

CODE

**CITY OF REDMOND
ORDINANCE NO. 2753 (AM)**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND ZONING CODE TO ESTABLISH RZC 21.13 SOUTHEAST REDMOND REGULATIONS, CONTAINING REGULATIONS FOR THE MARYMOOR DESIGN DISTRICT 3 AND NORTHEAST DESIGN DISTRICT; TO REPLACE ALL REFERENCES TO THE GATEWAY DESIGN DISTRICT (GDD) WITH THE REGIONAL RETAIL DESIGN DISTRICT (RR); TO AMEND RZC 21.04 GENERAL PROVISIONS; TO AMEND RZC 21.08 RESIDENTIAL REGULATIONS; TO AMEND RZC 21.14.010 NEIGHBORHOOD COMMERCIAL 1 (NC-1); TO AMEND RZC 21.20 AFFORDABLE HOUSING; TO AMEND RZC 21.32 LANDSCAPING; TO AMEND RZC 21.38 OUTDOOR STORAGE, RETAIL DISPLAY, AND GARBAGE AND RECYCLING ENCLOSURES; TO AMEND RZC 21.50 TRANSITION OVERLAY AREAS; TO AMEND RZC 21.60 CITYWIDE DESIGN STANDARDS; AND TO AMEND RZC 21.76.070 LAND USE ACTIONS AND DECISION CRITERIA; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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

WHEREAS, through Ordinance No. 2749, the City Council set the content of Redmond's 2014-2015 Annual Comprehensive Plan Amendment Package, which includes the Southeast Redmond Neighborhood Plan update; and

WHEREAS, on January 15, 2013, the City Council confirmed a ten-member Citizen Advisory Committee for purposes of advising

on updates to the Redmond Comprehensive Plan and Redmond Zoning Code regarding the Southeast Redmond neighborhood; and

WHEREAS, state agencies received 60-day notice of the proposed amendments to the Redmond Comprehensive Plan and Redmond Zoning Code on June 12, 2014; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on June 11, 2014; and

WHEREAS, the Planning Commission conducted public hearings on this topic on February 19, 2014, and July 9, 2014, and held study sessions in February, March, June, and July 2014 to review the proposed amendments to the Southeast Redmond Neighborhood plan; and

WHEREAS, the City Council held public meetings to review the recommended amendments on August 19, 2014, August 26, 2014, and September 9, 2014; and

WHEREAS, the City of Redmond desires to amend the Redmond Zoning Code as it pertains to the Southeast Redmond neighborhood to implement policy direction in recommended updates to the Comprehensive Plan.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Findings and Conclusions. The City Council hereby adopts the findings and conclusions contained in the Planning Commission Report (City file no. LAND-2014-00055), except as modified to delay adopting zoning for most of the Marymoor Subarea.

Section 3. Zoning Map Amended. The official Zoning Map of the City of Redmond is amended as shown in Exhibit 1, incorporated herein by this reference as if set forth in full to this ordinance.

Section 4. New Sections Added to Redmond Zoning Code. The Redmond Zoning Code is amended to adopt 21.13, Southeast Redmond Regulations, containing regulations for the Marymoor Design District 3 and Northeast Design District, as shown in Exhibit 2, incorporated herein by this reference as if set forth in full to this ordinance.

Section 5. Replace Gateway Design District (GDD) with Regional Retail Design District (RR). All references in the Redmond Zoning Code and Zoning Map to the Gateway Design District (GDD) are replaced by name only with Regional Retail Design District (RR). The Administration is directed to

complete preparation of the final Zoning Code document and Zoning Map, including changing all references to Gateway Design District and to GDD.

Section 6. Redmond Zoning Code Chapters and Sections Amended. The following chapters or sections of the Redmond Zoning Code are amended as shown in Exhibit 2: 21.04 General Provisions; 21.08 Residential Regulations; 21.14.010 Neighborhood Commercial 1 (NC-1); 21.20 Affordable Housing; 21.32 Landscaping; 21.38 Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures; 21.50 Transition Overlay Areas; 21.60 Citywide Design Standards; and 21.76.070 Land Use Actions and Decision Criteria.

Section 7. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 8. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary consisting of the title, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 21st day of
October, 2014.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

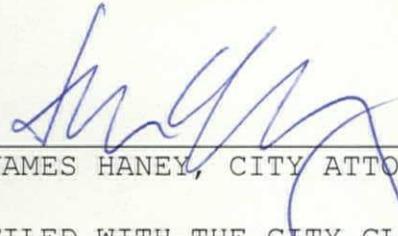
ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

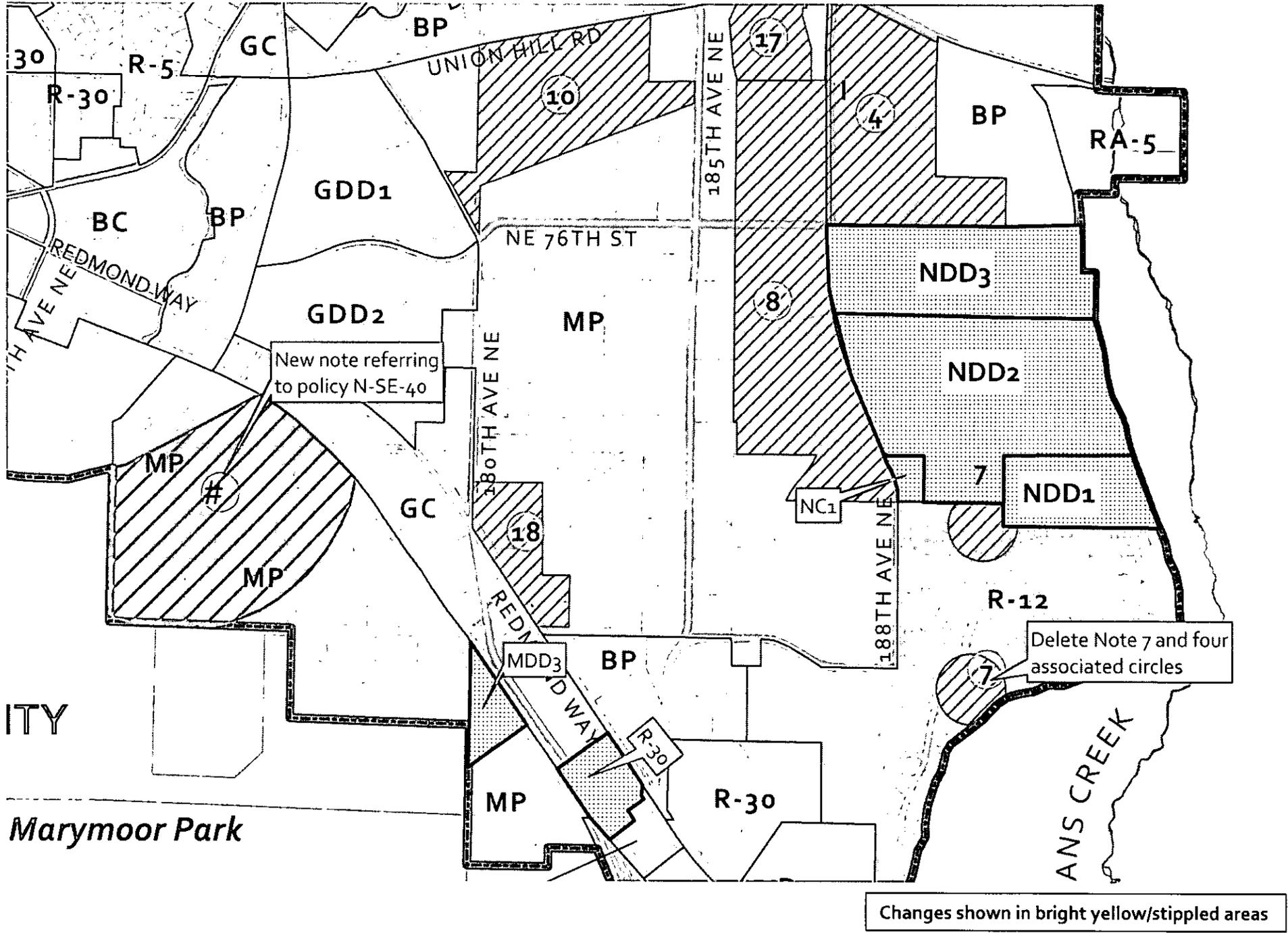


JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: October 7, 2014
PASSED BY THE CITY COUNCIL: October 21, 2014
SIGNED BY THE MAYOR: October 24, 2014
PUBLISHED: October 27, 2014
EFFECTIVE DATE: November 1, 2014
ORDINANCE NO: 2753

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

Attachment B, Exhibit 1: Zoning Map



Changes shown in bright yellow/stippled areas

Attachment B, Exhibit 2: Zoning Code Regulations

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PLEASE NOTE

- All changes are shown in track changes except Marymoor Design District 3 and Northeast Design District regulations (i.e., RZC 21.13.XXX), which are new zoning code sections

ARTICLE I ZONE BASED REGULATIONS

RZC 21.04 GENERAL PROVISIONS

21.04.030 Comprehensive Allowed Uses Chart

A. **Generally.** This chart is meant to serve as a compilation of permitted uses within each of the individual zone summaries. It does not include all the specific use limitations or requirements that may apply. Please refer to the individual zone summaries for special use requirements or limitations.

B. **Residential Zones.**

New columns:
MDD3 and NDD1 per
Southeast Redmond
Neighborhood Plan
Update

**Table 21.04.030A
Comprehensive Allowed Uses Chart: Residential Zones**

<i>Online Users: Click on District Abbreviation to View Map -></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Residential											
Detached dwelling unit	P	P	P	P	P	P	P	P	P	P	P
Size-limited dwelling		P	P	P	P	P	P	P	P	P	P
Cottage					P	P	P	P		P	P
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P
Attached dwelling unit					P/C	P/C	P/C	P/C	P/C	P	P
Manufactured home		P	P	P	P	P	P	P	P	P	P
Multifamily structure									P	P	P
Dormitory										P	
Single room occupancy unit										P	
Mixed-use residential structure											
Housing services for the elderly									P/C	P	P
Adult family home		P	P	P	P	P	P	P	P	P	P
Long-term care facility									C	P	P
Residential care facility		C	C	C	C	C	C	C	C	P	P
Retirement residence					P/C	P/C	P/C	C	P/C	P	P
General Sales or Service											

**Table 21.04.030A
Comprehensive Allowed Uses Chart: Residential Zones**

<i>Online Users: Click on District Abbreviation to View Map -></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
General Sales or Service											
Automobile sales, rental, or service establishment											
Heavy consumer goods sales, rental, or service											
Durable consumer goods sales, rental, and service											
Consumer goods, other											
Membership wholesale / retail warehouse											
Grocery, food, beverage, or dairy sales											
Marijuana retail sales											
Health and personal care											
Convenience store											
Finance and insurance											
Real estate services											
Professional services											
Administrative services											
Services to buildings or dwellings											
Travel arrangement and reservation services											
Investigation and security services											
Full-service restaurant											
Cafeteria or limited-service restaurant											
Bar or drinking place											
Caterer											
Food service contractor											
Animal kennel/shelter		C									
Personal services											
Pet and animal sales or service (except veterinary)											
Hotels, motels and other accommodation services											
Bed and breakfast inn	P/C	P	P/C	P	P	P	P	P			
Hotel or motel											
Manufacturing and Wholesale Trade											

**Table 21.04.030A
Comprehensive Allowed Uses Chart: Residential Zones**

<i>Online Users: Click on District Abbreviation to View Map -></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Manufacturing and Wholesale trade											
Marijuana processing											
Transportation, Communication, Information, and Utilities											
Rail transportation											
Road, ground passenger, and transit transportation					P						
Truck and freight transportation services											
Postal services											
Courier and messenger services											
Heliport		C	C	C	C	C	C	C	C		
Float plane facility		C	C	C	C	C	C	C	C		
Rapid charging station											
Battery exchange station											
Communications and Information											
Large Satellite Dish	P	P	P	P	P	P	P	P	P	P	P
Amateur radio tower	P	P	P	P	P	P	P	P	P	P	P
Antenna array	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Base station	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Antenna support structures	C	C	C	C	C	C	C	C	C	C	C
Local utilities	P	P	P	P	P	P	P	P	P	P	P
Regional utilities	C	C	C	C	C	C	C	C	C	C	C
Solid waste transfer and recycling											
Hazardous waste treatment and storage, incidental											
Hazardous waste treatment and storage, primary											
Water extraction well											
Arts, Entertainment and Recreation											
Arts, entertainment and recreation											
Performing arts or supporting establishment											
Sports team or club venue											

**Table 21.04.030A
Comprehensive Allowed Uses Chart: Residential Zones**

<i>Online Users: Click on District Abbreviation to View Map -></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Museums and other special purpose recreational institutions											
Zoos, Botanical Gardens, Arboreta, Etc.											
Amusement, sports, or recreation establishment											
Golf course	C	C	C	C	C	C	C	C	C		
Natural and other recreational park											
Adult entertainment facilities											
Community indoor recreation		C	P	P	P	P	P	P	P		P
Parks, open space, trails and gardens	P	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P	P
Athletic, sports, and play fields	C	C	C	C	C	C	C	C	C		
Marine recreation	C	C	C	C	C	C	C	C	C		
Commercial swimming pool	C	C	C	C	C	C	C	C	C		
Education, Public Administration, Health Care, and other institutions											
Education, Public Administration, Health Care, and other Institutions											
Educational services											
Grade schools			C	C	C	C	C	C	C		
Colleges and universities											
Technical, trade, specialty schools											
Public administration											
Government functions, other											
Public safety		C	C	C	C	C	C	C	C		
Health and human services											
Ambulatory or outpatient services											
Nursing, supervision, and other rehabilitative services											
Day care center			C	C	C	C	C	C	C		
Family day care provider	P	P	P	P	P	P	P	P	P	P	P
Social assistance, welfare, and charitable service											
Religious institutions			P/C	P/C	P/C	P/C	P/C	P/C	P/C		

**Table 21.04.030A
Comprehensive Allowed Uses Chart: Residential Zones**

<i>Online Users: Click on District Abbreviation to View Map-></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Funeral homes and services											
Cremation services and cemeteries											
Associations, nonprofit organizations, etc.											
Secure community transition facility											
Construction related business											
Construction related business											
Mining and Extraction Establishments											
Mining and extraction establishment											
Agriculture											
Crop production	P	P	P	P	P	P		P			
Marijuana production	P										
Animal production	P	P	P								
Equestrian facility	P	P	C	C	C	C	C	C			
Other											
Drive-up stand											
Roadside produce stand	P	P	P	P	P	P	P	P	P	P	P
Home business	P	P	P	P	P	P	P	P	P	P	P
Automobile parking facilities											
Kiosk											
Vending cart											
Water-enjoyment use											
Wetland mitigation banking											
Piers, docks, and floats		P	P	P	P	P	P	P	P		
Water-oriented accessory structure		P	P	P	P	P	P	P	P		

C. Nonresidential Zones.

New column:
NDD2 and NDD3 per
Southeast Redmond
Neighborhood Plan
Update

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones										
<i>Online Users: Click on District Abbreviation to View Map - -></i>	NC-1	NC-2	GC	BP	MP	I	GDD	BCDD1	BCDD2	NDD2, NDD3
Residential										
Detached dwelling unit	P	P						P		
Size-limited dwelling	P	P								
Cottage	P	P								
Accessory dwelling unit	P	P								
Attached dwelling unit	P	P								
Manufactured home	P	P								
Multifamily structure	P	P	P					P		
Dormitory										
Single room occupancy unit										
Mixed-use residential structure	P	P	P	P						
Housing services for the elderly								P		
Adult family home										
Long-term care facility								P		
Residential care facility								P		
Retirement residence								P		
General Sales or Service										
General Sales or Service										P
Automobile sales, rental, or service establishment		P	P	C	P	P				P
Heavy consumer goods sales, rental, or service			P	P	P		P			P
Durable consumer goods sales, rental, and service			P	P	P		P			P
Consumer goods, other	P	P	P		P		P			P
Membership wholesale / retail warehouse					P					
Grocery, food, beverage, or dairy sales	P	P	P				P			P
Marijuana retail sales			P				P			
Health and personal care		P	P		P					P
Convenience store			P	P						P
Finance and insurance		P	P	P	P		P	P		P

**Table 21.04.030B
Comprehensive Allowed Uses Chart: Nonresidential Zones**

<i>Online Users: Click on District Abbreviation to View Map - -></i>	NC-1	NC-2	GC	BP	MP	I	GDD	BCDD1	BCDD2	NDD2, NDD3
Real estate services	P	P	P		P		P			P
Professional services	P	P	P	P	P	P	P			P
Administrative services			P	P	P		P			P
Services to buildings or dwellings				P	P		P			P
Travel arrangement and reservation services							P			P
Investigation and security services							P			P
Full-service restaurant	P	P	P	P	P	C	P			P
Cafeteria or limited-service restaurant	P	P	P	P	P	C	P			P
Bar or drinking place			P	P	P					P
Caterer					P	P				P
Food service contractor					P	P				P
Animal kennel/shelter			P		P					P
Personal services	P	P	P	P	P					P
Pet and animal sales or service (except veterinary)			P		P					P
Hotels, motels and other accommodation services										
Bed and breakfast inn										
Hotel or motel			P				P			
Manufacturing and Wholesale Trade										
Manufacturing and Wholesale trade				P	P	P	P			P
Marijuana processing				P	P	P	P			
Transportation, Communication, Information, and Utilities										
Rail transportation				P	P	P				P
Road, ground passenger, and transit transportation			P	P	P	P				P
Truck and freight transportation services					P	P				P
Postal services					P					P
Courier and messenger services				P						P
Heliport				C	C	C				
Float plane facility										
Rapid charging station	P	P	P	P	P	P	P			P

**Table 21.04.0308
Comprehensive Allowed Uses Chart: Nonresidential Zones**

<i>Online Users: Click on District Abbreviation to View Map - -></i>	NC-1	NC-2	GC	BP	MP	I	GDD	BCDD1	BCDD2	NDD2, NDD3
Battery exchange station	P	P	P	P	P	P	P			P
Communications and Information	P	P	P	P	P	P	P			P
Large Satellite Dish	P	P	P	P	P	P	P			P
Amateur radio tower	P	P	P	P	P	P	P	P	P	P
Antenna array	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C		P/C
Base station	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C		P/C
Antenna support structures	C	C	C	C	P/C	P/C	C	C		P/C
Local utilities	P	P	P	P	P	P				P
Regional utilities	C	C	C	P	P	P				P
Solid waste transfer and recycling					P	P				P
Hazardous waste treatment and storage, incidental			P	P	P	P				P
Hazardous waste treatment and storage, primary					C	P				C
Water extraction well										
Arts, Entertainment and Recreation										
Arts, entertainment and recreation										P
Performing arts or supporting establishment			P							P
Sports team or club venue										P
Museums and other special purpose recreational institutions	P	P	P							P
Zoos, Botanical Gardens, Arboreta, Etc.			P							P
Amusement, sports, or recreation establishment	P	P	P	P	P					P
Golf course										P
Natural and other recreational park	P	P	P	P	P	P		P	P	P
Adult entertainment facilities				C	C	C	C			
Community indoor recreation										
Parks, open space, trails and gardens										
Athletic, sports, and play fields										
Marine recreation										
Commercial swimming pool										

**Table 21.04.030B
Comprehensive Allowed Uses Chart: Nonresidential Zones**

<i>Online Users: Click on District Abbreviation to View Map - -></i>	NC-1	NC-2	GC	BP	MP	I	GDD	BCDD1	BCDD2	NDD2, NDD3
Education, Public Administration, Health Care, and other Institutions										
Education, Public Administration, Health Care, and other Institutions										P
Educational services										P
Grade schools				P						P
Colleges and universities				P				P		P
Technical, trade, specialty schools				P	P		P			P
Public administration		P	P				P			P
Government functions, other	P	P	P							P
Public safety			P							P
Health and human services										P
Ambulatory or outpatient services		P	P	P	P			P		P
Nursing, supervision, and other rehabilitative services								P		P
Day care center		P	P	P	P		P			P
Family day care provider										P
Social assistance, welfare, and charitable service		P						P		P
Religious institutions			P		P/C					P/C
Funeral homes and services			P							P
Cremation services and cemeteries			P							P
Associations, nonprofit organizations, etc.				P						P
Secure community transition facility				C	C	C				
Construction related business										
Construction related business				P	P	P				P
Mining and Extraction Establishments										
Mining and extraction establishment						C				
Agriculture										
Crop production								P	P	P
Marijuana production								P		
Animal production										
Equestrian facility										

**Table 21.04.030B
Comprehensive Allowed Uses Chart: Nonresidential Zones**

<i>Online Users: Click on District Abbreviation to View Map - -></i>	NC-1	NC-2	GC	BP	MP	I	GDD	BCDD1	BCDD2	NDD2, NDD3
Other										
Drive-up stand	P	P	P	P	P					P
Roadside produce stand										P
Home business										
Automobile parking facilities				P						P
Kiosk	P	P	P	P	P					P
Vending cart	P	P	P	P	P					P
Water-enjoyment use	P	P	P	P	P					
Wetland mitigation banking								P	P	
Piers, docks, and floats										
Water-oriented accessory structure										

No changes to subsection D.

RZC 21.08 RESIDENTIAL REGULATIONS

No change to 21.08.010 through 21.08.160.

21.08.170 Site Requirements for Residential Zones

No change to 21.08.170.A through 21.08.170.D.

E. Minimum Average Lot Size.

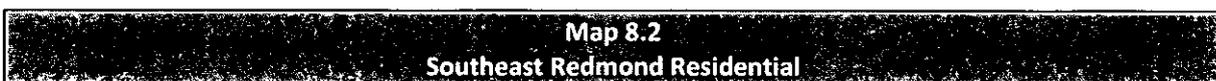
1. Purpose. The purpose of the average lot size requirement is to:
 - a. Allow for the development of consistent and compatible land use patterns throughout Redmond's residential neighborhoods; and
 - b. Minimize public nuisances that may result from a lack of adequate open space and the overutilization of public facilities.
2. Requirements.
 - a. Explanation. The zone use charts in RZC 21.08.020 through 21.08.140 establish the minimum average lot size for each residential zone in Redmond. The average lot size of all lots created through the subdivision or short subdivision process must meet, at a minimum, this average lot size requirement. However, this requirement may be modified under the following circumstances:
 - i. Green Building and Green Infrastructure Program. The owner may participate in the Green Building and Green Infrastructure Incentive Program (see RZC 21.67), and create a lot or lots which do not meet the minimum average lot size for the underlying zone by meeting all program requirements; or
 - ii. Small Lot Short Plats. The owner of any lot in the Bear Creek, Education Hill, Idylwood, Southeast Redmond, or Overlake Residential Neighborhoods which is at least 200% of the required minimum average lot size in the underlying residential zone and which contains an existing detached dwelling unit may short subdivide the lot in order to create a separate fee simple lot which does not meet the minimum average lot size for the underlying zone if the dwelling unit to be constructed on the newly created lot meets all of the following requirements:
 - a. Only one detached dwelling unit shall be allowed on the lot.
 - b. The dwelling unit on the lot shall not exceed 1,000 square feet in total area, excluding any garage area. The dwelling unit and any garage shall not exceed 1,500 square feet in total area. A covenant shall be recorded against the title of the lot prohibiting expansion of the dwelling unit.

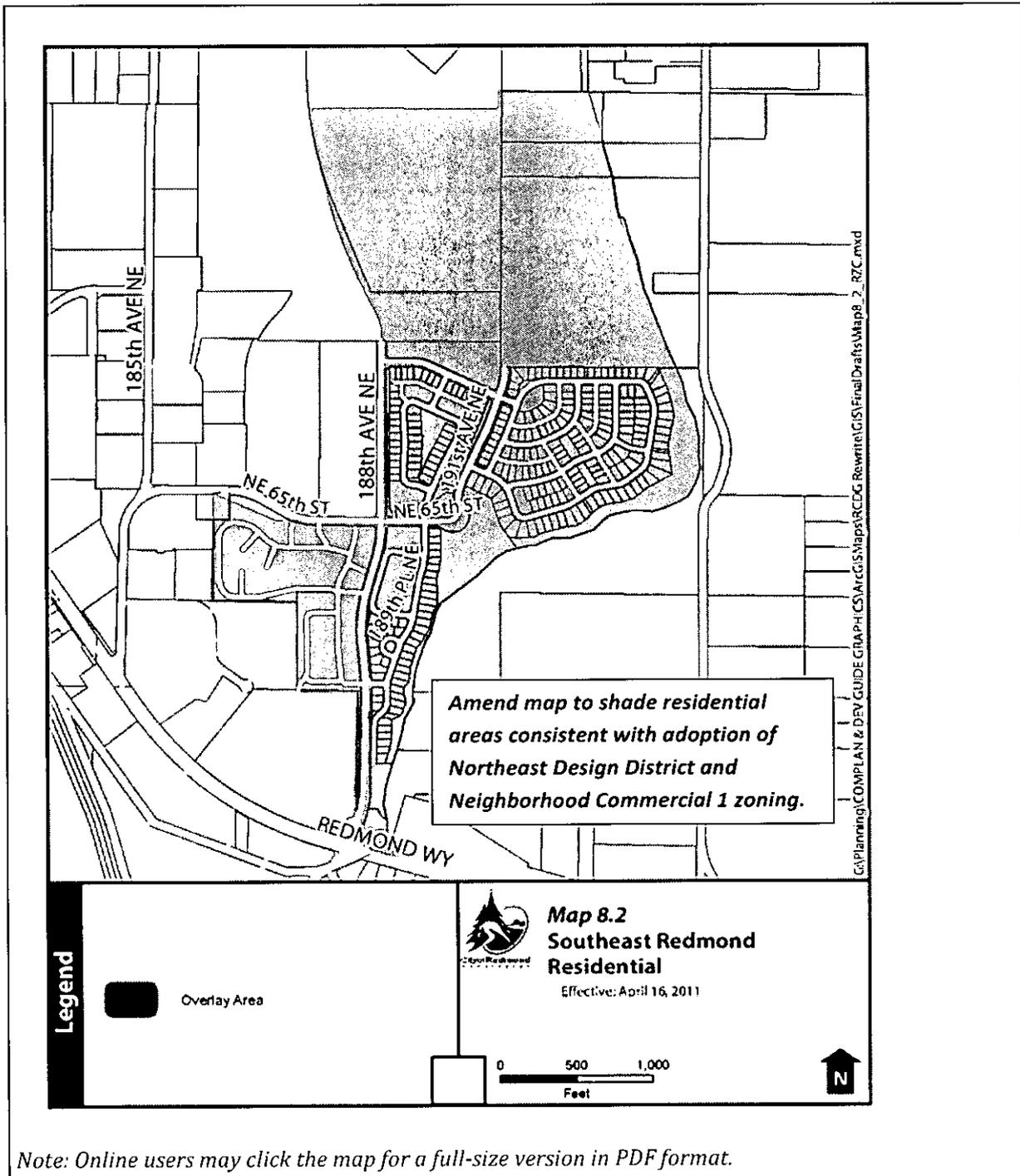
- c. The dwelling unit on the lot must conform to all setback, lot coverage restrictions, and any other standards or regulations required of a detached dwelling unit in a residential zone.
 - d. The maximum height of any portion of the roof, except chimneys or cupolas shall not exceed 25 feet anywhere on the site.
 - e. Two off-street parking places are required. Parking spaces must be paved and may include private attached garages, carports, or other off-street areas reserved for vehicles. No detached garages are allowed.
 - f. The dwelling unit must be affordable to an individual or family that has an annual income that is 120% or less of the annual median income defined in RZC 21.20, *Affordable Housing*. (Ord. 2642)
- b. Limitations on Averaging.
- i. No lot shall be created as a result of lot averaging that results in a lot size that is less than 50% of the average lot size standard. For example, with an average lot size of 7,000 square feet in an R-4 zone, no single lot in a proposed subdivision in this zone may be sized at less than 3,500 square feet. For short subdivisions where three or fewer lots are created, no lot shall be created that is less than 75% of the average lot size standard.
 - ii. The following critical areas and shoreline areas shall not be included in the average lot size determination for all residential zones: Landslide Hazard Areas; Category I wetlands and their buffers; Class I streams and their buffers; the area waterward of the line of the ordinary high water mark on Lake Sammamish, regardless of the extent of ownership; and floodway areas.
 - iii. Nothing in this section shall be construed to allow for an increase in the allowed density as calculated in RZC 21.08.170.C.3 and as shown for all residential zones in the zone use charts in RZC 21.08.020 through 21.08.140.
- c. Areas of Lots with Access Corridor. The calculation of lot area shall not include any area of the lot that serves as an access corridor.

No change to remainder of 21.08.170; no changes to 21.08.180 through 21.08.190.

21.08.200 Southeast Redmond Neighborhood Regulations

A. Southeast Redmond Residential Map.





- Note: Online users may click the map for a full-size version in PDF format.
- B. **Southeast Redmond Residential Requirements.** The following requirements shall apply to all areas depicted on Map 8.2, Southeast Redmond Residential:
1. Developers will be encouraged to include extra sound proofing where exterior walls front heavily traveled streets or commercial activity and to provide gas-burning fireplaces rather

than wood-burning fireplaces in residential construction to increase energy efficiency and reduce air pollution hazards.

2. Housing within the R-12 Zone. At least 70 percent of the housing within the R-12 zone identified within the Southeast Redmond neighborhood shall be developed in accordance with site requirements and development standards of the R-12 zone. Up to 30 percent of the R-12 area may be developed in accordance with the site requirements and development standards of the R-8 zone. The transfer of residential density within the Southeast Redmond R-12 zone to allow a range of housing products no higher than 18 units per gross acre is permitted to encourage clustering of housing units and the incorporation of neighborhood amenities. These transfers shall not enable the entire housing area to exceed an average density of 12 units per gross acre except when density bonuses for affordable housing are used. Ground-oriented housing is strongly encouraged within this range of housing densities.

~~3. Master Planning Requirement.~~

- ~~a. Master Plan Areas. Before any development occurs within the R-12 zone, north of the Lakeside Master Planned Residential Development (MPRD96-001), approval of a master planned development, as provided in RZC 21.76.070.P shall be required.~~
- ~~b. The master plan shall not allow more than 22 percent of the area to be devoted to housing at eight units per gross acre.~~
- ~~c.a. Approval Process. The master plan shall demonstrate how the proposed housing will meet the provisions of the Southeast Redmond Neighborhood Plan Policies as well as the provisions of this section.~~

No changes to RZC 21.08.210 through 21.08.250

21.08.260 Attached Dwelling Units

A. Purpose. The purpose of this section is to:

1. Enhance opportunities for ownership housing;
2. Reduce development costs related to construction and the provision of utilities which in turn may help to reduce housing prices in support of affordability goals;
3. More effectively set aside critical areas and natural resources as open space than would otherwise be allowed through the subdivision process; and
4. Achieve the planned density for a site that may not otherwise be met due to environmental and other physical constraints.

B. Applicability.

1. Generally. Unless otherwise specified in subsections B.2 and B.3 of this section, attached dwelling units are allowed through a Conditional Use Permit process in zones R-4 through R-6. Attached dwelling units are allowed outright in zones R-8 through R-20, and three-unit attached dwelling units and four-unit attached dwelling units are allowed outright in the R-30 zone unless otherwise provided in subsections B.2 and B.3.

2. Willows/Rose Hill Neighborhood.

a. Two-unit attached dwelling units are an allowed use on individual lots in Single-Family Urban zones in the Willows/Rose Hill Neighborhood provided that a minimum of 70% of the total dwelling units within the single-family portion of each residential subarea of the Willows/Rose Hill Neighborhood shall remain detached single-family dwellings.

b. Three-unit attached dwelling units and four-unit attached dwelling units may be allowed as part of a preliminary plat application in Single-Family Urban zones only as part of the demonstration project provided for in Policy N-WR-E-4 of the Redmond Comprehensive Plan to evaluate compatibility with the Willows/Rose Hill Neighborhood.

3. Bear Creek, Education Hill, Grass Lawn, North Redmond, Southeast Redmond, and Overlake Neighborhoods.

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.

C. **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:

1. **Minimum Lot Size.** The minimum lot size for attached dwelling units in R-4, R-5, and R-6 zones shall be based on a percentage of the average lot size of the underlying zone as presented in the zone use chart for the residential zone. (See RZC 21.08.020 through 21.08.140.)

a. The minimum lot size for a two-unit attached dwelling unit is equal to 150% of the average lot size for the underlying zone.

b. The minimum lot size for a three-unit attached dwelling unit is equal to 200% of the average lot size for the underlying zone.

- c. The minimum lot size for a four-unit attached dwelling unit is equal to 250% of the average lot size for the underlying zone.

2. Lot Division.

- a. 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.
- b. 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 RMC Title 15, *Buildings and Construction*, 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.

3. Density.

- a. Bear Creek, Education Hill, Grass Lawn, North Redmond, and Southeast Redmond Neighborhoods.
 - 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 subsections C.1 and C.2 of this section.
 - 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.
- b. All Other Areas. The allowed number of dwelling units for two-unit, three-unit, and four-unit attached dwelling units shall not exceed the allowed number of detached dwelling units.

4. Design.

- a. All attached dwelling units in Single-Family Urban Zones shall meet the following design requirements in addition to those required by the City's adopted design standards, RZC 21.08.180, *Residential Development and Architectural, Site and Landscaping Design Regulations*.
 - i. Maintain the traditional character and quality of detached single-family dwelling units by using design elements, such as single points of entry noticeable from the street, pitched roofs, visible trim or framing around windows, porches, and chimneys.

- ii. Be consistent in height, bulk, scale, and style with nearby single-family residential uses.
 - iii. No side-by-side mirror image duplex designs shall be permitted.
 - iv. 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.
- b. New applications for three-unit and four-unit attached dwelling units in the Education Hill Neighborhood shall be accepted for lots no less than 500 feet of each other and new applications for duplex structures shall be accepted for lots no less than 250 feet of each other until an evaluation of compatibility with the neighborhood subarea is completed. See Education Hill Neighborhood Plan Policy N-EH-20 and N-EH-21 in the Redmond Comprehensive Plan.

5. Review and Decision Procedures.

- a. Bear Creek, Education Hill, Grass Lawn, North Redmond, Willows/Rose Hill, Southeast Redmond, and Overlake Neighborhoods.
 - 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; in the Willows/Rose Hill Neighborhood it shall occur through the Type III process.

6. 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 RZC 21.20, *Affordable Housing*, and some other requirements specifically provided for in this section apply:

- a. Two-unit attached dwelling units made affordable to households earning 80% or less of King County median income under the requirements specifically provided for in this section are allowed as part of a preliminary plat application for residential subdivisions of 10 units or more.
- b. Two-unit attached dwelling units meeting the affordability requirements of this section shall not be subject to the density requirements set forth in the zone summary for the residential zone district, or the minimum lot size requirements of subsection C.1 of this section, but shall be subject to the minimum lot size requirements of the underlying zone as set forth in the zone use chart for the residential zone. (See RZC 21.08.020 through 21.08.140.)

- c. A covenant agreement, as required by RZC 21.20.040 must be recorded for all two-unit attached dwelling units allowed under this section and meeting the affordability requirements of this section.

No changes to 21.08.270 through 21.08.280.

21.08.290 Cottage Housing Developments

No changes to 21.08.290.A through 21.08.290.E

F. Supplemental Neighborhood Requirements.

1. Applicability.

- a. Cottage housing developments are allowed in:
 - i. Single-Family Constrained and Single-Family Urban zones in the North Redmond and Willows/Rose Hill Neighborhood, except properties zoned R-8; and
 - ii. Single-Family Urban zones in the Bear Creek, Grass Lawn, Education Hill, Southeast Redmond, and Overlake Residential Neighborhoods.
- b. Developments of less than four cottages are allowed in the Willows/Rose Hill and North Redmond Neighborhoods.
- c. Cottage housing developments shall not exceed eight cottages, not including accessory structures, within the East Education Hill Subarea as defined by Map N-EH-2 in the Neighborhoods Element of the Redmond Comprehensive Plan.

No changes to remainder of 21.08.290.F; no changes to remainder of 21.08.290; no changes to 21.08.300 through 21.08.370.

21.08.380 Special Requirements - Residential Land Adjacent to BP, MP, NDD2, NDD3, and I Zones

- A. **Purpose.** The purpose of the notification special requirements is to promote among potential new residents awareness of existing and potential business park, manufacturing and industrial uses when prospective residents are considering purchasing property located within, adjacent to, or near properties in Business Park, Manufacturing Park, Northeast Design Districts 2 or 3, or Industrial zones.
- B. **Applicability.** Notification as described in this division shall be required when:

1. A site is developed in a Residential zone that was created from an existing Business Park, Manufacturing Park, or Industrial zone;
 2. A site is developed in a Residential zone that is adjacent to or within 300 feet of a Business Park, Manufacturing Park, Northeast Design District 2 or 3, or Industrial zone (measured from the edge nearest the BP, MP, or I zone); or
 3. A residential development is created within an existing BP, MP, NDD2, NDD3, or I zone.
- C. **Requirements.** For the properties described in subsection RMZ 21.08.380.B of this section, the City shall require the owners of said properties, as a condition of land use entitlement, to record a Notice of Business Park, Manufacturing Park, Northeast Design District 2 and 3, and Industrial Uses against said properties, and all properties resulting from subdivision of the properties. The notice shall read as follows:
1. This property is within, adjacent to, or within 300 feet of property zoned Business Park (BP), Manufacturing Park (MP), Northeast Design District 2 (NDD2), Northeast Design District 3 (NDD3), or Industry (I). Activity may occur on such property that creates undesirable or detrimental impacts both day and night, including, but not limited to, noise, dust, light, and traffic. Uses on such property include various manufacturing, assembly, resource extraction, warehouse, entertainment, and other activities. It is the City of Redmond's policy to support existing and future uses in BP, MP, NDD2, NDD3, and I zones as allowed in the Redmond Zoning Code and Redmond Municipal Code, and that the undesirable and/or detrimental impacts described above are allowed up to the legal limit. Nothing in the Redmond Municipal Code or Redmond Zoning Code shall be construed to require that legal existing or future uses abate activities that are consistent with the Municipal Code and Zoning Code.
 2. This notice shall be recorded against this property and any future subdivisions of this property as long as the Business Park, Manufacturing Park, Northeast Design District 2 or 3, or Industrial zone that warranted this notice exists. This notice shall remain recorded against this property even if future subdivisions of the property are not within 300 feet of the Business Park, Manufacturing Park, or Industrial zone that warranted this notice.

No other changes to RZC 21.08

21.13.###, Marymoor Design District 3

A. Purpose.

The purpose of the Marymoor Design District 3 (MDD3) is to implement policy calling for a walkable subarea that develops in a way that supports Bear Creek, Lake Sammamish, Redmond’s drinking water aquifer, and other natural features. Shallow groundwater and lack of a stormwater outfall will require creative designs on the part of developers. To facilitate that, regulations are intended to allow developers to work within the natural constraints of the land. MDD3 will feature opportunities for living and community gathering, enhanced by proximity to Marymoor Park.

B. Maximum Development Yield.

Table 21.13.###A Maximum Development Yield					
		Base	Bonuses Available	Maximum	Illustrations
MDD3	FAR	0.90	Required affordable housing: 0.09 Additional affordable housing: 0.45	0.99 with 10% affordable housing; 1.35 with 20% affordable housing	
	Height	4 stories	Incentive program: 1 story	5 stories	

C. Use Standards for MDD3.

Section #	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Residential			
	Detached dwelling unit	Dwelling unit (2.0)	
	Size-limited dwelling		
	Cottage	Cottage (1.5, 2.0)	See RZC 21.08.290, <i>Cottage Housing Developments</i> , for specific site development requirements and supplemental neighborhood regulations that may apply. No density bonus applies because total development is governed by FAR.
	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, <i>Accessory Dwelling Units</i> , for specific regulations that may apply.
	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	See RZC 21.08.260, <i>Attached Dwelling Units</i> , for specific regulations related to design, review and decision procedures, and affordable housing exceptions.
	Manufactured home		See RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes and Mobile Homes</i> , for specific regulations that may apply.

Section #	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Multifamily structure	Studio dwelling unit (1.0) 1-bedroom dwelling unit (1.25) 2-bedroom dwelling unit (1.25) 3+-bedroom dwelling unit (1.5)	
	Dormitory	Bed (0.5, 1)	
	Single room occupancy unit		
	Housing services for the elderly	See special regulations.	<ol style="list-style-type: none"> 1. Parking requirements are as follows: <ol style="list-style-type: none"> a. Multifamily housing for senior citizens: Unit (0.5, 2.0) b. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) c. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) d. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) e. A Traffic Mitigation Plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
	Adult family home	Dwelling unit (2.0)	

Section #	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Arts, Entertainment, and Recreation			
	Parks, open space, trails and gardens	Adequate to accommodate peak use.	Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
Transportation, Communication, Information, and Utilities			
	Local utilities	Adequate to accommodate peak use.	A Conditional Use Permit is required.
	Regional utilities		
	Antenna support structures	N/A	<ol style="list-style-type: none"> 1. A Conditional Use Permit is required. See RZC 21.76.070.K, <i>Conditional Use Permit</i>. 2. See RZC 21.56, <i>Wireless Communication Facilities</i>, for specific development requirements.
	Antenna array and base station	N/A	A Conditional Use Permit may be required; see RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
	Large satellite dish	N/A	See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
	Amateur radio tower		
Education, Public Administration, Health Care, and Other Institutions			
	Family day care provider	Vehicle used by the business (1.0).	Family day care providers are permitted as home businesses. See RZC 21.08.340, <i>Home Business</i> , for specific regulations which may apply.
Other			
	Home business	Vehicle used by the business (1.0)	See RZC 21.08.340, <i>Home Business</i> , for specific regulations that may apply.

Section #	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Roadside produce stand	N/A	

D. Performance Standards for MDD3.

	Standard	Notes
Minimum setbacks	Front: 15 feet Side/interior: 5 feet Side street: 10 feet Rear: 10 feet Alley: 4 feet	
Maximum height	4 stories	Incentives can be used to increase to 5 stories.
Maximum FAR	Minimum: 0.90 Maximum: 0.99 with required affordable housing Maximum: 1.35 with 20% affordable housing	Incentives can be used to increase FAR to 1.35.
Maximum lot coverage by structures	55%	
Maximum impervious surface area	70%	1. Incentives can be used to increase to 75%. 2. Non-pollution-generating impervious surfaces shall be infiltrated.
Minimum landscaping	40%	Ecological score of 30 or greater required.
Truck traffic	See RMC 10.76.050	
Drive-through	Drive-through facilities are prohibited except	

	where expressly permitted elsewhere in this section.	
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E. Design Standards.

1. Purpose. The purpose of this section is to establish design criteria for properties in the Marymoor Design District that will guide development to be attractive in appearance and functionally integrated, take advantage of Marymoor Park as a visual and recreational amenity, and incorporate green spaces and green development into the district.
2. Development Along the Edge of Marymoor Park
 - a. Intent. The Marymoor Design District shares a border with Marymoor Park. Development on properties along this border should take advantage of Marymoor Park as a visual and recreational amenity, and should avoid creating or maintaining a wall between Marymoor Park and the Design District.
 - b. Design criteria.
 - i. No more than 50% of the park boundary shall be fronted with buildings so as not to create a wall of buildings along the park boundary.
 - ii. Buildings shall be designed to take advantage of the park as a visual amenity, such as by placing large windows onto the park.
 - iii. Developments shall provide connections to the park shown in the Southeast Redmond Neighborhood Connections Map in the Comprehensive Plan. These connections shall be landscaped in such a way that the landscaping draws attention to the existence of the connection and has the effect of creating a “green finger” from the park into the Design District.

F. Incentive Program.

	Maximum Incentive
Increase ecological score to 35 by incorporating items 7 and 19, or item 18.	1 additional story (to 5 stories)
Incorporate three community food gardens, each 4,000 square feet.	75% maximum impervious surface area (from 70%)
20% of homes affordable at 80% of area median income.	0.45 FAR increase (to 1.35, inclusive of all units and bonuses)
Reduce impervious surface area to 60%.	1 additional story

1. Features Explained.

- a. Increase ecological score to 35 by incorporating items 7 and 19, or item 18: incorporate vegetated walls and landscaped roofs, or incorporate green roofs according to the standards described in RZC 21.32.060, *Ecological Score Requirements*.
- b. Incorporate three community food gardens, each 4,000 square feet: provide land and planting-ready beds with appropriate soil for community food gardens open, at minimum, to residents of the development.
- c. 20% of homes affordable at 80% of area median income: start with the number of required affordable homes (10%) and double that number.
- d. Reduce impervious surface area to 60%: design the site to reduce total impervious surface area to 60%.

RZC 21.13.###, Northeast Design District

A. Purpose.

The purpose of the Northeast Design District is to create a transition from single-family residential areas in the south to industrial areas in the north and to provide opportunities for businesses that require larger footprints. The purpose is also to establish and maintain a transition from the urban development within the district to the rural areas east of the city limits. This will be accomplished by careful siting of buildings, vegetated buffers and park spaces, campus-like settings, and master planning. The performance zoning regulations in this chapter grant significant flexibility in terms of allowed uses while establishing district-specific design standards. Standards in this chapter emphasize transition from lower- to higher-intensity uses, creating neighborhood character and a sense of place through site and building design, and connecting this area to parks and regional trails located to the east. The Northeast Design District comprises three performance areas called NDD1, NDD2, and NDD3.

B. Maximum Development Yield.

Table 21.13.###A Maximum Development Yield					
Design District	Regulation	Base	Bonuses Available	Maximum	Illustrations
NDD1	FAR	0.50	Required affordable housing: 0.05	0.55	
	Height – residential	2 stories	Incentive program: 1 story	3 stories	
	Height – nonresidential	2 stories	TDRs or GBP: 1 story Incentive program: 2 stories	4 stories	
NDD2 and NDD3	FAR	N/A	N/A	N/A	
	Height	2 stories	3 stories	5 stories	

C. Use Standards for NDD1.

Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Residential			
	Detached dwelling unit	Dwelling unit (2.0)	
	Size-limited dwelling		
	Cottage	Dwelling unit (1.5, 2.0)	See RZC 21.08.290, <i>Cottage Housing Developments</i> , for specific site development requirements and supplemental neighborhood regulations that may apply. No density bonus applies because total development is governed by FAR.
	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, <i>Accessory Dwelling Units</i> , for specific regulations that may apply.
	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	See RZC 21.08.260, <i>Attached Dwelling Units</i> , for specific regulations related to design, review and decision procedures, and affordable housing exceptions.
	Manufactured home		See RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes and Mobile Homes</i> , for specific regulations that may apply.
	Multifamily structure	Studio dwelling unit (1.0) 1-bedroom dwelling unit (1.25) 2-bedroom dwelling unit (1.5) 3+-bedroom dwelling unit (1.75)	

Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Housing services for the elderly	See Special Regulations.	<ol style="list-style-type: none"> 1. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, <i>Retirement Residences</i>, for specific regulations which may apply. 2. A Conditional Use Permit is required for Residential Care Facilities. 3. A Conditional Use Permit is required for Long-Term Care Facilities. 4. Parking requirements are as follows: <ol style="list-style-type: none"> a. Multifamily housing for senior citizens: Unit (0.5, 2.0) b. Nursing home or long-term care facility: four patient beds (1.0, 1.0) c. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) d. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) 5. For retirement residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
	Adult family home	Dwelling unit (2.0)	
Arts, Entertainment, and Recreation			
	Community indoor recreation	Adequate to accommodate peak use	Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
	Parks, open space, trails, and gardens		Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
Transportation, Communication, Information, and Utilities			
	Local utilities	Adequate to accommodate peak use	
	Regional utilities		A Conditional Use Permit is required.

Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Antenna support structures		<ol style="list-style-type: none"> 1. A Conditional Use Permit is required. See RZC 21.76.070.K, <i>Conditional Use Permit</i>. 2. See RZC 21.56, <i>Wireless Communication Facilities</i>, for specific development requirements.
	Large satellite dish	N/A	See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
	Amateur radio tower		
	Antenna array and base station	N/A	A Conditional Use Permit may be required; see RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
Education, Public Administration, Health Care, and Other Institutions			
	Family day care provider	Vehicle used by the business (1.0).	Family day care providers are permitted as home businesses. See RZC 21.08.340, <i>Home Business</i> , for specific regulations which may apply.
Other			
	Home business	Vehicle used by the business (1.0).	See RZC 21.08.340, <i>Home Business</i> , for specific regulations that may apply.
	Roadside produce stand	N/A	

D. Performance Standards for NDD1.

	Standard	Notes
Notification special requirements		The notice requirements of RZC 21.08.380, <i>Special Requirements – Residential Land Adjacent to BP, MP, NDD2, NDD3, and I Zones</i> , apply.
Minimum setbacks – residential	<ol style="list-style-type: none"> 1. Front: 10 feet 2. Side/interior: 5 feet 3. Side street: 10 feet 4. Rear: 10 feet 5. Alley: 4 feet 	
Minimum setbacks – nonresidential	<ol style="list-style-type: none"> 1. 15 feet from streets. 2. 15 feet from property lines abutting properties with residential uses. 3. All other setbacks determined through required master planning process 	
Maximum height – residential	2 stories	Up to 3 stories with incentives.
Maximum height – nonresidential	2 stories	Up to 4 stories with incentives.
Maximum FAR	0.50	Must achieve 140-170 units in NDD1 through master plan.
Maximum impervious surface area	70%	Non-pollution-generating impervious surfaces shall be infiltrated to the extent feasible.
Minimum landscaping	40%	Ecological Score of at least 30 required.
Groundwater intrusion	Permanent intrusion of parking garages, basements, elevator pits, or similar structures into groundwater is prohibited. Note: foundations, auger cast piles, utilities, and similar structures that do not require dewatering are permitted.	
Truck traffic	See RZC 21.50.040 and RMC 10.76.050	
Drive-through	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.	

E. Use Standards for NDD2 and NDD3.

#	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
General Sales or Services			
	General sales or service	1,000 sq ft gfa (4.0, 5.0)	<ol style="list-style-type: none"> 1. Limited to 5% of site gross floor area. 2. For pet and animal sales and service: <ol style="list-style-type: none"> a. Boarding and training facilities must be located inside of a structure. 3. For animal kennel/shelter: <ol style="list-style-type: none"> a. Boarding facilities must be located inside of a structure. b. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete. c. The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems.
Manufacturing and Wholesale Trade			
	Manufacturing and wholesale trade	1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities			
	Transportation, communication, information, and utilities	1,000 sq ft gfa (2.0, 3.0)	<ol style="list-style-type: none"> 1. Heliports and float plane facilities prohibited. 2. Hazardous waste treatment and storage, primary: <ol style="list-style-type: none"> a. Prohibited within 1,000 feet of NDD1. b. Otherwise, a Conditional Use Permit required. 3. A Conditional Use Permit may be required for antenna array and base station and for antenna support structures; see RZC 21.56, <i>Wireless Communication Facilities</i>, for specific development requirements.

Automobile parking facility	N/A	Automobile parking facilities prohibited within 500 feet of NDD1.
Arts, Entertainment, and Recreation		
Arts, entertainment, and recreation	Adequate to accommodate peak use	Limited to 15% of site gross floor area. Prohibited within 500 feet of NDD1.
Education, Public Administration, Health Care, and Other Institutions		
Education, public administration, health care, and other institutions	Adequate to accommodate peak use	<ol style="list-style-type: none"> 1. Limited to 5% of site gross floor area. 2. For religious institutions: <ol style="list-style-type: none"> a. A seat is one fixed seat, or 18 inches on a pew or bench, or seven square feet in the general assembly area, including aisle space, but excluding stage, podium, lobby, and space for musical instruments. b. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. c. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. d. Off-site parking in residential zones is allowed only with a shared parking agreement with an existing institutional use, such as a school. e. A Traffic Mitigation Plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. f. Steeples, bell towers, crosses, or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) g. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons, is 60 feet. h. Institutions with a seating capacity greater than 750 seats shall: require a traffic study or other documentation deemed suitable by the Technical Committee that demonstrates that

			<p>there will be no significant adverse impacts to traffic operations on the adjacent street system; have a maximum building height of five stories; be set back five additional feet for every one foot in building height over 45 feet exclusive of rooftop symbolic icons; not contain accessory or stand-alone parking facilities; not contain primary or secondary schools; and shall require a Conditional Use Permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>i. Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial.</p>
Construction-Related Businesses			
	Construction-related businesses	1,000 sq ft gfa (2.0, 3.0)	
Other			
	Crop production	N/A	
	Roadside produce stand	N/A	<ol style="list-style-type: none"> 1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. 5. Administrative design review required for structures.
	Kiosk	N/A	
	Vending cart	N/A	

Drive-up stand		<ol style="list-style-type: none"> 1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. 5. Administrative design review required for structures. 6. Must submit circulation plan addressing queuing.
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F. Performance Standards for NDD2 and NDD3.

	Standard	Notes
Minimum setbacks	<ol style="list-style-type: none"> 1. 30 feet from arterials. 2. 250 feet from NDD1 boundary. 3. All other setbacks determined through required master planning process. 	
Maximum height	2 stories	Up to 5 stories with incentives.
Maximum impervious surface area	70%	Non-pollution-generating impervious surfaces shall be infiltrated to the extent feasible.
Minimum landscaping	40%	
Groundwater intrusion	Permanent intrusion of parking garages, basements, elevator pits, or similar structures into groundwater is prohibited. Note: foundations, auger cast piles, utilities, and similar structures that do not require dewatering are permitted.	
Truck traffic	See RZC 21.50.040 and RMC 10.76.050.	
Noise	See RMC 6.36.	NDD2 is a Class B zone. NDD3 is a Class C zone.
Drive-through	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.	

G. Design Standards.

1. Purpose. The purpose of this section is to establish design criteria for properties in the Northeast Design District that will guide development to be attractive in appearance and functionally integrated, and to promote a transition from less intense to more intense uses moving from south to north.
2. Development Along East Edge of Design District
 - a. Intent. The east edge of the Design District is also the east edge of the city and/or the urban growth area. It is where urban gives way to rural. Development in this area should emphasize that transition through site and building design.
 - b. Design criteria.
 - i. Common open spaces shall be oriented toward the city limit in order to provide views and opportunities to enjoy the rural area.
 - ii. No more than 50% of the city limit line, within a distance of 50 feet from the city limit line, shall be fronted with a building so as not to create a wall of buildings along the city limit line.
 - iii. No building shall be taller than two stories within 30 feet of the city limit.
3. Development Along North Edge of Woodbridge
 - a. Intent. The north section of Woodbridge is a single-family area and development immediately to the north of Woodbridge should create a gradual transition to more intense uses.
 - b. Design criteria.
 - i. No building shall be taller than two stories within 100 feet of the north edge of Woodbridge.
4. Transition from Less Intensive to More Intensive Uses.
 - a. Intent. The Northeast Design District is intended to facilitate a transition from less intensive to more intensive uses moving from south to north. Development in both NDD1 and NDD2 should avoid direct lines of sight between NDD1 and NDD2.
 - b. Design criteria.
 - i. Structures shall be designed to minimize views from NDD1 into NDD2 and instead orient views from NDD1 to the rural area, parks, areas internal to NDD1, or to other residential areas to the south.
 - ii. Landscaping shall be designed and located to minimize views between NDD1 and NDD2, with Type I plantings used to screen industrial or commercial uses within 1,000 feet of NDD1. Landscaping shall be tiered and multistoried and shall have the effect of creating a visual buffer between NDD1 and NDD2.
 - iii. Internal circulation shall be designed to minimize views between NDD1 and NDD2. For example, avoid long, straight sections of roadway.

- iv. In areas of NDD2 that are within 1,000 feet of NDD1, internal vehicle circulation systems shall be screened with Type I plantings that are at least five feet wide.
5. Create a Sense of Place and Neighborhood Character.
- a. Intent. Development in the Northeast Design District should create a sense of place and neighborhood character so that it is attractive to people who live or work there.
 - b. Design Criteria.
 - i. Developments shall primarily rely on pedestrian-scale lighting in areas of pedestrian circulation.
 - ii. Developments shall incorporate benches along internal circulation paths.
 - iii. Residential and nonresidential developments that provide common open space or pocket parks shall design such spaces to be attractive for recreation for people of all ages.

H. Incentive Program.

	Applicable Performance Areas	Maximum Incentive
Reduce impervious surface area to 60%	NDD1	1 additional story
Increase ecological score to 46 by incorporating items 18 or 19, 6 or 20, and 7, 13 and 17	NDD1	1 additional story
Additional buffering	NDD2	1 additional story
Structured parking	NDD2	1 additional story
Reduced impervious surface area to 60%	NDD2	1 additional story
Stormwater pond land dedication	NDD2	Up to 3 additional stories, depending on amount of land provided.

Maximum height with incentives: 3 stories (NDD1 residential), 4 stories (NDD1 non-residential), 5 stories (NDD2)

1. Features Explained.
- a. Reduce impervious surface area to 60%: design the site to reduce total impervious surface area to 60%.
 - b. Increase ecological score to 46 by incorporating items 18 or 19, 6 or 20, and 7, 13 and 17: incorporate green roofs or landscaped roofs, additional replacement trees or canopy-forming trees, and vegetated walls, land for community food gardens and pervious paving for non-pollution-generating impervious surfaces, according to the standards described in RZC 21.32.060, *Ecological Score Requirements*.
 - c. Additional buffering: place buildings and any parking structures at least 300 feet from the NDD1 boundary.

- d. Structured parking: provide at least half of all required parking in a parking structure rather than a surface lot.
- e. Stormwater pond land dedication: dedicate at least one-half acre of land for a stormwater pond. A development earns one additional allowed story for all buildings on the development site for each half-acre of land dedicated. The dedicated land shall be consistent with the needs identified in the Southeast Redmond Regional Stormwater Facilities Plan or its successor.

i. Master Planning.

1. **Applicability.** Master Plans are required for all developments encompassing at least three acres. Master Plans are optional for all other sites. When a Master Plan has been approved by the City, site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Plan (the "Plan Area") rather than on a site-by-site basis, provided the approved Master Plan demonstrates the ability to comply with the requirement in question. For example, in the case of a development application for a site that is part of an area controlled by an approved Master Plan, if the plan designates the maximum lot coverage of structures and such areas are sufficient to meet maximum lot coverage requirements applied to the entire Plan Area, then an individual site plan need not demonstrate compliance with maximum lot coverage requirements.
2. Master Plans must demonstrate all of the following:
 - a. Ability to comply with all standards of this and other applicable chapters of the Redmond Zoning Code.
 - b. If the scope of an applicant's proposal includes some but not all of NDD1, the ability to site 140 to 170 homes in NDD1 as part of future development by the same or another applicant.
 - c. If the scope of an applicant's proposal includes some but not all of NDD2, the ability to develop the balance of NDD2 in a manner that is consistent with Southeast Redmond Neighborhood policies and this chapter of the Redmond Zoning Code, such as by including a general land use and site design concept showing hypothetical future phases.

21.14.010 Neighborhood Commercial 1 (NC-1)

No changes to subsections A-D.

- E. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-1) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential			
1	Residential	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Prohibited in NC-1 zones bordering 188 th Avenue NE in Southeast Redmond.
2	Mixed-use residential		
General Sales or Service			
3	Consumer goods sales or service, other than heavy or durable	1,000 sq ft gross floor area (2.0, 3.0)	
4	Grocery, food, beverage, and dairy		
5	Professional services		
6	Full-service restaurant		
7	Cafeteria or limited-service restaurant		
8	Personal services		
Transportation, Communication, Information, and Utilities			
9	Rapid charging station		Permitted only when three sides of site abut nonresidential zone.
10	Battery exchange station		
11	Communications and Information	Adequate to accommodate peak use	Only libraries are permitted.
12	Large Satellite Dishes/Amateur Radio Antenna(s)		Subject to RZC 21.56, <i>Wireless Communication Facilities</i> .
13	Antenna Array and Base Stations		A Conditional Use Permit may be required; see RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
14	Antenna Support Structures		Subject to RZC 21.56, <i>Wireless Communication Facilities</i> . Conditional Use Permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
15	Local utilities		
16	Regional utilities		Conditional Use Permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
Arts, Entertainment, and Recreation			

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
17	Museums and other special purpose recreational institutions	1,000 sq ft gross floor area (2.0, 3.0)	
18	Amusement, sports, or recreation establishment		
19	Natural and other recreational parks		
Education, Public Administration, Health Care, and Other Institutions			
20	Government functions	Employee during maximum shift (1.0,1.0)	Limited to 1,000 square feet gross floor area per establishment. Excludes maintenance shops.
Other			
21	Water-enjoyment use	Adequate to accommodate peak use	Only allowed in the Bear Creek shoreline jurisdiction downstream of Avondale Road on Union Hill Road, Redmond Way, or SR 520; and in the Sammamish River shoreline jurisdiction at NE 85th Street or NE 90th Street.
22	Kiosk		Within the shoreline jurisdictions of Bear Creek and the Sammamish River, limited to uses associated with water enjoyment. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. Structures shall be secured to prevent tipping and endangering public safety. Maximum size is six feet wide by ten feet long. Administrative design review required for structures.
23	Vending cart		
24	Drive-up stand	1,000 sq ft gross floor area (2.0, 3.0)	Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. Structures shall be secured to prevent tipping and endangering public safety. Maximum size is six feet wide by ten feet long. Administrative design review required for structures. Must submit circulation plan addressing queuing.

F. Design Standards for NC-1 Zone in Southeast Redmond.

1. Purpose. The purpose of this section is to establish design criteria specific to properties in the NC-1 zone in Southeast Redmond in order to guide development to be functionally and aesthetically compatible with nearby residential and employment uses.
2. Development Along 188th Avenue NE.
 - a. Intent. The NC-1 zone along 188th Avenue NE is intended to provide small-scale sales and service uses primarily serving people who live or work nearby in a way that

maintains or enhances quality of life for those working or living in the immediate vicinity, and in a way that integrates with existing parks, residential development, and the natural environment.

b. Design Criteria.

i. Development in this zone shall provide direct nonmotorized access to Southeast Redmond Park.

ii. Vehicles shall access development in this zone exclusively from 188th Avenue NE or a side street, but in no case shall vehicle access be from any street in a residential zone or NDD1.

iii. At least half of any proposed open space and outdoor seating areas shall be oriented toward Southeast Redmond Neighborhood Park to have the effect of integrating the development with the park.

iv. Non-pollution-generating impervious surfaces shall be infiltrated to the extent feasible.

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

RZC 21.20 AFFORDABLE HOUSING

21.20.010 Purpose

The purpose of this chapter is to:

- A. Implement the responsibility of the City under the State Growth Management Act to provide for housing opportunities for all economic segments of the community.
- B. Help address the shortage of housing in the city for persons of low and moderate incomes, helping to provide opportunities for low- and moderate-income persons who work in the city to live here, rather than in locations distant from employment that contribute to increased length and number of vehicle trips.
- C. Help facilitate an adequate affordable housing supply in the city by offsetting the pressure on housing costs resulting from high job growth and construction of high-end housing.
- D. Preserve and create opportunities for affordable housing as the city continues to grow.
- E. Encourage the construction of housing that is affordable to senior citizens of Redmond.

21.20.020 Applicability

- A. This chapter applies to:
 1. All new residential and mixed-use developments within the Downtown, Overlake, Bear Creek, Willows/Rose Hill, Grass Lawn, North Redmond, Southeast Redmond, and Education Hill Neighborhoods;
 2. All new senior housing developments and congregate care dwelling units, not including nursing homes.

No changes to RZC 21.20.030 through 21.20.050

21.20.060 Supplemental Requirements

A. Willows/Rose Hill Neighborhood.

1. As provided for in Comprehensive Plan policy N-WR-E-7, the allowed density shall be seven units per acre for a demonstration project in which at least 20 percent of the total dwelling units are affordable. Other bonuses allowed by the RZC may be used in addition to this bonus.

B. Southeast Redmond Neighborhood.

1. Consistent with policy HO-38 and N-SE-22, properties rezoned from GC or R-12 to R-30 as part of the Southeast Redmond Neighborhood Plan Update (Ord. 2###) shall be required to provide 10% of units in development of 10 units or more as low-cost affordable housing units. The bonus provisions of RZC 21.20.030.D shall apply.

No change to remainder of chapter

No changes to sections .010-.050

21.32.060 Ecological Score Requirements

- A. The purpose of this section is to enhance the ~~City's~~ city's ecological functions by promoting water conservation, restoring and preserving habitat, increasing energy efficiency, and creating value through significant economic, social, and environmental benefit. This requirement is designed to increase the quality and canopy of planted areas within the ~~City~~ city while promoting flexibility in design of landscaped areas.
- B. An applicant is required to comply with ecological score requirements below ~~when a required landscaped area exceeds 500 square feet:~~
 - ~~1. With the exception of the MDD3 and Northeast Design Districts, when a required landscaped area exceeds 500 square feet, a~~ An applicant shall achieve an ecological score of 20 or greater, based on the techniques listed in the table below, in any combination.
 - ~~1-2. In the MDD3 and Northeast Design Districts, an applicant shall achieve an ecological score of 30 or greater, based on the techniques listed in the table below, in any combination.~~
 - ~~2-3. Scoring of points are~~ is awarded on the basis of a technique's overall ecological benefit.
 - ~~3-4. Techniques listed with an "*" can achieve an additional score of one point for every increase of 10-percent~~%. For example, using a technique that requires 40% ~~percent~~ of trees to be preserved, an additional point shall be awarded as follows:

Technique: ~~40-percent~~ Tree Preservation

Additional Point: ~~10-percent~~ of 40 = ~~44-percent~~ tree preservation

~~4-5. Every landscape plan shall include a minimum of three different techniques to achieve the total score and any one technique cannot exceed a maximum score of 10 points.~~

~~5-6. Techniques incorporating stormwater solutions shall comply with RMC Chapter 15.24, Clearing, Grading, and Stormwater Management.~~

Table 21.32.060 Ecological Score Requirements				
Technique	Points Awarded - Downtown	Points Awarded - Overlake Village	Points Awarded - MDD3 and NDD	Points Awarded - Other citywide zones
1. 25-percent of the plants installed are Northwest adaptive and 25-percent % of the plants installed are native.*	5 points	5 points	<u>5 points</u>	5 points
2. 40-percent of existing significant trees includes landmark are retained.	3 points	3 points	<u>7 points</u>	7 points
3. Minimum of 25-percent % of proposed trees are is are evergreens.	3 points	3 points	<u>5 points</u>	5 points

**Table 21.32.060
Ecological Score Requirements**

4. Minimum of 25% <u>percent</u> of evergreen trees are is <u>greater than 10 feet high at installation.</u>	3 points	3 points	<u>5 points</u>	5 points
5. Minimum of 25% <u>percent</u> of deciduous trees are is <u>are 3-inch caliper or greater at installation.</u>	3 points	3 points	<u>5 points</u>	5 points
6. 10% <u>percent</u> increase over the minimum number of required replacement trees, street trees, or parking lot trees. *	3 points	3 points	<u>7 points</u>	5 points
7. Vegetated walls (including trellis, green tower, or similar features) that have a minimum area of 300 square feet. Additional points in increments of three shall be awarded for every 300 square feet of vegetated walls provided.	5 points	5 points	<u>5 points</u>	3 points
8. Proposed water features use recycled water.	3 points	3 points	<u>3 points</u>	3 points
9. Minimum of 25% <u>percent</u> of landscaped areas are <u>are</u> designed with long-term irrigation from harvested rainwater (such as rain barrels). *	3 points	3 points	<u>5 points</u>	5 points
10. Minimum of 25% <u>percent</u> of landscaped areas are <u>are</u> designed with landscaping that does not require irrigation after a three-year period.	3 points	3 points	<u>3 points</u>	3 points
11. Minimum of 50% <u>percent</u> of landscaped areas where native soils are preserved on-site	4 points	4 points	<u>7 points</u>	7 points
12. Minimum of 50% <u>percent</u> of required planting areas in disturbed soils are amended.	3 points	3 points	<u>3 points</u>	3 points
13. 5% <u>percent</u> of common open space, or 25 square feet per unit, is reserved as a food garden. *	5 points	5 points	<u>7 points</u>	3 points
14. Use of rain gardens, bioretention swales, engineered swales, and/or engineered wetlands that treats 25% <u>percent</u> of pollution-generating impervious surfaces	N/A	5 points	<u>5 points</u>	5 points
15. Use of rain gardens, bioretention swales, engineered swales, and/or engineered wetlands for 25% <u>percent</u> of non-pollution-generating impervious surfaces. *	5 points	5 points	<u>5 points</u>	5 points
16. Permeable paving of 25 percent of paved areas within a site of pollution-generating impervious surfaces*	N/A	5 points		5 points
17. Use of Permeable paving for 25% <u>percent</u> of non-pollution-generating paved areas within a site. *	5 points	5 points	<u>5 points</u>	5 points
18. Green roofs that provide 10% <u>percent</u> of roof coverage. *	5 points	5 points	<u>7 points</u>	5 points
19. Landscape r <u>Roofs</u> that provide 10% <u>percent</u> of roof coverage. *	2 points	2 points	<u>5 points</u>	2 points
20. Installed trees that will attain an average 30-foot-spread canopy in 10 years within parking lots.	5 points	5 points	<u>7 points</u>	3 points
21. 10% <u>percent</u> of roof coverage dedicated to solar panel installation. *	5 points	5 points	<u>5 points</u>	5 points

No changes to remainder of chapter.

RZC 21.38 OUTDOOR STORAGE, RETAIL DISPLAY, AND GARBAGE AND RECYCLING ENCLOSURES

i Outdoor Storage User Guide

21.38.010 Outdoor Storage and Retail Display

A. Purpose. The purpose of this section is to:

1. Create an attractive and economically healthy community by allowing for outdoor retail display as an accessory use to a permitted use.
2. Provide economic opportunities for existing businesses while encouraging pedestrian activity in commercial areas.
3. Create safe and attractive walkways within Downtown, Overlake, General Commercial, and Neighborhood Commercial zones, and control of storage or display of materials to allow the minimum amount necessary to encourage quality development and avoid creation of a nuisance. (Ord. 2416)
4. Provide protection for existing parking areas and walkways from impacts of outdoor storage.
5. Ensure that adequate opportunity is allowed for the outdoor storage of vehicles and materials in residential zones while not impacting the character and uses intended for those zones.

B. Applicability.

1. The provisions of this chapter apply to all outdoor storage and retail displays within the city with the exception of:
 - a. Parking lots covered by RZC 21.40.010, *Vehicle Parking*;
 - b. RV parking and storage covered by RZC 21.40.010.G, *Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods*; and
 - c. Outdoor storage associated with emergency situations such as utility repairs; and items stored on a site during construction.

C. Outdoor Storage Standards. Outdoor storage shall be allowed as provided in the table titled "Requirements for Outdoor Storage." Transition Overlay Standards relating to outdoor storage shall apply as provided for in RZC 21.50.030, *Use, Operations, and Development Standards in a Transition Overlay*.

Table 21.38.010 Requirements for Outdoor Storage				
Zone	Type of Storage Permitted	Size and Height Requirements	Location Restrictions	Screening Requirements
Downtown, OV, NC-1, NC-2	None	N/A	N/A	N/A
GDD, GC	Bulk and Non-Bulk	Maximum height of ten-10 feet	Bulk Storage cannot be located between the building and the front street. Non-Bulk Storage shall be moved indoors during close of business.	Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen. Screening shall be adequate to provide a solid barrier at least six feet in height. It may include fences, walls, earth berms, or vegetation.
UR, RA-5, BP, OBAT,	Bulk and Non-Bulk	Maximum height 20 feet		
NDD3, MP and I	Bulk and Non-Bulk	Maximum height 20 feet		
NDD2	Bulk and Non-Bulk	Maximum height 20 feet	Bulk Storage cannot be located between the building and the front street. Non-Bulk Storage shall be moved indoors during close of business.	Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen. Screening shall be adequate to provide a solid barrier at least six feet in height. It may include fences, walls, earth berms, or vegetation.
BCDD, NDD1, MDD3, and R	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones.	See Outdoor Storage in Residential Zones

(Ord. 2416)

D. Prohibited Locations for Outdoor Storage. Outdoor storage is prohibited as follows:

1. In floodways;
2. Within shoreline setbacks indicated in RZC 21.68.060, *Shoreline Buffers*; and critical area buffers as identified in RZC 21.64.020.B, *Stream Buffers*; RZC 21.64.030.B, *Wetland Buffers*; and RZC 21.64.060.B, *Landslide Hazard Area Buffers*;
3. On slopes greater than 15% percent;
4. In industrial and business park areas which that adjoin residential districts;
5. In required parking stalls;
6. In areas where outdoor storage causes traffic, pedestrian circulation, or safety problems as determined by the Administrator, or where a minimum five-foot width of walkway does not remain clear and free of obstructions;
7. Any materials that attract animals, birds or vermin; and
8. Within emergency fire lanes.

E. Covering and Containing Outdoor Storage. Hazardous materials or deleterious substances that have the potential to threaten stormwater, soil, or groundwater quality shall be stored within secondary containment and under cover to prevent contact with precipitation and stormwater. Compliance with WAC 173-218 Underground Injection

Control (UIC) regulations shall be demonstrated for outdoor storage areas that drain to infiltration.

F. Outdoor Storage in Residential Zones.

1. Limitations. Outdoor storage is prohibited in all residential zones except when the items stored are customarily associated with and accessory to the use of the dwelling and comply with the requirements of this section. Outdoor storage in RA-5 zones shall comply with the standards listed above in the Requirements for Outdoor Storage table of this chapter.
2. Allowed Outdoor Storage. Items customarily associated with the residential use of a dwelling may be stored outside provided the following conditions are met:
 - a. Outdoor storage may only take place outside of the front yard setbacks and side yard setbacks.
 - b. Except for vehicles allowed under RZC 21.08.340, *Home Business*, or sections ~~FE.3~~ or ~~FE.4~~ below, outdoor storage shall not be visible from a public or private street. Fences, landscaping, or a building wall may be used to ensure that an outdoor storage area is not visible from the street.
 - c. Outdoor storage areas shall not prevent emergency access to the residence or any accessory structure.
 - d. Outdoor storage shall not cover more than 200 square feet of land area.
 - e. Except for motor vehicles allowed under RZC 21.08.340, *Home Business*, or sections ~~FE.3~~ or ~~FE.4~~ below, materials stored outdoors shall not be owned by or used in any business or industry including a home business.
 - f. Except for vehicles allowed under RZC 21.08.340, *Home Business*, or sections ~~FE.3~~ or ~~FE.4~~ below, materials stored outdoors shall not exceed a height of six feet nor shall they be stacked or stored higher than six feet.
3. Recreational and Utility Vehicles. See RZC 21.40.010.G, *Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods*.
4. Commercial Vehicles.
 - a. Allowed Commercial Vehicles.
 - i. Within a residential zone, no more than one commercial vehicle may be parked on a lot(s) occupied by a residence or on a street(s) adjoining the residence. Where a lot includes more than one residence, one commercial vehicle may be parked on the lot(s) or an adjoining street for each residence. Notwithstanding this provision, where an accessory dwelling and a primary dwelling occupy one

or more lots, only one commercial vehicle may be parked on the lot(s) occupied by the residences or on the street(s) adjoining the residences.

- ii. The commercial vehicle shall be operable.
- iii. Other than cleaning the commercial vehicle, maintenance and repairs shall not be performed on the commercial vehicle within a residential zone except on the premises of a home business that meets the requirements of RZC 21.08.340, *Home Business*.
- iv. The commercial vehicle shall not be parked or stored on a lawn or in any landscaped area.

b. Prohibited Commercial Vehicles. Except as provided in section ~~FE~~.4.c below, and RZC 21.08.340, *Home Business*, and except as to school buses parked or stored on the property of a school or religious institution, truck tractors, truck tractor trailers, vehicles over 10,000 pounds gross weight, and commercial vehicles that do not comply with section ~~FE~~.4 shall not be parked or stored within a residential zone.

c. Vehicles used in a business may be parked in a residential zone when making pickups or deliveries or being used in conjunction with the performance of a service on property within a residential zone.

5. Storage, Shipping, or Moving Container.

i Administrative Interpretation: Storage, Shipping, or Moving Container

a. A rented, leased, purchased, or assembled storage, moving, or shipping container, when associated with the construction of a home, or homes, in a subdivision, may be located anywhere on a property within the R-1 to R-30 residential land use zones. Any rented, leased, purchased, or assembled storage, moving, or shipping container associated with construction permits must be removed no later than 60 days after the issuance of a certificate of occupancy or final inspection approval for the construction.

b. Rented, leased, purchased, or assembled storage, moving, or shipping containers within the R-1 to R-30 residential zones that are not associated with construction permits may be placed temporarily on a driveway and/or hard surface only, providing that:

- i. Any and all containers are visible from a public right-of-way;
- ii. Any and all containers fit entirely on the driveway and/or hard surface;
- iii. Containers are not stacked;

- iv. Any and all containers do not protrude onto any part of any sidewalk or public right-of-way without the owner or agent of the property having first obtained a Street Use Permit;
- v. Any and all containers are not located in a site distance triangle; and
- vi. Any and all containers remain on the property for no more than 60 calendar days in any 365 calendar day period. The 365 calendar day period commences the first day that the container is located on-site.

G. **Outdoor Retail Display Standards.** Outdoor ~~Retail-retail D~~display shall comply with the following criteria:

- 1. The outdoor retail display shall be accessory to a permitted retail use;
- 2. The total space allowed for outdoor retail display shall not exceed 50%~~-percent~~ of the length of the storefront, provided that a minimum area of 32 square feet shall be allowed in any event;
- 3. Retail items must be displayed in a neat and orderly manner, and remain in the area specified for its display;
- 4. Retail display shall not be located within required fire lanes or required parking stalls;
- 5. Retail display shall not be located within the public right-of-way without required permits and shall maintain a clear zone of a minimum of 44 inches in width to accommodate pedestrian access along sidewalks;
- 6. Safe ingress and egress to the site, visibility for transportation, and pedestrian access shall be maintained;
- 7. The location of the retail display shall be established as a condition of approval of any applicable permits.

Effective on:9/17/2011

21.38.020 Garbage and Recycling Enclosures

A. **Purpose.** The purpose of these standards is to ensure that new construction incorporates the space required for on-site garbage and recycling containers including food waste collection by:

- 1. Establishing mandatory minimum storage space requirements for multifamily residential and nonresidential buildings; and
- 2. Providing location and design guidelines that will assist the applicant in the development of such spaces.

B. **Exemptions.** The following are exempt from the requirements of this division:

- 1. Multifamily dwellings that will be served by curbside collection at each unit;

2. Detached single-family dwelling units, parks, and construction sites; and
3. Structural alterations to existing uses that do not increase gross floor area.

C. **Disposal System and Storage Space Requirements.** The following minimum space requirements for recycling and garbage enclosures shall be incorporated into the design of all multifamily and nonresidential buildings:

Table 21.38.020 Disposal System and Storage Space Requirements	
Land Use	Disposal System and Storage Requirement
Multifamily residential and hotels	1.5 square feet per dwelling unit or room and accommodate one garbage and one recycling container
Office, educational, and institutional developments	2 square feet for 1,000 square feet of gross floor area; maximum of 1,000 square feet
Manufacturing and general commercial developments	3 square feet for 1,000 square feet of gross floor area; maximum of 1,000 square feet
Retail development	3 square feet for 1,000 square feet of gross floor area;

D. **Location and Accessibility.**

1. Enclosures shall not interfere with the primary use of the site and shall:
 - a. Minimize exposure of residents or employees to waste-related noise and odor.
 - b. Minimize conflicts between collection trucks and pedestrian or vehicular traffic.
 - c. Not be located in required yards, critical area buffers, utility corridors, or easements.
 - d. Not be located within 12 feet of a fire hydrant, unless approved by the Fire Department.
2. The enclosures for multifamily residential developments shall be located in collection points as follows:
 - a. There shall be one collection point for every 30 dwelling units.
 - b. No dwelling unit within the development shall be more than 200 feet from a collection point.
3. Enclosures for nonresidential development may be centrally located.

E. **General Standards.** The following provisions shall apply to all garbage and recycling enclosures that contain receptacles served by commercial collection equipment.

1. Enclosures shall be incorporated into the designs for multifamily and nonresidential buildings.
2. **Drainage.** The drainage area of uncovered storage enclosures must be restricted to 200 square feet. Storage areas that exceed 200 square feet must be covered. Please refer to the

City of Redmond's *Clearing, Grading, and Stormwater Management Technical Notebook* for additional requirements relating to drainage of storage enclosures.

3. **Weather Protection.** Storage containers shall be protected from weather damage by using containers that are largely weatherproof or by covering the storage area. Roofed storage areas must be accessible to haulers and collection equipment.
 4. **Gate Openings.** Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet. Gate materials shall be consistent with the materials and design of the primary structure(s).
- F. **Review and Approval.** The proposed site plan and enclosure detail shall be submitted to the City and City's contracted solid waste hauler for review and approval. Before a building permit can be issued, a form from the City's contracted solid waste hauler accepting the relevant container location and enclosure detail must be submitted.

RZC 21.50 TRANSITION OVERLAY AREAS

21.50.010 Purpose

The purpose of this division is to:

- A. Set performance standards and create transition areas as a means of implementing the policies of the Redmond Comprehensive Plan promoting land use compatibility;
- B. Use ~~of~~ techniques such as citywide development and performance standards in order to minimize potential conflicts between abutting higher and lower intensity zones; and
- C. Regulate site design, construction, uses, and site operations in transition areas within higher intensity zones in order to protect the character of abutting lower density zones.

Effective on: 4/16/2011

21.50.020 Transition Overlay Areas

- A. Transition Overlay Areas.
 1. Transition Overlay regulations shall apply to those portions of "complying zones" within the Transition Overlay area, as designated in RZC 21.50.020.A.5, *Protected and Complying Zones*.
 2. The Administrator may waive some or all of the regulations of this division where a proposed development in a complying zone consists of uses and activities whose noise, glare, light trespass, outdoor storage, and other similar site and building impacts are equal to or less than what is allowed for development in the abutting protected zone. Where such a waiver is granted, the proposed development in the complying zone must:
 - a. Comply with site requirements for the abutting protected zone as shown in the Allowed Uses and Basic Development Standards table in the zone chapter;
 - b. Provide a site plan and perimeter landscaping plan that protects development in the abutting protected zone from adverse impacts resulting from the proposed development; and
 - c. Restrict the uses and activities of the proposed development to those on which the waiver was based.

Notwithstanding the above, the City may impose select requirements of this division where it determines that doing so would mitigate adverse impacts resulting from the proposed development.

3. Transition Overlay development standards shall apply in addition to the development standards applicable in the underlying zone. Where there is a conflict between the standards, the most restrictive shall apply.
4. Property in complying zones rezoned to a protected zone on or after April 14, 2007, shall not be designated "protected," as designated in subsection A.5 below, nor shall property in zones that would otherwise be designated "complying" as a result of that rezone be designated as such. Instead, the developer of the property rezoned to a complying zone shall have the responsibility of providing within the property's own boundaries protections that would otherwise be accorded to "protected" zones in this chapter. Those protections would buffer uses in protected zones from, and mitigate the impacts associated with, uses typical of complying zones, which may include, but are not limited to, various manufacturing, assembly, warehouse, entertainment, and other uses that operate both at day and at night, at noise levels consistent with existing regulations governing complying zones. The mitigation may be achieved through visual and audio screening, increased setbacks, building placement, open space, landscaping, architectural screening, berms, fences, topographical separation, or other methods that meet the intent of this provision as determined by the Administrator.

~~5.~~ Protected and Complying Zones.

~~A.5.~~

6. Except as otherwise provided in this division, the Transition Overlay shall be located within the complying zone.

Table 21.50.020 Protected Zones					
	Protected Zones (Protected by Transition Overlay Regulations)				
	UR, RA, S	R-1, R-3	R-4 - R-8, ORS1	R-12 - R-30, NDD1, MDD3, ORM2	
Complying Zones (Required to Comply with Transition Overlay Regulations)	R-12, R-18, NDD1	Δ	O	O	
	R-20, R-30, NC-1, NC-2, MDD3	Δ	♦	O	
	GC, BP, OBAT, MP, I, NDD2, NDD3	Δ	♦	♦	O
	GDD	Δ	♦	♦	Δ

**Table 21.50.020
Protected Zones**

Protected Zones (Protected by Transition Overlay Regulations)				
	UR, RA-5	R-1, R-3	R-4 – R-8, ORS1	R-12 – R-30, MDD1 , MDD2 , ORM2

TABLE NOTES:

- ◆ A 300-foot-wide Transition Overlay shall apply.
- A 150-foot-wide Transition Overlay shall apply.
- Δ Where the Administrator determines that, because of potential adverse impacts resulting from allowed uses and intensities in the complying zone, the transition overlay regulations shall apply, the Administrator shall assign a Transition Overlay width up to 300 feet. The specific width of the Transition Overlay shall be the minimum width deemed necessary by the Administrator to be sufficient to protect development in the protected zone from the potential adverse impacts of the allowed uses and intensities in the complying zone.
- 1 ORS (Outside Redmond Single-Family) refers to primarily single-family residential zones in neighboring jurisdictions that have an allowed density of eight or fewer housing units per gross acre.
- 2 ORM (Outside Redmond Multifamily) refers to primarily small lot single-family residential zones and primarily multifamily residential zones in neighboring jurisdictions that have an allowed density greater than eight units per gross acre. (Ord. 2614)

A.

7. The Transition Overlay shall be measured at right angles along the boundary of the complying zone, except as described in subsection A.8 of this section.
8. The Transition Overlay shall include the following areas within the protected zone:
 - a. Street and railroad rights-of-way;
 - b. The Sammamish River, parks or easements for park and open space uses owned by a public agency, and trail rights-of-way or corridors where a public agency owns or leases the right-of-way or corridor or has an easement or equitable servitude for the right-of-way or corridor;
 - c. Native Growth Protection Areas and easements or equitable servitudes with similar purposes; and
 - d. Undeveloped critical areas and their buffers where structure construction is generally prohibited through RZC 21.64, *Critical Areas Regulations*, provided that the Technical Committee determines that the area is unlikely to ever be developed based on the nature and extent of the critical area.

Effective on: 9/17/2011

21.50.030 Use, Operations, and Development Standards in a Transition Overlay

A. Use and Operations Standards and Limitations in a Transition Overlay.

1. Outdoor nonemergency maintenance and testing activities may only take place from 7:00 a.m. to 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 6:00 p.m. Saturday. No

maintenance and testing activities may take place on legal holidays. Emergency maintenance activities may take place at any time and on any day.

2. All exterior work activities ordinarily allowed by the underlying zone shall be prohibited except for the following uses: restaurants, plant nurseries, entertainment and recreation uses that are commonly performed outside, sales of motor vehicle fuels, car washes, parking lots, outdoor markets, and sidewalk sales. This regulation does not apply in transition overlay areas in the Industry zone.
3. Except for in the Industry (I) zone, no exterior storage of goods or materials shall be allowed within the Transition Overlay. Exterior storage of construction materials and construction equipment during temporary construction activities is allowed.

B. Site and Building Design Standards in a Transition Overlay.

1. Site Design Standards.
 - a. Uses shall be located on a site so as to minimize adverse impacts on protected zones.
 - b. Streets, driveways, parking, parking structures, and other vehicle use areas shall be designed, located, constructed, and maintained to minimize the impacts on protected zones of noise, and direct and reflected light trespass. Joint use driveways shall be used where possible. Parking structures shall be designed and constructed to minimize light from cars and lighting within the structure spilling over or intruding into protected zones.
 - c. New driveways, curb cuts, and streets shall be located, designed, and constructed to minimize cut-through traffic in protected zones. The Technical Committee may authorize an exception to this requirement when compliance would create an undue hardship on the applicant.
 - d. Surface parking lots, loading areas, and refuse collection areas shall be located away from bordering protected zones and screened from street level views. This screening shall be done by placing the areas behind buildings or by the use of berms, hedges, walls, or equivalent or better methods. The Technical Committee may authorize an exception to this requirement when compliance would create an undue hardship on the applicant.
 - e. Loading and refuse collection areas shall not be located within a front setback or within the Overlake Business and Advanced Technology Zone Height and FAR Limit Overlay described in RZC 21.12.210.C, *Building Height*.
 - f. Nearby topography, vegetation, street patterns, parking configuration, building massing, and building and site design should be considered in order to result in a compatible fit between the proposed development and existing residential developments.

2. Building Design Standards.

- a. Building surfaces and design shall minimize light reflecting into protected zones and allowing light from inside the building to intrude into residential zones. Glass curtain walls, metallic wall or roof coverings, or similar materials shall not face residential zones.
- b. Building facades visible from protected zones shall be stepped back or projected forward at intervals to provide a minimum of 40% percent facade modulation. The minimum depth of modulation shall be one foot and the minimum width shall be five feet.

C. Signs in a Transition Overlay.

- 1. Only freestanding and wall signs shall be permitted. Freestanding signs shall be affixed directly to the ground and be no higher than five feet from the finished grade.
- 2. Signs shall only be indirectly lighted.

~~2.~~

D. Building Setbacks in a Transition Overlay.

- 1. The following table shows the required setback from property lines that border a protected zone or property lines adjacent to a street that borders a protected zone.

Table 21.50.030A Required Setbacks from Property Lines	
Height of Building or Portion of Building	Minimum setback in complying zones: R-12 – R-30, NC-1, NC-2, GC, BP, MP, I, GDD ₃ MDD₃, NDD
Up to 30 feet	20 feet
31 to 40 feet	25 feet
41 to 50 feet	30 feet
More than 51 feet	35 feet

(Ord. 2614)

A. _____

~~1.~~

- a. This setback shall not apply to property lines bordering a multimodal corridor as designated in the Transportation Master Plan, or an arterial street served by all-day or peak-hour transit service.
- b. This setback shall not apply to property lines bordering the SR 520 right-of-way.

E. Maximum Height of Structures in a Transition Overlay.

1. Maximum Height of Structures (in feet) with and without Bonuses in a Transition Overlay.

Table 21.50.030B Maximum Height of Structures					
		Maximum structure height in complying Zones (maximum height with bonuses shown in parenthesis)			
		R-12, R-18, NDD1	R-20, R-30, MDD3, J	BP	MP, GDD, NDD2, NDD3
Protected Zones	RA-5, R-1 – R-8, and ORS	40 (45)	40 (50)	35(45)	40 (45)
	R-12, R-18, NC-1, NC-2, MDD3, and ORM		50 (60)	45 (55)	

(Ord. 2614)

A.

2. The maximum height of structures may be increased to the height shown in subsection E.1 of this section if one or more of the following features are provided and if the potential adverse impacts of the height increase on properties in the protected zone are mitigated. In no case shall the maximum height of structures set in subsection E.2 of this section be exceeded through this subsection.

2.

Table 21.50.030C Features	
Feature	
At least one-quarter of the on-site parking is provided in underground parking structures (not permitted in MDD3).	
At least one-quarter of the on-site parking is located in parking structure(s) outside the transition zone.	
The building has a pitched roof.	
No mechanical equipment is located on the roof.	
The existing grade under the proposed building pad is at least 10 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.	
A landscape buffer at least 100 feet wide is provided along at least one public street bordering a protected zone.	
TDRs are used to increase building height.	

F.

3. The maximum height of structures set in subsections E.1 and E.2 of this section may be increased by the Design Review Board if all of the following conditions are met:

- The modified building height does not exceed the maximum height, without bonuses, permitted by the underlying zone for properties outside the transition overlay.

- b. The proposal, with the height modification, will provide an equivalent or better transition to the protected properties as the maximum height of structures without bonuses in subsection E.4 of this section.

b.F. Landscaping and Buffers in a Transition Overlay.

G. Landscaping and Buffers in a Transition Overlay.

3.1. Required Buffers.

- a. Landscape buffers at least 20 feet wide shall be provided in the following locations, unless otherwise provided in the Zoning Code:

- i. Along property lines that border a protected zone.

- ii. Along street frontages where any portion of the street bordering the development site borders an R-1 through R-8, ORS, or ORM zone.

- iii. Where the development site is zoned GC, MP, or I, along the street frontages where any portion of the street bordering the development site borders an R-1 through R-30, ORS, or ORM zone.

4.2. In addition to the requirements of RZC 21.32, *Landscaping*, the following planting requirements shall apply in all setbacks, open spaces, and buffers:

- a. All significant trees within 15 feet of the property line where a required transition overlay buffer or setback must be provided shall be retained unless the removal is necessary for streets, sidewalks, or utilities.
- b. Where a GC, MP, or I zone borders a residential zone on an interior property line, an evergreen hedge a minimum of three feet in height at the time it is planted and capable of achieving a continuous visual screen with a height of four feet within three years shall be planted, or a combination of shrubs and a fence shall be added within the required planting area, to achieve the effect of a hedge.

5.3. Except as otherwise provided in this section, no structures shall be placed in required buffers.

- a. Up to ~~20% percent~~ of the buffer area may be used for streets, driveways, utility crossings, trails, or ground level features such as patios.
- b. Patios shall not be placed closer than 10 feet from the property line.
- c. No existing structure, except as noted in subsections F.3.a and F.3.b of this section, shall be considered a legal nonconforming use.

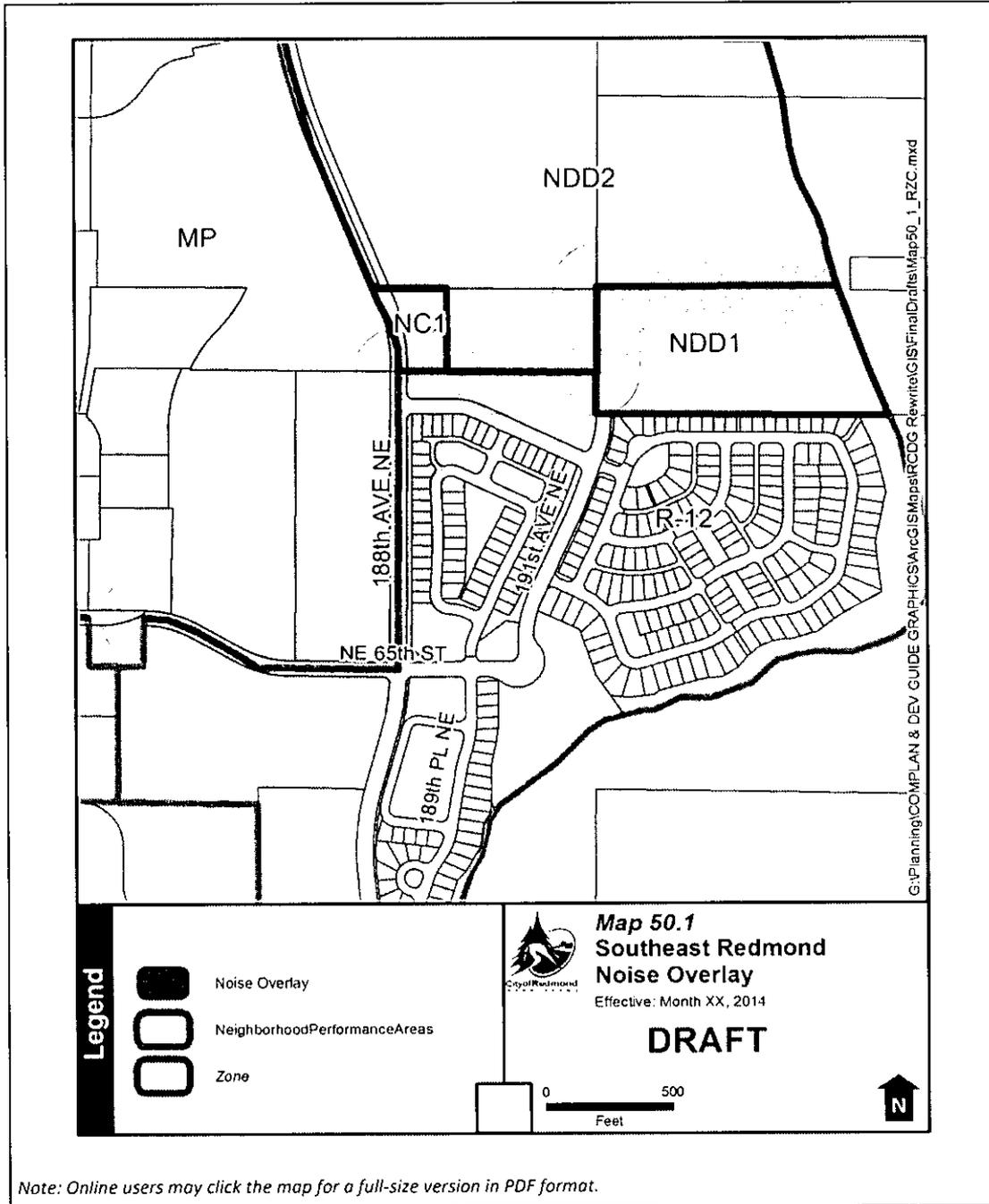
6.4. Buffers may be counted towards required open space, required pervious surfaces, and other requirements that they meet. Except for trails, any impervious surfaces within the buffer shall not be counted towards fulfilling open space requirements.

Effective on: 9/17/2011

21.50.040 Southeast Redmond Noise Overlay Requirements

- A. **Purpose.** A noise overlay area where nonresidential uses will adjoin residential areas is established. The purpose is to protect new residential development from potential significant noise impacts from nonresidential uses.
- B. **Applicability.** The Southeast Redmond Noise Overlay area is located as shown on Map 50.1, *Southeast Redmond Noise Overlay*. The overlay shall be 350 feet wide. Where the overlay is shown over right-of-way, the centerline of the right-of-way shall be the center point of the overlay. Where the overlay is shown over a zone boundary, the center point of the overlay shall be zone boundary.





1. Requirements. Development within the overlay area shall meet the following requirements:
 - a. New or expanding industrial, manufacturing, and business park uses shall provide appropriate noise restricting techniques such as earthen berms, locating noisiest activities farthest from residential areas, and providing densely vegetated open space between residential and more intensive uses as listed in Policy N-SE-5 of the

~~Comprehensive Plan on their sites~~ to protect existing and future residential development from potential significant noise impacts.

- b. Operations and/or business activities that ~~which~~ generate significant noise impacts, such as heavy truck traffic at nighttime with loading and unloading, should be restricted from the noise overlay area.

No changes to sections .010-.030

21.60.040 Design Concepts

A. **Purpose.** The purpose of this section is to establish criteria for building design and review that addresses architectural concepts, building scale, details, materials, colors, blank wall treatment, pedestrian features, and personal safety.

B. **Buildings.**

No changes to 21.60.040.B.1 through 21.60.040.B.3

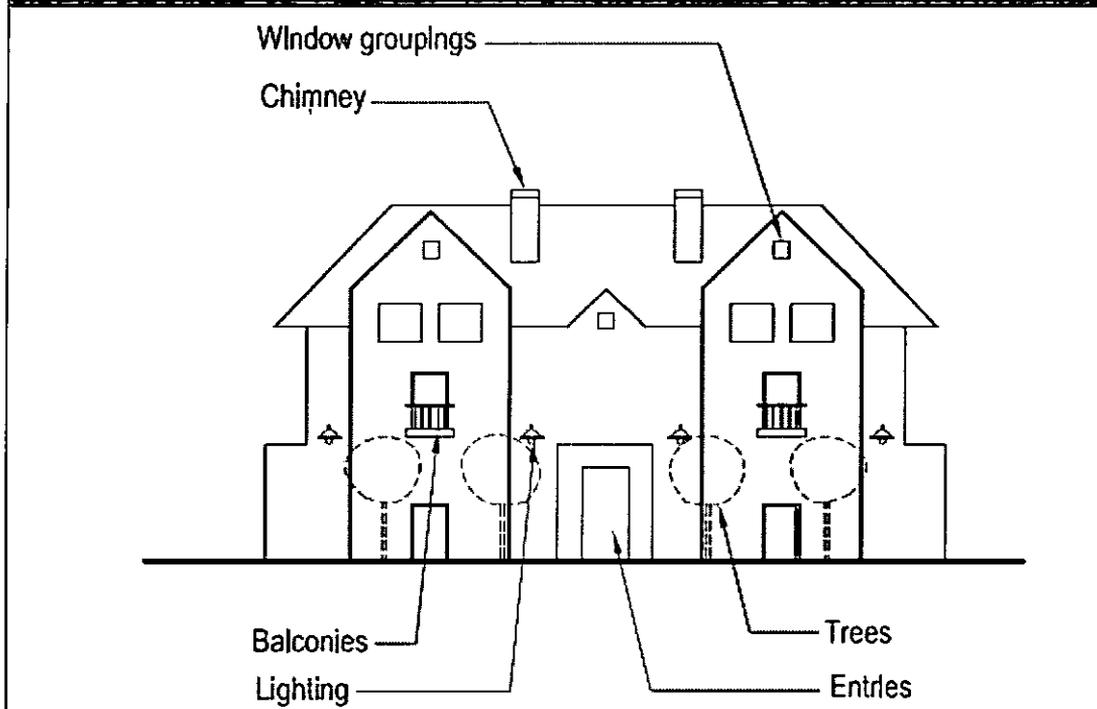
4. Building Details, Materials, and Colors.

a. Intent. To provide visual interest, distinct design qualities, and a pleasing transition from the natural to the built environment, and to promote compatibility and improvement within surrounding neighborhoods and community development through architectural detailing and the use of sustainable and high-quality materials.

b. Design Criteria.

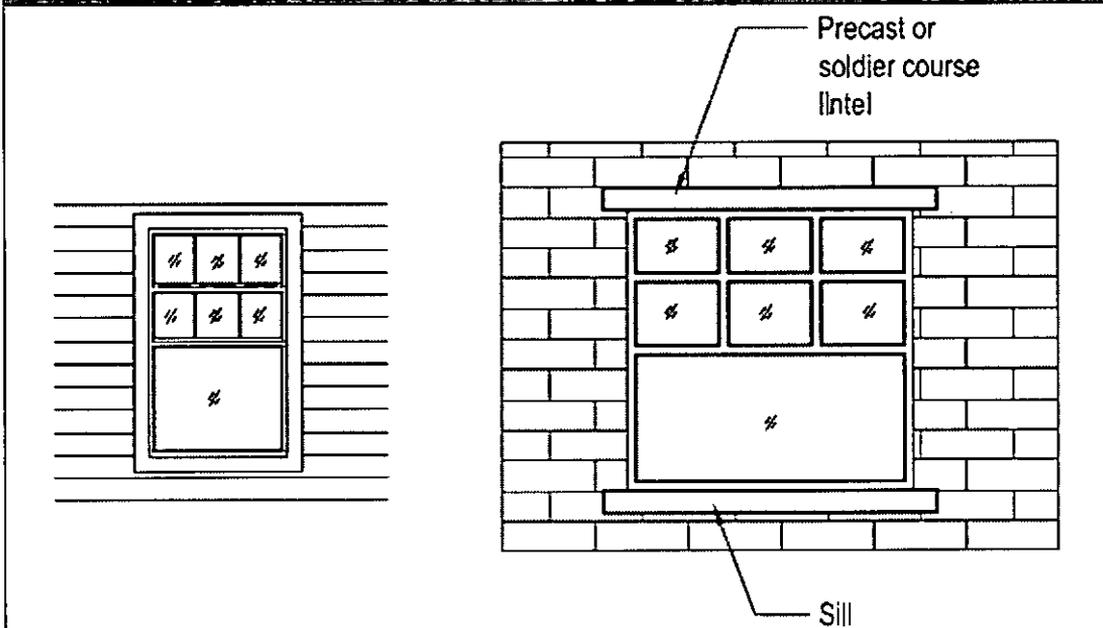
i. Use building materials of high durability and high quality. The use of brick is encouraged on walls or as accents on walls. Large areas of rough-cut wood, wide rough-cut lap siding, or large areas of T-111, plywood, or similar materials are prohibited. Vinyl siding is prohibited on the ground floor of commercial buildings. Wood-textured, cementitious fiberboard products should be considered in lieu of wood siding for commercial buildings.

Figure 21.60.040K
Detailing



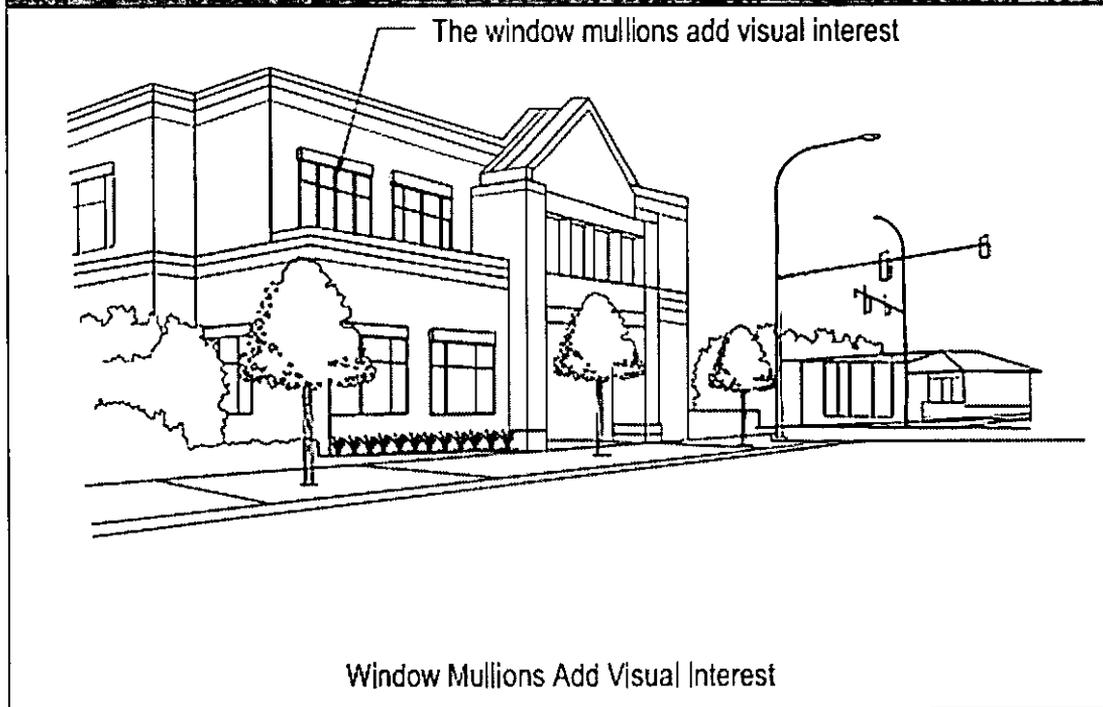
- ii. Enhance buildings with appropriate details. The following elements are examples of techniques used on buildings to provide detail.
 - a. Detailed Treatment of Windows and Doors. Examples include decorative lintels, sills, glazing, door design, molding, or framing details around all windows and doors located on facades facing or adjacent to public streets or parks.

Figure 21.60.040L
Windows



Multiple-paned windows also help to achieve human scale. Up to 50% of the window area can be composed of larger panes. Lintels and sills should be incorporated in masonry and stucco clad buildings. Wood trim should be incorporated into wood clad buildings.

Figure 21.60.040M
Window Mullions



- b. Ornamentation. Examples include ornamental railings, grillwork, landscape guard, and trellises.
 - c. Distinctive Light Fixtures. Examples include lights with a decorative shade or mounting.
 - d. Varied Building Materials. Examples include patterned masonry, shingle, brick, or stone. Also, individualized patterns or continuous wood details, such as shingles in a geometric pattern, decorative moldings, brackets, wave trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.
 - e. Artwork or Decorative Paving. The artwork may be freestanding or attached to the building, and may be in the form of mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, freestanding sculpture, art in pavement, or other similar artwork.
- iii. Avoid the use of building features or design elements that incorporate corporate themes, logos, or colors which do not reflect the neighborhood and community context.
 - iv. High-quality and natural materials and methods should be used to accent visible building features (i.e., wood, stone, brick, etc.). Building design should incorporate and display the natural grain or texture of materials. Wood-textured, cementitious fiber board is also a preferred alternative to wood products for commercial buildings.
 - v. Colors used on building exteriors should integrate a building's various design elements or features.
 - vi. Accent colors should use color combinations that complement each other.
 - vii. Softer, muted or earth-toned colors are preferred; however, brighter colors may be approved when contextually appropriate.
 - viii. Use accent colors in a way to enhance or highlight building design, and not in a manner that creates clutter or otherwise detracts from building design.
 - viii-ix. Use color and texture of building materials to provide a transition from natural features such as vegetation and streams to the built environment.

No changes to remainder of chapter

No changes to subsections A-O

P. Master Planned Development (MPD).

1. Purpose. The purpose of this section is to provide a mechanism to allow the master planning of sites where development is proposed to occur in phases, where coordination of public facilities is needed, when a master plan is needed to determine how best to develop the area, when a master plan is needed to integrate various uses, or when multiple ownerships are to be coordinated into a unified development. The MPD process establishes conditions of approval for all concurrent and subsequent development applications; and thereby ensures that infrastructure, public services, and open space and recreation areas will be provided in a timely manner and be tailored to the MPD site. The MPD process also provides long-term guidance for a large area so that the continuity of development is maintained.
2. Applicability. MPDs are:
 - a. Allowed in all zones for projects encompassing at least three acres (for multifamily, commercial, and mixed use) or 50 dwelling units (for single-family);
 - b. Required in the Overlake Village Subarea and Northeast Design District for all projects encompassing at least three acres;
 - c. Optional in the Overlake Village Subarea and in Downtown zones for projects encompassing less than three acres;
 - d. Required in the East Sammamish Valley area pursuant to RZC 21.08.190.B, *East Sammamish Valley Master Plan Requirement*; and
 - ~~e. Required in the Southeast Redmond neighborhood pursuant to RZC 21.08.200.B.3, *Master Planning Requirement*.~~
3. Scope of Approval. The MPD approval shall constitute a limitation on the use and design of the site.
 - a. MPD Term. Development plans may include multiple phases to be developed successively over a period of no more than five years (10 years for MPDs located in Overlake Village and the Northeast Design District and MPDs greater than 10 acres in Downtown). If after this time period uncompleted phases remain, the applicant may request of the Technical Committee one extension of no more than five years. The Technical Committee may grant the extension if the applicant demonstrates economic hardship, change of ownership, unanticipated construction and/or site design problems, or other circumstances beyond his/her control determined acceptable by the Technical Committee. The MPD approval shall expire no more than

10 years from the original approval (15 years for MPDs located in Overlake Village and the Northeast Design District and MPDs greater than 10 acres in Downtown). If an MPD is accompanied by a development agreement, the applicant shall have the option of having the term of the MPD coincide with that of the development agreement, even if the term of the development agreement exceeds the ordinarily allowable MPD time frame.

- b. MPD and Subdivision. An MPD that requires platting shall not receive final plat approval until the City has granted an MPD approval.
 - c. Approval Process. The approval process includes the City's review and consideration of the general project concept, including its intensity and overall design. Each land use permit associated with the MPD would then relate to specific site and development requirements as defined by the approval and the RZC.
4. Procedures. MPDs shall be processed using the following procedures:
- a. MPDs in the Overlake Village Subarea and the Northeast Design District that are larger than three acres in size and MPDs in the Downtown that are larger than 10 acres in size shall follow a Type V process as set forth in RZC 21.76.050.J.
 - i. A recommendation from the Design Review Board shall be required.
 - ii. The applicant shall host two neighborhood meetings: one early in the PREP process if PREP is used, and a second pursuant to RZC 21.76.060.C. The second neighborhood meeting shall be held no later than 60 days before the public hearing.
 - iii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090, *Post-Approval Actions*.
 - b. All other master planned developments shall follow the process that is followed for the underlying land use permit. For example, an MPD that accompanies a site plan entitlement would follow a Type II process.
 - i. A neighborhood meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use permit.
 - ii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090.D, *Administrative Modifications*.
 - c. A Master Plan shall be completed prior to approval of any subdivision, binding site plan, or issuance of land use permit approval for any development. The following actions are exempt from this requirement:

- i. Alterations to a building that qualify for review as an Administrative Modification under RZC 21.76.090.D.
- ii. Public projects, such as parks, utility, and street improvements, including subdivision of property for land acquisition, or acquisition of other property rights required for such projects.
- iii. Actions exempt from subdivision requirements as listed in RZC 21.74.010.B.2.
- iv. Relocation of structures displaced by public projects.

5. Decision Criteria. Master Planned Developments shall meet the following criteria:

- a. All elements of the MPD shall support and be consistent with the RZC and all applicable Comprehensive Plan policies.
- b. MPDs proposed in the Overlake Village Subarea shall be consistent with the Overlake Master Plan and Implementation Strategy, and shall include the items listed in 5.c below in addition to the following:
 - i. A height and bulk study that demonstrates how building mass, height, and scale relate to open spaces, pedestrian pathways, streets, and other buildings;
 - ii. An analysis of shading effects of taller buildings (for sites smaller than three acres, only required if the Technical Committee or Design Review Board determine based upon the height and bulk study that analysis of shading effects is needed); and
 - iii. Phasing plan for bonus features and affordable housing component showing that the completion of improvements of bonus features and affordable housing shall be commensurate with the progress on the construction of the development (for sites smaller than three acres, only required if the Technical Committee determines necessary).
- c. All MPDs shall include the items listed below:
 - i. A design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations;
 - ii. Conceptual site plan indicating all proposed land uses (architectural design, exact building shapes, locations, and other detailed information required in a site plan shall not be required);
 - iii. Transportation and circulation plan indicating the layout and conceptual design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plan view and cross section for streets (cross sections only required for projects in Downtown);
 - iv. Location of proposed space for parks, open space, and any cultural facilities;

- v. Phasing plan describing anticipated time frames for development and showing that completion of affordable housing shall be commensurate with the progress on the construction of the development;
 - vi. Location of any environmentally critical areas;
 - vii. Landscape and tree retention concepts, including consideration of the health and structural stability of retained trees, as determined by an arborist report;
 - viii. Preliminary plan indicating required connections to adjacent properties for transportation and open space systems;
 - ix. Overall approach to sustainable design, including consideration of the use of environmentally sustainable materials such as permeable pavement, where possible; and
 - x. Preliminary plan for other major infrastructure improvements (may be waived by the Technical Committee for sites in Overlake smaller than three acres).
- d. The Master Plan must comply with all site requirements or design guidelines that would ordinarily apply to projects developed in the underlying zone.
 - e. Property included in an MPD must be under the same ownership, or there must be a signed agreement establishing control over multiple ownerships.
6. Vesting. Where MPDs are required, they must be completed in conjunction with a development agreement, as described in RCW Chapter 36.70B, in order to vest to development regulations in place at the time of the agreement. Where MPDs are optional, applicants wishing to vest may pursue a development agreement as described in RCW Chapter 36.70B.
7. Nothing in this section shall preclude the acquisition of land prior to application or approval of a master plan.

No changes to remainder of chapter