIT is a building which accommodates two or more families in separate dwelling units. Also known as "flats", or "apartments". Normally rented or leased, but may also be condominiums. The building is normally located on a single lot.

20A.60.450 MULTIPLE TENANT BUILDING is a single structure housing more than one retail business office or commercial venture.

20A.60.460 OPEN SPACE is open land for conservation of natural features, provision of visual amenity and for recreational use. It is land which is retained in or restored to a condition where nature predominates, and is substantially free of structures, impervious surface, and other land altering activities of man's built environment.

20A.60.470 OUTDOOR STORAGE is defined as the storage of any material, including items for sale, lease, processing and repair (including vehicles) not in an enclosed building.

20A.60.480 OUTDOOR STORAGE - BULK is defined as goods for sale, storage, or display which have a large size, mass, or volume, and are not easily moved or carried such as railroad ties, large bags of feed or fertilizer, wood, etc.

20A.60.490 OUTDOOR STORAGE - NON-BULK is defined as goods for sale, storage or display which are distinguished from bulk items by being small in size or volume and not requiring a mechanical lifting device to move them. Includes such items as: bikes, light weight furniture, lawn accessories and other items that can easily be moved indoors during close of business.

20.60.500 OUTDOOR STORAGE - SEASONAL is defined as outdoor storage of items for retail sale which are by its nature sold during a peak season including such items as: fruits, vegetables, Christmas trees, pumpkins, lawn accessories, bedding plants, etc.

20A.60.510 PROJECT LIMIT is a lot, portion of a lot or combination of lots, or portions of lots treated as a single development parcel for purposes of the Development Guide.

20A.60.520 PUD (PLANNED UNIT DEVELOPMENT) is a development concept designed to allow greater flexibility in the application of zoning regulations and maximum utilization of open spaces. A PUD is an "overlay" zone requiring special approval based on predetermined site planning criteria, which does not alter the underlying zoning.

20A.60.530 RIGHT-OF-WAY is the land owned by a public agency and used or planned to be used as a public thoroughfare.

20A.60.540 SEMI-RURAL The City of Redmond is described as being a "semi-rural" community. In an attempt to define "semi-rural", citizens and policymakers of Redmond have enumerated characteristics that contribute to a semi-rural environment. These characteristics include:

- . agricultural uses
- . open spaces
- . trees and wooded lots
- . trails
- . limited public services and facilities in low-density areas
- . development setback and buffered from

- adjoining streets and neighborhoods
- . maintenance of natural water courses and stream beds
- . the preservation of historical buildings, landmarks and sites

20A.60.550 SERVICE AREA is defined as any area devoted to garbage or refuse containers, incinerators, the shipping or receiving of commodities, or the parking of trucks or other large vehicles used in the operation of an enterprise.

20A.60.560 SCHOOLS, ELEMENTARY, JUNIOR HIGH AND HIGH are public or private institutions of learning having a curriculum below the college level as required by the common school provisions of the State of Washington.

20A.60.570 SETBACK is the distance between a property line and the corresponding parallel setback line.

20A.60.580 SHORELINES means water areas and their associated wetlands within the City of Redmond together with the lands underlying as designated by RCW 90.58. These areas are further delineated in Section 20F.20.180(15)(a) and (b). Shoreline Areas and Adjacent Areas.

20A.60.590 SIGN is any communication device, structure or fixture which incorporates graphics, symbols or written copy that is intended to promote the sale of a product, commodity or service, or provide direction or identification for a premise or facility.

20A.60.600 SINGLE-FAMILY DWELLING UNIT (ATTACHED) - A building designed for occupancy by one family on an individually owned lot where the building abuts one or more lot lines and shares a common wall with adjacent dwelling units. Also known as a "rowhouse", or "townhouse".

20A.60.610 SINGLE-FAMILY DWELLING UNIT (DETACHED) - A building designed for occupancy by one family on an individually owned lot where the building is setback from the lot lines at distances determined by the zoning code.

20A.60.620 SPECIFIED ANATOMICAL AREAS means:

- (a) Less than completely and/or opaquely covered human genitals, pubic region, buttock, or female breast below point immediately above the top of the areola.
- (b) Human male genitals in a discernably turgid state, even if completely opaquely covered.

20A.60.630 SPECIFIED SEXUAL ACTIVITIES means:

- (a) Acts of human masturbation, sexual intercourse or sodomy.
- (b) Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

- (c) Human genitals in a state of sexual stimulation or arousal.

20A.60.640 STORY is that portion of a building included between the upper surface of any floor and the upper surface of the next above floor, except the topmost story, which shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused under-floor space is more than 6 feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such basement, cellar or unused under-floor space shall be considered a story.

20A.60.650 STREET is any thoroughfare which affords the principal means of access to abutting properties or which has been dedicated or deeded to the public for public use.

20A.60.660 STREET FRONTAGE is the length along a street upon which a structure, business, or lot is abutting or fronts.

20A.60.670 STRUCTURE is that which is built or constructed, an edifice or building of any kind, or any place of work artificially built or composed of parts joined together in some definite manner.

20A.60.680 STRUCTURE, ACCESSORY is a structure on the same lot with the main structure which does not share a common wall with the main structure for a distance of more than two feet measured from outside to outside of wall surfaces.

Section 2. The chart entitled "Permitted Land Uses in the City Center," incorporated by reference in Section 20C.10.200(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to provide for the following:

- (a) Add as a Permitted Use in design areas one through seven Family Day Care;
- (b) Require General Development Permits in design areas one through seven for Mini Day Care;
- (c) Require General Development Permits in design areas one through seven for Day Care Centers;
- (d) To delete the sentence "Permitted uses which in the judgment of the Technical Committee appear to be inconsistent with the Goals and Policies due to their nature or appearance, require a Special Development Permit," from the chart where found;

All as set forth on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. The chart entitled "Evergreen Highlands Permitted Land Uses," incorporated by reference in Section 20C.10.235(25) of the Redmond Municipal Code and Community Development Guide is hereby amended to change the type of development permit required for Day Care Centers in performance areas EH-B, EH-C and EH-D from a Special Development Permit to a General Development Permit, as shown on Exhibit B attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. The chart entitled "Permitted Land Uses," incorporated by reference in Section 20C.10.240(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to provide for the following:

- (a) Eliminate as Permitted Uses requiring Special Development Permits in zoning districts R-2 and R-3 2-4 dwelling unit structures;
- (b) Change the type of development permit required for Wholesale Trade/Bulk Sales: Metals, Petroleum, Scrap and Waste Materials but excluding Motor Vehicles, Livestock in zoning district HI from a Special Development Permit to a General Development Permit;
- (c) Change the type of development permit required for Small Arms Manufacturing in zoning district HI from a Special Development Permit to a General Development Permit;
- (d) Change the type of development permit required for Office Machine Equipment Manufacturing in zoning district BP from a Special Development Permit to a General Development Permit;
- (e) Change the type of development permit required for a Day Care Center in zoning districts PO, NB, CO, CB, GC, and BP from a Special Development Permit to a General Development Permit;
- (f) Change the type of development permit required for Professional Services: Medical, Dental, Clinics in zoning districts R-20 and R-30 from a Special Development Permit to a General Development Permit;
- (g) Combine the categories of land uses designated Education: Preschool, Nursery School, Private School and Education: Public and Private Primary

and Secondary School, into a single land use category designated Education: Preschool, Nursery School, Public and Private Primary and Secondary School requiring a Special Development Permit in zoning districts G, R, E, R-1, R-2, R-3, R-4, R-5, R-6, R-8, R-12, R-20, and R-30, and a General Development Permit in zoning districts PO, NB, CO, CB, GC, and BP;

- (h) Change the title of the Art, Music, Dancing land use category to designate the same as the Art, Music, Dancing Schools and Galleries land use category and change the type of development permit required for such use in zoning districts PO and NB from a Special Development Permit to a General Development Permit;
- (i) Change the type of development permit required for Truck, Heavy Equipment Repair Storage in zoning district GC from a Special Development Permit to a General Development Permit;
- (j) Change the type of development permit required for Communication Broadcast and Relay Towers and Electrical Transmission Towers and Lines in the Unclassified zoning district from a Special Development Permit to a General Development Permit;
- (k) Change the type of development permit required for Veterinary Hospital, Outside Boarding, Treatment Clinic in zoning district A from a Special Development Permit to a General Development Permit;

All as shown on Exhibit C attached hereto and incorporated herein by this reference as if set forth in full.

Section 5. Section 20C.10.240(15) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.10.240(15) UNCLASSIFIED USES Unclassified uses are those uses possessing unique and special characteristics which prevent them from being permitted outright in any zoning district in the City and those uses not consistent, overlooked or inadvertently omitted from the chart. Except as otherwise provided on the chart entitled "Permitted Land Uses" incorporated by reference in Section 20C.10.240(05), these uses may be permitted only after a special development permit has been approved and subject to any conditions imposed to mitigate the impacts of the use. The following uses are unclassified:

- . Jails, prisons or other correctional facilities.
- . Nature Exhibits, zoos, aquariums, botanical garden
- . Drive-in theatres
- . Camping sites, hunting and gun clubs, ranges
- . Cemeteries, mausoleums

- . Military facilities
- . Education: Universities, colleges
- . Utility production
- . Generation, disposal, processing, treatment plants, regional storage, distribution, substations
- . Communication broadcast and relay towers and electrical transmission towers and lines.
- . Aquaculture
- . Extraction

Section 6. Section 20C.10.245 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.10.245 SPECIAL REVIEW CRITERIA

20C.10.245(05) PURPOSE The purpose of this section is to establish criteria for the approval of a special development permit for specified uses. Those uses not specified would be required to be consistent with the goals, policies and plans in Section 20B.

20C.10.245(10) HOTELS AND MOTELS Hotels and motels may be allowed in a Business Park Zone provided that it can be reasonably demonstrated that:

- (a) Sites within or in closer proximity to the City Center commercial area are not available based on an evaluation of properties with similar development potential (a comparable facility), exposure, access, zoning and utilities and the availability of a willing seller or lessor.
- (b) The proposal is located in the Business Park zones adjacent to the City Center in the area generally east of Willows Road and west of 178th/180th Avenue N.E. and East Lake Sammamish Parkway. The proposal is not north of Union Hill Road in the area east of the City Center.
- (c) The proposal will not contribute to the creation of a strip commercial area in the Business Park zone or adjacent area.
- (d) The proposal is intended to support the Business Park area.
- (e) The proposal is designed to complement or enhance the architectural character of the Business Park zone as determined by the Design Review Board (20F.10.120).

20C.10.245(15) SENIOR CITIZEN HOUSING DEVELOPMENTS - DENSITY BONUS

- A. Senior Citizen housing developments (which may also include some units allocated for disabled persons as defined in Title 24 Code of Federal Regulations Part 8:12.2(a)), as the same now exists or may hereafter

be amended, may exceed the maximum density requirements in the City Center subject to the following:

1. The applicant must obtain Special Development Permit approval pursuant to Section 20F.20.160;
 2. The age limit for occupants of the designated senior citizen units must be 62 years of age or older;
 3. The project must be sponsored, supported, proposed or underwritten by a government agency or private developer whose intention is to provide housing for senior citizens of low to moderate income and commits the property to such use;
 4. If monthly rents of the residential units being proposed are within the limits of fair market rents as established by the King County Housing Authority, no senior citizen 62 years of age or older with a valid section 8 certificate as provided for in the Housing and Community Development Act of 1974, may be denied occupancy solely on the basis of section 8 certificate rental request;
 5. The Final Approval Order shall be recorded as a covenant appearing on the deed to the property;
 6. No conversion of occupancy to non-senior citizens shall be allowed without first obtaining a Special Development Permit pursuant to Section 20F.20.160.
- B. The bonus density increase shall in no case exceed 40 units per acre in the City Center. The actual density bonus shall be determined based upon but not limited to the following factors:
1. Demonstration by the applicant of the demand for housing specifically for senior citizens of low to moderate income;
 2. Demonstration by the applicant of how the proposed project will benefit the housing demand for senior citizens of low to moderate income;
 3. Reasonable demonstration that the project will remain as a senior citizen housing facility for a minimum specified time period;
 4. The proposed size of the units and number of bedrooms;
 5. Proximity to services such as mass transit and commercial areas;
 6. Impacts of the development and impacts upon the development including but not limited to: traffic generation, noise levels, building bulk, design and orientation and adjacent land uses;
 7. Ability of the site to adequately accommodate the proposed density.

20C.10.245(20) MIXED USES

- (a) The purpose of allowing mixed use in commercial zones is to
- . Save energy resources in building construction and operation;
 - . Locate uses in close proximity that may benefit each other by providing economic advantages and convenience;
 - . Attract and maintain a residential population in commercial areas to promote community activity and provide greater multiple use;
 - . Promote historic preservation of older buildings designed for multiple use;
 - . Increase residential accessibility to services and transportation;
 - . Conserve centrally-located, commercially zoned land by reducing competition with residential uses.
- (b) Mixed use may occur in separate buildings on the same site, or within buildings. Retail and service uses generating pedestrian traffic should be located on the ground floor to increase accessibility. On-site amenities such as courtyards or other recreation and open space facilities should be provided for the joint benefits of residents and business users.

Section 7. The chart entitled "Site Requirements," incorporated by reference in Section 20C.10.250(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to eliminate the Site Standards category of Minimum Building Site Circle with PUD (Ft. Diameter), as shown on Exhibit D attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. Section 20C.10.250(70) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.10.250(70) MAXIMUM HEIGHT OF STRUCTURES Maximum height requirements set the limit measured from the existing grade above which structures shall not extend. Shoreline height limits are established to aid in preserving views in shoreline areas. Chimneys, antennas, smoke and ventilation stacks may exceed the height limit by no more than 15 feet.

Section 9. Section 20C.20.130(15) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.20.130(15) TYPES OF OPEN SPACE Types of open space form a hierarchy of which conservation open space is of greatest importance in site design with amenity and recreation open space following.

Conservation Open Space: Unique resource areas where plants, animals, water, air and soil have been left in an undisturbed state or areas of historical value. Such open space may consist of, but not be limited to wetlands, watercourses, rivers, lakes, ponds, flooding, ravines, steep slopes, wooded areas and wildlife areas.

Amenity Open Space: Undeveloped land and natural features worthy of preservation primarily for their scenic or aesthetic value and landscape areas. Such open space may consist of, but not be limited to wooded areas, agricultural land, open valley floors, pastures and fields, parks, landscaped right-of-way, buffer areas, and all manner of landscape areas such as courtyards, gardens, lawn and shrub-areas.

Recreation Open Space: Recreation areas and facilities that meet recreation needs of City residents. Such open space may consist of, but shall not be limited to parks, walkways, bikeways, trails, sitting areas, para-courses, golf courses, tot-lots, recreation buildings, and outdoor activity areas such as tennis, basketball and sport courts and swimming pools.

Section 10. Section 20C.20.130(20) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.20.130(20) DESIGN REQUIREMENTS The following shall apply to all new developments:

- (a) The open space required by Section 20C.10.250, "Site Requirements," shall be provided.
- (b) Open space within a development shall be available for common use by the residents, tenants and/or the general public, depending on the type of project. The open space may be used for recreation, water-front access; landscaping; visual, noise or land use buffer; drainage control; or other purposes the City may approve during project review and approval that are consistent with the definition of Open Space.
- (c) Required open space within all new developments shall be designed by using the following guidelines:

General

- . The outstanding natural site features should be selected upon initial site design, and the open space designed to include and enhance these features.
- . Conservation open space is of greatest importance for locating open space within a site with amenity and recreation open space following in degree of importance.
- . Open space should be located to buffer proposed development from neighboring developments especially where there is a significant contrast in type or intensity of land use.
- . Open space should be located to buffer proposed development from environmental nuisances, such as busy streets.
- . Open space shall be integrated with housing location and circulation system design.
- . Open space should be organized into a general system of aggregated spaces rather than constituting a series of isolated leftover areas.
- . Environmental conditions, such as solar access, view and privacy should determine the siting of open space and buildings, with roads to be located after open space and buildings are sited.

Storm drainage systems should be designed to complement existing land forms rather than appear as rigid engineered shapes.

- . Views from a development should be preserved, opened up or designed to become part of the open space focus.
- . View corridors shall be provided to preserve visual access of the public to open space amenities.

Conservation Open Space

- . Sites with unique resource areas such as steep slopes, ravines, watercourses and wetlands, should save the natural area for common use and enjoyment of the light, air, amenity and views, and cluster units advantageously around it.
- . Conservation open space should be preserved as nearly practical in its native state, with minor disruptions permitted to provide for public access.

Amenity Open Space

- . Amenity open space shall be provided to complement conservation open space, or where a site has no conservation open space, amenity space shall be provided as an element of focus within a site.

- . Amenity open space shall not constitute a series of thin meaningless landscape strips, but rather should be aggregated to provide a focus for building clusters.

Recreation Open Space

- . Urban residence and multiple residence developments shall provide recreation open space commensurate with the size of development
 - . Recreation open space for active resident use shall be enhanced through provision of level areas for specific outdoor activities and by tying open spaces together through a linear network of pedestrian and bicycle pathways, essentially free of auto intrusion.
 - . Open space should be designed to provide readily accessible places for informal recreation to occur.
 - . Linear features of the landscape such as ravines, stream and river valleys, bluff lines and utility rights-of-way should be considered for the location of trails to connect major open space areas.
- (d) Where a proposed development abuts or includes designated areas as open space by Section 20B.50.050, "Parks, Recreation, and Open Space Plan", required open space shall be provided by using the following guidelines:
- . Locate required open space next to designated open space.
 - . Locate the required open space so that it buffers the proposed development from neighboring developments.
 - . Place the required open space in such a way as to implement and enhance the walkway and trail plans and regulations.
 - . Locate all required open space to provide access to public recreation areas.
 - . Locate open space to increase access to waterfront access and recreation areas.
- (e) Where a proposed development abuts a park or recreation facility, it shall provide a link to the park or recreation facility such as a sidewalk, pathway, greenway, or break in the continuity of buildings. The development shall not block access to the park or recreation facility from adjacent areas.

Section 11. Section 20C.20.130(25) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.20.130(25) OPEN SPACE DISPOSITION AND MAINTENANCE - The disposition and maintenance of required open space shall be accomplished at the discretion of City by using any of the following methods:

- (a) The City may obtain fee simple ownership of the land and assume total maintenance and liability; or
- (b) The City and property owner(s) may enter into an easement agreement to retain and maintain the open space; or
- (c) The open space land may be held in common and maintained by the property owner(s) or the maintenance may be contracted to another person(s)/agency; or
- (d) The open space land may be owned and maintained by a homeowners association; or
- (e) The open space may exist due to a plat or deed restrictions with maintenance being performed by the landowners, the tenants or the City; or
- (f) The open space may be dedicated to another appropriate agency, such as the State, County, special district or other jurisdiction who would own and maintain the open space property; or
- (g) The open space could be held and maintained through several combinations of the above or by other arrangement that achieves the purpose of this section and is acceptable to the City; or
- (h) The developer may request the City to accept a fee in lieu of dedicating all or part of the required open space with approval or denial by the City Council after a preliminary recommendation by the Technical Committee; or
- (i) The City may accept a comparable piece of property as open space in lieu of providing open space within a development; or
- (j) The City may require that a fee in lieu of dedication of open space be provided.

Section 12. A new Section 20C.20.130(30) entitled "Fee-In-Lieu-Of Open Space Program," is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20C.20.130(30) FEE-IN-LIEU-OF OPEN SPACE PROGRAM
(to be developed later on fee basis; use of fee; location of fee; fund control).

Section 13. A new Section 20C.20.235 entitled "Special Development Guidelines" is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20C.20.235(05) PURPOSE - The purpose of this section is to provide a set of criteria to review certain projects and uses that, due to their nature, justify special consideration by the City and the public. Special Developments are divided into two categories: (1) Planned Unit Development, and (2) Special Uses. Special uses are divided further into (A) Project and (B) Non-project uses. Each category is treated separately in these guidelines, but will be administered under the Special Development Permit procedure defined in Section 20F.20.160.

20C.20.235(10) GENERAL REVIEW CRITERIA - The following criteria shall be used to review both Planned Unit Developments and Special Uses when applicable:

- (a) The proposed application will be compatible with present and potential surrounding land use, and will have a beneficial effect which could not be achieved without granting special conditions for development.
- (b) The application conforms with the purposes and standards prescribed in this section.
- (c) The application conforms to the Goals, Policies and Plans set forth in the Community Development Guide.
- (d) Developments seeking exceptions to the site standards shall not impact surrounding properties more than would development based on the required design standards.
- (e) The application conforms with special standards established for specific uses defined in Section 20C.10.245, Special Review Criteria.

20C.20.235(15) PLANNED UNIT DEVELOPMENT (PUD) - The intent of this section is to promote creativity in site layout and design, and allow flexibility in the application of the standards for commercial, industrial, and residential development in order to protect and enhance environmental features and provide other public benefits.

More specifically, it is the purpose of the Planned Unit Development to:

Preserve the natural characteristics of a site, including topography, native vegetation, views, streams and other natural amenities of value to the community.

Create and/or preserve useful open space for recreation and aesthetic enjoyment of residents and employees.

Permit developers to use innovative methods and approaches not available under conventional zoning methods, provided they are consistent with the Comprehensive Plan, do not adversely impact neighboring development more than conventional development, or significantly interfere with the enjoyment of other land in the vicinity.

Provide for maximum efficiency in the layout of streets, utility networks, and other public improvements through superior site design and the use of clustering.

Avoid overburdening present or planned capacity of public utilities, services, and streets as compared to traditional lot by lot development.

The PUD is not intended to be applied to single family lots incapable of further subdivision, or as a means to avoid procedures more appropriately reviewed under the provisions of Section 20F.20.190, Variances.

20C.20.235(20) PUD - SCOPE OF REVIEW - In consideration of the latitude given and the absence of conventional restrictions, the Technical Committee, Design Review Board, Hearing Examiner, and City Council shall have wide discretionary authority in judging and approving or disapproving the innovations which may be incorporated into the plans presented under the guidelines of this section. Applications shall be reviewed to determine if they provide for the creation of open space, conservation, provision of services, public facilities, or other benefits noted in this section. Specific review criteria are defined in subsections 20C.20.235(55) - (85).

20C.20.235(25) PUD - SCOPE OF APPROVAL

- (a) The planned unit development final plan approval resulting from the application of the provisions of this section shall be superimposed on the underlying zoning district. The PUD shall be an exception to the regulations to the extent that approved conditions of the PUD modify and supersede the regulations of the underlying zoning district. The PUD shall constitute a limitation on the use and design of the site unless modified by ordinance.
- (b) Development plans may include two or more divisions to be developed successively. If more than three years have lapsed since final approval of the PUD, uncompleted divisions shall be subject to the current City standards and may require modification as provided in Section 20F.20.120, Modification of Final Order.

- (c) A planned unit development that requires platting shall not receive final plat approval until a Final Approval Order for the PUD has been granted. No building, construction or other permits shall be issued within a PUD until a Final Approval Order has been given.

20C.20.235(30) PUD - FLEXIBILITY OF DESIGN STANDARDS - Requirements of Article 20C.00.000, "Land Use Regulations," that may be modified by application of this subsection are defined specifically as follows:

- (a) Residential Density Allocation - within the standards established in this section, dwelling units may be shifted to suitable locations on residential PUD sites. The maximum permitted density is determined from Section 20C.10.250, "Site Requirements" and may not be exceeded through these guidelines.
- (b) Building Separation, Setback, and Lot Frontage - Requirements for building location, separation, setbacks, (except setbacks from minor watercourses), lot frontage, yards, and lot coverage may be modified within a PUD to provide for superior site design: i.e., privacy, maintenance of views, preservation of vegetation and environmentally sensitive areas, adequate light, air and fire safety.
- (c) Building Height - Requirements for building height may be modified within a PUD when it assists in maintaining open space and natural resources, enhances views from within the site, and does not interfere with the views of adjoining properties.
- (d) Street Design - The standards of Section 20C.20.220, "Streets and Access," may be modified by the Technical Committee.
- (e) Building Site Circle - In order to increase flexibility no minimum building site circle is established, but may be required as a condition of approval.
- (f) Minimum Land Area per Dwelling Unit - In order to increase flexibility no minimum land area per dwelling unit is established, but may be required as a condition of approval.

20C.20.235(35) SPECIAL USES

The intent of this Section is to provide the City with a mechanism to review projects and uses which are unusual by their nature, have potential for adverse impacts to the community or neighboring uses, or may benefit the community if given special consideration and stricter standards are applied. This review process would allow for a more flexible

approach, and an opportunity to establish appropriate safeguards and conditions at the time the use is proposed for a specific site. Special uses are those uses identified in: (a) Subsection 20C.10.240(05), Chart of Permitted Land Uses by the designation "S", Special Development Permit; (b) Subsection 20C.10.240, Unclassified Uses; (c) Subsection 20C.10.060, Special Review; (d) Subsection 20C.10.200(10), Permitted Land Uses in the City Center by the designation "S", Special Development Permit.

Special uses are divided into two categories: (1) Project, and (2) Non-project. Project implies construction of a facility, whereas non-project is a case where a use will be conducted in an existing structure. In the former, the impacts of the construction of the facility and the use are reviewed. In the latter, the impacts of the use are solely considered.

20C.20.235(40) SPECIAL USES - SCOPE OF REVIEW

- (a) Projects processed under this classification shall meet the review criteria defined in Sec. 20C.20.235(55) through Sec. 20C.20.235(85) wherever applicable. If modification of site standards is sought by the applicant, the project shall be processed as a PUD, and shall meet all standards and criteria for a PUD.
- (b) Applicants for projects which are unclassified uses, as defined by Section 20C.10.240(15), must submit an analysis of potential impacts and public benefits created by the use. If an environmental impact statement is prepared, it may be substituted for this requirement.

20C.20.235(45) SPECIAL USES - SCOPE OF APPROVAL

- (a) Projects - The final site plan resulting from approval of a project under the provisions of this section shall be in effect for a period of one year as provided in Section 20F.20.110(10), unless construction is physically commenced or the project is completed. A project may be developed in phases; if more than three years have lapsed since final approval of the project, uncompleted divisions shall be subject to the current City standards. Any modifications following completion of the project, or to uncompleted divisions, shall be processed as provided in Section 20F.20.120, Modification of Final Order.
- (b) Non-projects - The final approval for non-project uses shall be in effect for the period the use remains at that location, provided the use is not discontinued for longer than one year. Modification to the conditions of approval shall be processed

under the provisions of Section 20F.20.120,
Modification of Final Order.

20C.20.235(50) SPECIAL USES - CRITERIA FOR NON-PROJECTS

- (a) Traffic generated by the use shall be reviewed to determine if existing circulation systems are adequate to support the use, or whether additional traffic will have adverse impacts on neighboring uses. The type of traffic shall also be considered.
- (b) Any potential nuisances generated by the use, including noise, glare, light, odor, waste, dirt or litter, shall be identified and mitigated to the satisfaction of the Technical Committee.
- (c) Additional parking required by a new use should be minimized, and cooperative use of existing facilities shall be encouraged.
- (d) The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses shall be examined to determine if there are unusual hazards or other characteristics of the use that would have adverse impacts.

20C.20.235(55) REVIEW CRITERIA

The following review criteria apply to all Special Development Permits, except special uses that are non-projects which must meet criteria defined in Subsection 20.235(50).

20C.20.235(60) RESIDENTIAL SITE DESIGN CRITERIA

- (a) Provide an appearance of openness by clustering, separation of building groups, use of well-designed open space as provided for in 20C.20.130, and landscaping.
- (b) Create livability through the provision of recreation facilities, attractive common areas, and accessibility to buildings from parking areas and public walkways.
- (c) Assure internal privacy between dwelling units, and external privacy for adjacent dwelling units. Create a sense of privacy and separation from adjacent units through careful location of building entrances, windows, fences, walls and landscaping.
- (d) Orient buildings to enhance views from within the site by taking advantage of topography, building location and style.
- (e) Promote variety and irregularity in site and building design. Buildings in groups should be related by common materials and roof shapes, but contrast should be provided throughout a site by the use of var-

ied materials, architectural detailing, building orientation and house type.

- (f) Design the perimeter of a project to enhance adjacent uses and not create nuisances such as "walled corridor" of buildings, heavily travelled streets, light and glare. Perimeter buildings should be similar in scale and bulk to buildings on adjacent sites.
- (g) Provide a system of off-street walkways which tie residential areas to recreational areas, transit, public walkways, and schools.
- (h) Parking areas shall be alleviated by landscaping and not designed in long, monotonous rows. The size of parking areas should be minimized and each area related to the group of buildings served.
- (i) Plan each phase of the proposed development as it is to be completed, containing the required parking spaces, recreation, landscape and utility areas necessary for creating an attractive and livable environment within that phase.
- (j) Consider solar orientation and climate in siting buildings.
- (k) Encourage a variety of compatible housing types, including attached dwellings where permitted by zoning. Design attached structures to minimize bulk and the appearance of density, and create a scale that is harmonious with single-family units.

20C.20.235(65) COMMERCIAL/INDUSTRIAL SITE DESIGN
CRITERIA

- (a) Provide a park-like appearance by clustering or separating buildings, and by the use of well-designed landscaping and open spaces. Landscaping shall promote a coordinated appearance and break up continuous expanses of building and pavement.
- (b) Coordinate location of on-site and off-site access streets or drives with adjacent lots to improve traffic flow. Consideration shall be given to the separation of adjacent driveways or the development of common access where appropriate. The circulation pattern shall promote safe, efficient merging of auto and truck traffic.
- (c) Locate storage and loading areas away from areas of high visual exposure, and integrate required screening into the building and site design. Loading areas shall not interfere with parking areas. Refuse collection shall be conveniently and safely

located for on-site use and collection, and attractively screened.

- (d) Encourage the incorporation of special design features such as visitor's entrances, plazas, employee lunch or recreation areas, architectural focal points and accent lighting.
- (e) Provide a safe and efficient on-site circulation system for pedestrians linked to public walkway and transit systems. Separation shall be maintained whenever possible between walkways and driveways.
- (f) Provide intensively landscaped buffer zones where commercial or industrial uses abut residential or recreational uses. The purpose of the buffer zone is to minimize or eliminate potential nuisances. If necessary, walls or berms shall be provided when landscape materials are inadequate to minimize impacts. Buildings adjacent to the buffer zone should have lower traffic volumes. Lower profile buildings with four-sided architectural treatment are preferred.
- (g) Assure that parking areas are integrated with the landscaping system in a way that reduces impervious surfaces, and provides screening of vehicles from public streets. Parking areas shall be conveniently located to buildings and streets while providing for landscaping adjacent to buildings and pedestrian access.
- (h) Encourage high-quality building design that is functional, providing maximum efficiency for occupants while maintaining a human scale, and a durable, attractive appearance. Building design should be based on a unified design concept, particularly when construction will be in phases.
- (i) Control potential nuisances such as noise, smoke, odor, dust, dirt, noxious gases, glare, heat, fire hazards, industrial wastes and visual pollution by containment, treatment or elimination.

20C.20.235(70) BUILDING DESIGN CRITERIA

- (a) Design buildings, particularly those on the perimeter of the site, so that mass and scale are harmonious with surrounding areas.
- (b) Use building materials and color that are harmonious with surrounding areas.
- (c) Vary building facades, rooflines, surface textures, and architectural design throughout the site to avoid monotony.

- (d) Site buildings to avoid creating a "walled corridor effect", long unbroken rows of buildings along a setback, or a monotonous pattern of buildings.

20C.20.235(75) OPEN SPACE/LANDSCAPING CRITERIA

- (a) A minimum of 40% of the gross site area of residential PUD's shall be maintained as permanent open space by one of the methods described in Section 20C.20.130 "Open Space".
- (b) Permanent open space shall not include rights-of-way, or parking areas. It shall include areas with very severe development limitations as noted in Section 20C.10.260, "Development Limitations," and may include common outdoor recreation spaces, natural areas and landscaped areas, including landscaped decks and rooftops that are open to the occupants of PUD.
- (c) Open space in PUD's shall be connected to the City's open space system as designated in Section 20B.50.050, "Parks, Recreation and Open Space Plan," and to adjacent privately owned open space if possible.
- (d) The landowner/developer shall provide for the ownership, improvement and maintenance of common open space and facilities in PUD's as provided for in Section 20C.20.130, "Open Space."
- (e) All open space and landscaping shall be provided for as designated in Section 20C.20.130, "Open Space."

20C.20.235(80) STREET DESIGN CRITERIA

- (a) Provide well-designed streets which consider terrain, intersection configurations, and connections to streets or adjacent sites or streets.
- (b) Minimize steep gradients, and cuts and fills in slope areas.
- (c) Provide streets adequate to carry traffic planned for functional classification (residential feeder, arterial, etc.) but avoid overbuilding of street capacity where not required in order to reduce impervious surfaces.
- (d) Provide streets adequate to carry traffic generated by the development and to avoid adverse impacts on surrounding neighborhoods.
- (e) Promote safety through adequate sight distance, separation of vehicles from pedestrians, limited driveways on busy streets,

and avoidance of difficult turning patterns.

- (f) Allow safe, efficient access for emergency vehicles.
- (g) Discourage through traffic and long cul-de-sacs, while assuring adequate circulation between neighborhoods.
- (h) Minimize disturbance of water courses by avoiding filling wherever possible.
- (i) Locate access streets where joint use with other properties may occur provided impacts can be minimized.

20C.20.235(85) UTILITIES, PUBLIC FACILITIES AND SERVICES CRITERIA

- (a) Assure that utility services and other public improvements or services are adequate for the development and will be completed or available by the time the project is completed.
- (b) Minimize grading and potential erosion or drainage problems by appropriate siting of buildings and streets in relation to the topography of the site and the natural drainage patterns.
- (c) Incorporate the natural drainage pattern into the storm drainage system wherever possible to minimize impacts to the water run-off system and retain a natural-appearing environment.

Section 14. Section 20F.20.160 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.160 SPECIAL DEVELOPMENT PERMIT

20F.20.160(05) PURPOSE

This section defines the procedures for considering special development permits, and applying standards defined in the guidelines for special development permits.

20F.20.160(10) SCOPE - The procedure in this section shall be used for planned unit developments and special uses. Special uses can be projects or non-projects as identified in Section 20C.10.240, Permitted Land Uses. The scope of review and approval is governed by Section 20C.20.235, Special Development Guidelines. Special review criteria are provided for in Section 20C.10.245 for some specific uses.

In addition to PUD's and special uses identified in the Permitted Land Use Chart, the Technical Commit-

tee may require a Special Development permit when a permitted use by nature of its scale or type may create significant impacts such as increased traffic, loss of significant vegetation, nuisances, severe disruption of storm drainage and water quality, large increments of population, or other impacts identified by the Technical Committee in the environmental review process.

20F.20.160(15) PROCEDURE - Applications for Special Development Permits shall follow the procedures defined in Section 20F.20.030, Development Permit Procedures.

Section 15. The official zoning map of the City of Redmond, incorporated by reference in Section 20C.10.030(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to eliminate the SDP (Special Development Permit) requirement in the BP zone west of Willows Road as shown on Exhibit E attached hereto and incorporated herein by this reference as if set forth in full.

Section 16. Section 20C.10.250(25), Section 20C.10.250(40), and Section 20C.20.160 of the Redmond Municipal Code and Community Development Guide are hereby repealed.

Section 17. 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 or constitutionality of any other section, sentence, clause or phrase or this ordinance.

Section 18. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication by posting as provided by law.

CITY OF REDMOND:


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schaible
CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY *James C. Martin*

FILED WITH THE CITY CLERK:	March 15, 1984
PASSED BY THE CITY COUNCIL:	April 3, 1984
SIGNED BY THE MAYOR:	April 3, 1984
POSTED:	April 5, 1984
EFFECTIVE DATE:	April 10, 1984
ORDINANCE NO. <u>1183</u>	

A Part of Subsection 20C.10.200(10) PERMITTED LAND USES IN THE CITY CENTER

LAND USES	DESIGN AREAS						
	CONVENIENCE COMMERCIAL			COMPARISON COMMERCIAL*		GENERAL COMMERCIAL	
	AREA 1	AREA 3	AREA 7	AREA 2	AREA 5	AREA 6	AREA 4
Retail and commercial enterprises that dispense food, commodities, personal and professional services	P	P	P	P	P	P	P
Business, Commercial and Corporate Offices	P	P	P	P	P	P	P
Enterprises that provide indoor entertainment and recreation such as theaters, sports centers and bowling alleys	P	P	P	P	P	P	P
Lodges, private clubs and fraternal organizations	P	P	P	P	P	P	P
Restaurants, taverns and cafes	P	P	P	P	P	P	P
Off-street parking facilities as specified in Section 20C.20.240	P	P	P	P	P	P	P
Public facilities that include governmental administrative offices, parks***, libraries***, multi-purpose community centers or senior citizen centers, cultural facilities and fire and police stations	P	P	P	P	P	P	P
Public and private schools and training centers	P	P	P	P	P	P	P
Family Day Care	P	P	P	P	P	P	P
Mini Day Care Day Care Center	G G	G G	G G	G G	G G	G G	G G
Lodging such as hotels and motels	P	P	P	P	P	P	P
Religious facilities	P	P	P	P	P	P	P
*** Adult Entertainment facilities	P	P	P	P	P	P	P

LEGEND:

P - Permitted Use

S - Special Development Permit (See Section 20F.20.030)

G - General Development Permit (See Section 20F.20.030)

All uses must comply with the Goals and Policies of Section 20B.85.130, "City Center." The Dept. of Planning and Community Development maintains a record of uses known to meet traffic criteria; *** Subject to Section 20C.20.015 Adult Entertainment.

A Part of Subsection 20C.10.200(10) PERMITTED LAND USES IN THE CITY CENTER

LAND USES	DESIGN AREA						
	CONVENIENCE COMMERCIAL			COMPARISON COMMERCIAL*		GENERAL COMMERCIAL	
	AREA 1	AREA 3	AREA 7	AREA 2	AREA 5	AREA 6	AREA 4
Mixed uses (commercial and/or multi-family housing not to exceed 30 dwellings per acre) where indicated by Subsection 20C.10.200(05), "City Center Design Areas"				P		P	S
Mixed uses (commercial, and/or multi-family housing not to exceed 30 dwelling units per acre) outside locations in Subsection 20C.10.200(45)	S	S	S	S	S	S	S
Senior Citizen housing developments may exceed 30 dwelling units per acre in City Center subject to Section 20C.10.245(15) Senior Citizen Housing Developments - Density Bonus	S	S	S	S	S	S	S
Commercial parking lots and garages	S	S	S	S	S	S	S
Utilities and communications - local storage distribution and substations	S	S	S	S	S	S	S
Automobile Service Stations	S	S	S				S
Employee living quarters associated with permitted or special use	P	P	P	P	P	P	P
Uses from Subsection 20C.10.240(05), "Permitted Land Uses, General Commercial District, with the exception of:							P
<ul style="list-style-type: none"> • Plastic Products Manufacturing • Auto Impoundment Yards • Farm Equipment, Mobile Homes and Heavy Equipment (Retail) • Mini-warehouse • Rental Service - Heavy Equipment, Construction Equipment, and Heavy Hauling • Uses determined to be inconsistent with Section 20B.85.130 "City Center" 							

LEGEND:

P - Permitted Use S - Special Development Permit (See Section 20F.20.030)
 G - General Development Permit (See Section 20F.20.030)

All uses must comply with the Goals and Policies of Section 20B.85.130, "City Center." *No use shall generate more than 100 average weekday trips per 1000 gross square feet of building area. The Dept. of Planning and Community Development maintains a record of uses known to meet traffic criteria. **Deed and occupancy restrictions shall be required as part of Final Approval Order - final order shall be recorded as a covenant appearing on the deed to the property.

LAND USES	Performance Area			
	EH-A	EH-B	EH-C	EH-D
Personal services, including but not limited to dry cleaning, barber and beauty and laundry (3) (4)			P	
Restaurant (4)			P	
Convenience Retail and service uses including but not limited to food, drugs, banks (3) (4)			P	
Child Care Service Use				
family day care	P	P	P	P
mini day care	G	G	G	G
day care center	S	G	G	G
Recreation Facility (2)	P	P	P	P
Accessory parking for permitted or approved uses (8)	P	P	P	P
Regional utility facilities: Distribution, Substations and Storage	S	S	S	S
Local Utility Facilities: Distribution, Substations and Storage	G	G	G	G
Governmental services (offices, administration, executive, legislative, judicial excluding maintenance)(10)	G	G	G (5)	G
Governmental services (protective functions, police, fire excluding maintenance)	G	G	G	G
Park and Ride	S	S	S	S
Street Right-of-Way	P	P	P	P
Public Park	G	G	G	G

(1) May include office space, corporate headquarters and other support activities associated with the specific research and development, manufacturing or assembly use. No accessory or subordinate retail activity is permitted; (2) Must be accessory to a permitted or approved use, and primarily intended for employees or residents of the Design District; (3) Personal services and convenience retail and service uses are limited to a combined total of 50,000 gross square feet for the entire Performance Area. No personal service or convenience retail or service use may abut or be oriented to N.E. 40th Street, 156th Avenue N.E. or Bellevue-Redmond Road; (4) May not abut or be oriented to N.E. 40th Street, 156th Avenue N.E. or Bellevue-Redmond Road; (5) General office, professional services, business services and governmental services (office) uses are limited to a total of 20% of the developable FAR of the area defined in a Master Development Plan; (6) Prior to the issuance of any building permit or certificate of occupancy for a research and development assembly or manufacturing use, the applicant must substantiate that Metro, the Department of Ecology, the Puget Sound Air Pollution Control Authority and the Environmental Protection Agency have been contacted and that all applicable environmental regulations have been met, or will be met. See Section 20C.10.235(50). In no case is the manufacture of explosive materials permitted; (7) Intended for short duration, not intended for rental. The primary purpose is housing for training and education; (8) Accessory parking for a nonresidential use may be located in Performance Area A only if the use requiring that parking is in Performance Area A; (9) These uses constitute Research and Development Uses; (10) These uses constitute Office Uses.

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS																				
	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI
HOUSING																					
Dwelling Unit Per Net Acre	1/20	1/20	1/5	1	2	3	4	5	6	8	12	20	30	20*	30	30	30				
Single Family Detached, except for mobile homes	P	P	P	P	P	P	P	P	P	P	S	S	S	S*							
2-4 DU/Structure							S	S	S	P	P	P	P	S*	*	S	S	S			
5-18 DU/Structure										S	S	P	P	S*	*	S	S	S			
20+ DU/Structure										S	S	P	P	S*	*	S	S	S			
Group Quarters: Dorms, fraternities, retirement homes										S	S	P	P				S	S	G		
Jails, Prisons, or other Correctional Facilities																					S
Hotels and Motels																	P	P		S	
Employee Living Quarters	G	G												G	G	G	G	G	G	G	G
Rental Rooms	P	P	P	P	P	P	P	P	P	P	P	P	P								
Mixed Use - Residential Commercial														S	S	S	S	S			
Mobile Home Parks										S	S	S	S								
CULTURAL ENTERTAINMENT RECREATION																					
Libraries, Museums, Art Galleries																	P	P	P	P	
Nature Exhibits, Zoos, Aquariums, Botanical Gardens																					S
Public Assembly: (Indoor) arenas, auditoriums, exhibition halls, skating rinks																	S	S	S		
Drive-In theater																					S
Public Assembly: (Indoor) theaters																	P	P	P	P	

LEGEND: P - Permitted Use; S - Special Development Permit (See Section 20F.20.030 & 20C.10.245); G - General Development Permit (See Section 20F.20.030); * - Density is the same as for least dense adjoining residential area; *** - Subject to Section 20C.20.015 Adult Entertainment Facilities.

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

ZONING DISTRICTS

LAND USES	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI	
Public Assembly: (outdoor) Commercial Amusements, Fair- grounds, Amusement Parks, Penny Arcade, Go-cart Tracks, Golf Driving Range, Mini- ature Golf, Skate Board Center																	S	S				
Recreation Activ- ities: Golf Course, Yacht Club	S	S	S	S	S	S	S	S	S	S	S	S	S									
Recreation Activ- ities: Tennis Courts, Swimming Pools and Beaches, Playfields	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S	
Gymnasiums, Recre- ation Center			S	S	S	S	S	S	S	S	S	S	S	P	P	P	P					
Recreation Activ- ities: Bowling, Athletic Club, Health Club														P	P	P	P	P				
Parks, Public*** and Private; Open Space, Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Camping Sites, Hunt- ing and Gun Clubs, Ranges																					S	
Gambling																	P	P	P			
Adult Entertainment facilities***																		P				
TRADE WHOLESALE AND RETAIL																						
Wholesale Trade/Bulk Sales: Metals, Pet- roleum, Scrap and Waste Materials but excluding Motor Vehicles, Livestock																					G	
Wholesale Trade: General Merchandise, Products, Supplies, Materials, Equipment																				P	P	P
Bulk Retail: Lum- ber, Building Materials, Paintglass, Heating, Plumbing, Electrical Supplies																				P	G	P
Hardware (Retail)																					P	

LEGEND: P - Permitted Use; S - Special Development Permit see Section 20F.20.030; G - General Development Permit see Section 20F.20.030; * - Density is the same as for least dense adjoining residential area; *** - Subject to Section 20C.20.015 Adult Entertainment Facilities.

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

ZONING DISTRICTS

LAND USES G A RE R-1 R-2 R-3 R-4 R-5 R-6 R-8 R12 R20 R30 P0 NB C0 CB GC BP LI HI U

Light Stone, Clay,
Glass Products
Manufacturing and
Glass, Pottery,
China, Ceramic Pro-
ducts, Stone Cut-
ting, Engraving

P P P

Heavy Stone, Clay,
Glass Products
Manufacturing, Ce-
ment, concrete Pro-
ducts, Precast
Building Compo-
nents, Gypsum Pro-
ducts, Structural
Clay Products

P

Small Arms Manu-
facturing

G

Handcrafted Stone,
Clay, Glass Pro-
ducts Manufactur-
ing

P P P

Signs, Advertising
Display Manufactur-
ing

P P P

Office Machine, Equip-
ment Manufacturing

G P

Large Electrical
Machinery, Equipment
Manufacturing

G P

Small Electrical Equip-
ment Manufacturing: Ap-
pliances, Lighting,
Electronics, Communi-
cations Equipment
and Components

P P P

Transportation Equip-
ment and Parts Manu-
facturing for Motor
and Custom Vehicles,
Boats, Aircraft, Motor-
cycles, Bicycles

G P P

Explosive Products, Fire-
works, Powder Manufactur-
ing

S

Fabricated Metal Pro-
ducts Manufacturing:
Containers, Hand Tools,
Heating Equipment, Screw
Products, Coating, Plat-
ing, Metal Parts

P P P

LEGEND: P - Permitted Use; S - Special Development Permit see Section 20F.20.030; G - General Development Permit see Section 20F.20.030

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

ZONING DISTRICTS

LAND USES	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	RI2	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI	U
Fabricated Structural Metal Products Manufacturing																						P
Professional, Scientific, Control, Photographic and Clockwork Instrument and Equipment Manufacturing																			P	P		
Light Fabricated Building Components																			G	P	P	
Light Fabrication Assembly and Manufacturing: Toys, Jewelry, Musical Instruments, and other miscellaneous items																			P	P	P	
SERVICES																						
Finance, Insurance, Real Estate: Banks, Savings and Loan, Securities, Title and other insurance																P		P	P			
Personal Services: Laundry, Dry Cleaning, Barber, Beauty Salon, Photo Studio, Shoe Repair, Travel Agencies																			P	P		
Cemeteries, Mausoleum																						S
Funeral Home and Service																				P	P	
Family Day-Care***	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Mini Day-Care**/**	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	
Day-Care Center**	S	S	S	S	S	S	S	S	S	S	S	S	S	S	G	G	G	G	G	G	G	
Business Services: Duplicating, Blueprints, Steno, Printing, Employment																			P	P	P	P

LEGEND: P - Permitted Use; S - Special Development Permit see Section 20F.20.030; G - General Development Permit see Section 20F.20.030; ** - Permitted in churches without general or special development see Section 20C.20.030(02); *** - Subject to Section 20C.20.015 Adult Entertainment Facilities.

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

ZONING DISTRICTS

LAND USES	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI	U
Warehousing, Storage and Services (excluding livestock)																			P	P	P	
Building Maintenance																			P	P	P	
Mini-Warehouses - Storage only with no businesses permitted to operate out of a storage area																			G		P	
Rental Services: Furniture, Tools, Light Equipment - no outdoor storage																			P	P	P	P
Rental Services: Heavy Equipment, Construction Equipment, Heavy Hauling																			P		P	P
Rental Services: Vehicles, Trailers, Recreation Vehicles																			P		P	
Auto Repair Services																			P	P		P
Boat Repair Services																			P		P	P
Repair Services: Watches, Appliances, TV, Electrical, Jewelry, Furniture and Upholstery																			P	P	P	
Professional Services: Medical, Dental, Clinics												G	G	P	P	P	P					
Professional Services: Legal, Engineering, Architectural, Planning, Consulting, etc.																P		P	P		P	
Hospitals																			P	P		P
Convalescent, Nursing, Retirement Homes									S	S	P		P						P	P		

LEGEND: P - Permitted Use; S - Special Development Permit see Section 20F.20.030; G - General Development Permit see Section 20F.20.030

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

ZONING DISTRICTS

LAND USES	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI	U
Contract Construction Services: Office and storage of Materials and Equipment																	P			P	P	
Office Only																	P	P	P	P		
Government Services: Offices, Administration, Fire, Police, Post Office (but excluding maintenance shops)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		
Government Services: Shops, Maintenance																		P		P	P	
Military																						S
Education: Pre-school, Nursery School, Public and Private Primary and Secondary School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	G	G	G	G	G	G		
Education: Universities, Colleges																						S
Education: Special Vocational, Trade, Business, Beautician, Barber, Driving, Extension																						P
Art, Music, Dancing schools and galleries	S	S	S	S	S	S	S	S	S	S	S	S	S	S	G	G	P	P	P			
Churches***, Temples***, Synagogues***, related activities and uses				S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P			
Charitable, Social, Professional, Labor Organizations															P		P	P				
Massage Parlor, Bath House, Saunas and similar facilities																						P
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			

LEGEND: P - Permitted Use; S - Special Development Permit see Section 20F.20.030; G - General Development Permit see Section 20F.20.030; *** - Subject to Section 20C.20.015 Adult Entertainment Facilities.

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

ZONING DISTRICTS

LAND USES	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI	U					
Truck, Heavy Equipment Repair and Storage																		G		P	P						
Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Drive-In Bank													G		G	G											
Research Facilities																					P						
Corporate Headquarters and Regional Offices														P		P	P				P						
TRANSPORTATION, COMMUNICATION and UTILITIES																											
Railroad Rights-of-Way, Sidings, Spurs but excluding Yards, Shop, Terminal and Maintenance Facilities																					P	P	P	P			
Bus, Taxi Terminals, Park																						P	P	P			
Motor Vehicle Maintenance Garage, Motor Freight Services (truck terminals)																						P	P				
Heliports and Helicopter landing and storage (except in emergency) ^{1/}		P	P			P		P				P									S	P	P				
Commercial Auto Parking Lots and Garages, Park'n'Ride Lots																						P	P	P	P	P	P
Communication Exchanges, Centers, Studios (TV/Radio)																						P	P		P		
Tow Truck Operations and Auto Impoundment Yards																							P		P	P	
Utility: Production, Generation, Disposal, Processing, Treatment Plants, Regional Storage, Distribution, Substations																										S	

LEGEND: P - Permitted Use; S - Special Development Permit (See Section 20F.20.050); G - General Development Permit (See Section 20F.20.030)

^{1/} Abutting Lake Sammamish Only.

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

ZONING DISTRICTS

LAND USES G A RE R-1 R-2 R-3 R-4 R-5 R-6 R-8 R12 R20 R30 PO NB CO CB GC BP LI HI U

Communication
Broadcast and Relay
Towers and Elec-
trical Transmis-
sion Towers and
Lines

G

Utility and Com-
munications:
Local: Storage,
Distribution,
Substations

G G G G G G G G G G G G G G G G P P P P

Solid Waste Col-
lection, Equipment
Storage only

P P

Fixed Wing Float
Plane Operation,
Landing Areas, and
Storage (private
non-commercial
only)

P P P P P P

Streets, Roads,
Driveways, Access
Corridors, Alleys

P P P P P P P P P P P P P P P P P P P P

RESOURCE
MANAGEMENT

Agriculture: Crop
Production

P P P P P P P P P P P P P P P P P P P P

Agriculture: Live-
stock, Dairy, Fowl

P P P P P P P P

Horticultural Nur-
series, Trees,
Shrubs, Ground
Cover, Greenhouse
(commercial)

P P P P P P

Agricultural Pro-
cessing, Food Pro-
cessing

S P P P P

Veterinary Office,
Treatment Clinic, In-
side Boarding Only

P P P P

Veterinary Hospital,
Outside Boarding,
Treatment Clinic

G P P P

Household Pets

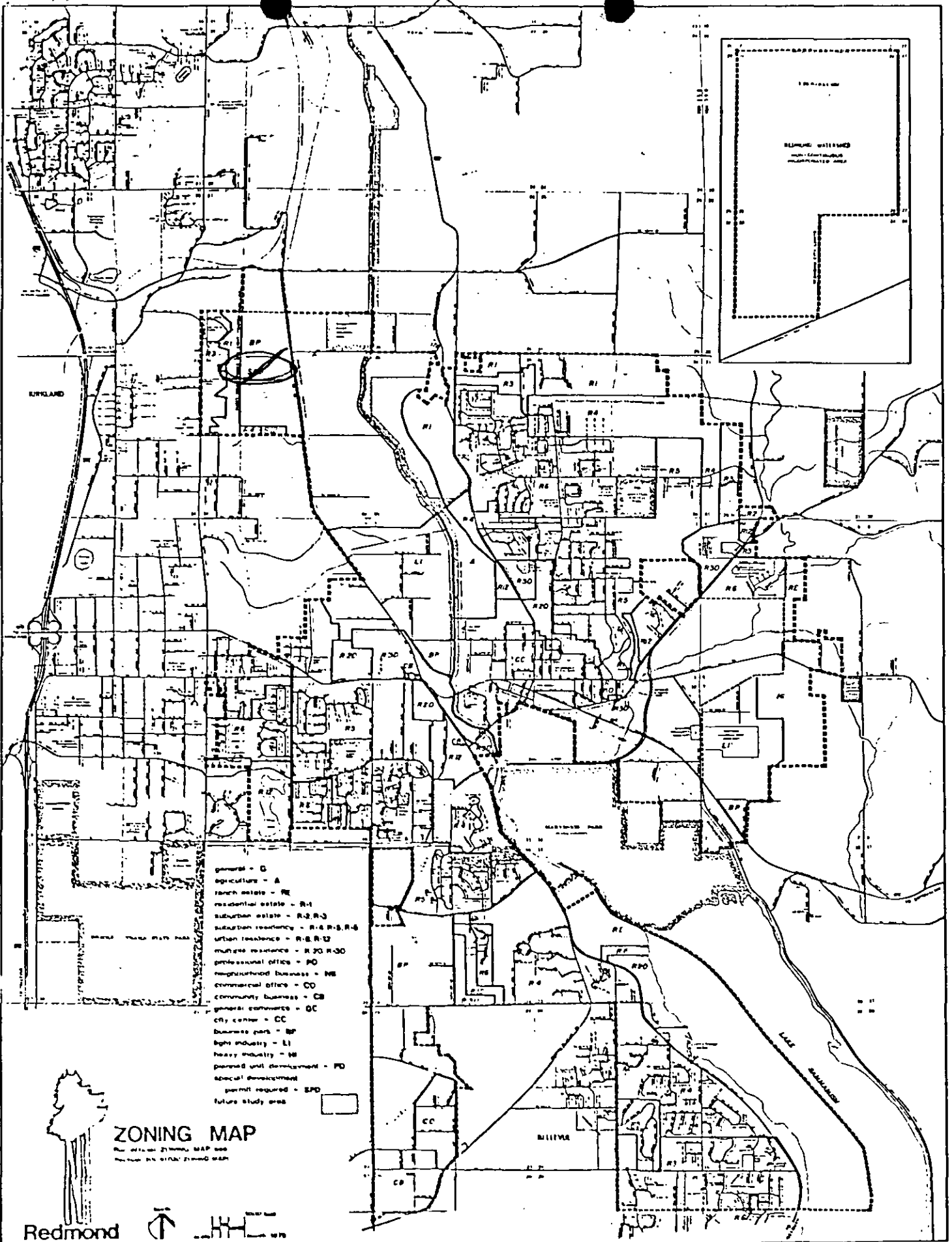
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LEGEND: P - Permitted Use; S - Special Development Permit (See Section 20F.20.030); G - General Development Permit (See Section 20F.20.030)

A Part of Subsection 20C.10.250(10) SITE REQUIREMENTS

SITE STANDARDS	ZONING DISTRICTS																						
	G	A	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R12	R20	R30	PO	NB	CO	CB	GC	BP	LI	HI		
Maximum Number of Dwelling Units Per Net Acre	.05	.05	.20	1	2	3	4	5	6	8	12	20	30	20	*	30	30	30					
Minimum Lot Area Per Dwelling Unit (Sq. Feet Unless Noted)	19 ac.	19 ac.	4.5 ac.	3 5	1 8	1 2	1 9	1 7	1 6	1 3	1 3												
Minimum Tract Area For Development (Sq. Feet Unless Noted)												9	9	9	9						1.5 ac.		
Minimum Building Site Circle (Ft. Diameter)	100	100	100	85	80	75	70 45 WLS	65	60	40	40												
Minimum Lot Frontage (Ft.)	300	300	100	20	20	20	20	20	20	20	30	30	30	30	30	30	30	30	30	30	30		
Minimum Building Front and All Street Setbacks (Ft.)	30	30	30	30	30	20	20	20	20	20	20	20	20	*							# 75	30	30
Minimum Building Rear Setbacks (Ft.)	40	40	30	30	10	10	10	10	10	20	25	15	15	*							# 50		10
Minimum Building Side Setbacks (Ft. Each Side)	40	40	30	20	5	5	5	5	5	10	10	15	15	*							# 40		
Minimum Waterfront Building Setbacks - Lake Sammamish and Major Watercourses (Ft.)	50	50	25	25	20	20	20	20	20	25	25	20	50	75	75	100	100	100	100	100	100	100	100
Minimum Building Waterfront Setback Minor Watercourses (Ft.)	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Minimum Building Separation Except for Accessory Structures (Ft.)	20	20	20	20	15	15	15	15	15	15	15	15	15										

LEGEND: * - Development that adjoins a residential district shall comply with the site standards of that district; AC - Acres; WLS - Requirement applies to West Lake Sammamish Parkway, Idylwood park, Lake Sammamish and the south City limits; NS - No Specification; STO - Storles; NOTE: Other portions of the Development Guide such as section 20C.10.200, "Development Limitations" and Section 20C.20.000, "General Development Regulations," contain requirements that may affect the extent to which specific areas may be developed or utilized; ** - Said computation shall include the total area of all structures and outdoor storage area; # - See Subsection 20C.10.250(80) Business Park Requirements.



ZONING MAP

See Official Zoning Map for details.
Revised by City of Redmond, 1998

Redmond

