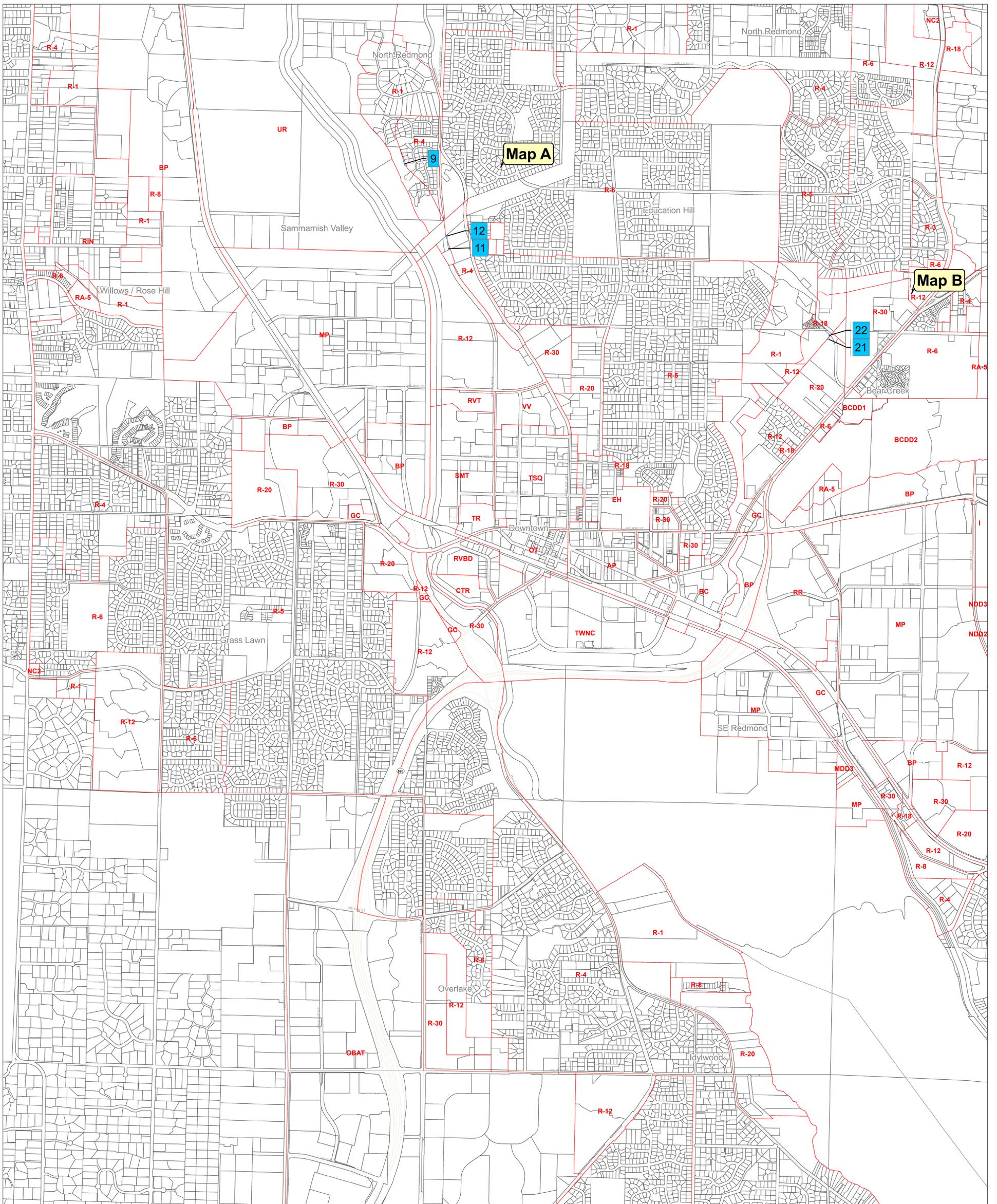


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PI-16 Take the following considerations, as applicable, into account as part of decisions on applications for amendments to the Comprehensive Plan:

- Consistency with the Growth Management Act, the Procedural Criteria, VISION 2040 or its successor, and the Countywide Planning Policies;
- Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element;
- The capability of the land for development including the prevalence of sensitive areas;
- The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity;
- Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;
- If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with Policy HO-17, the City's policy of no-net loss of housing capacity;
- Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources;
- Potential general economic impacts, such as impacts for business, residents, property owners, or City Government; and
- For issues that have been considered within the last ~~four~~two annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake.



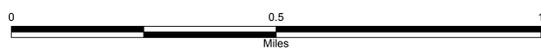
Legislative Zoning Amendments

City of Redmond, Washington

4/29/2015

Overview

- Legislative Changes
- Proposed Legislative Changes
- Zoning Code Boundary
- Street Centerline
- Parcel



Disclaimer: This map is created and maintained by GIS Services Group, Finance and Information Services, City of Redmond, Washington, for reference purposes only. The City makes no guarantee as to the accuracy of the features shown on this map.



Legislative Zoning Amendments

City of Redmond, Washington

4/29/2015



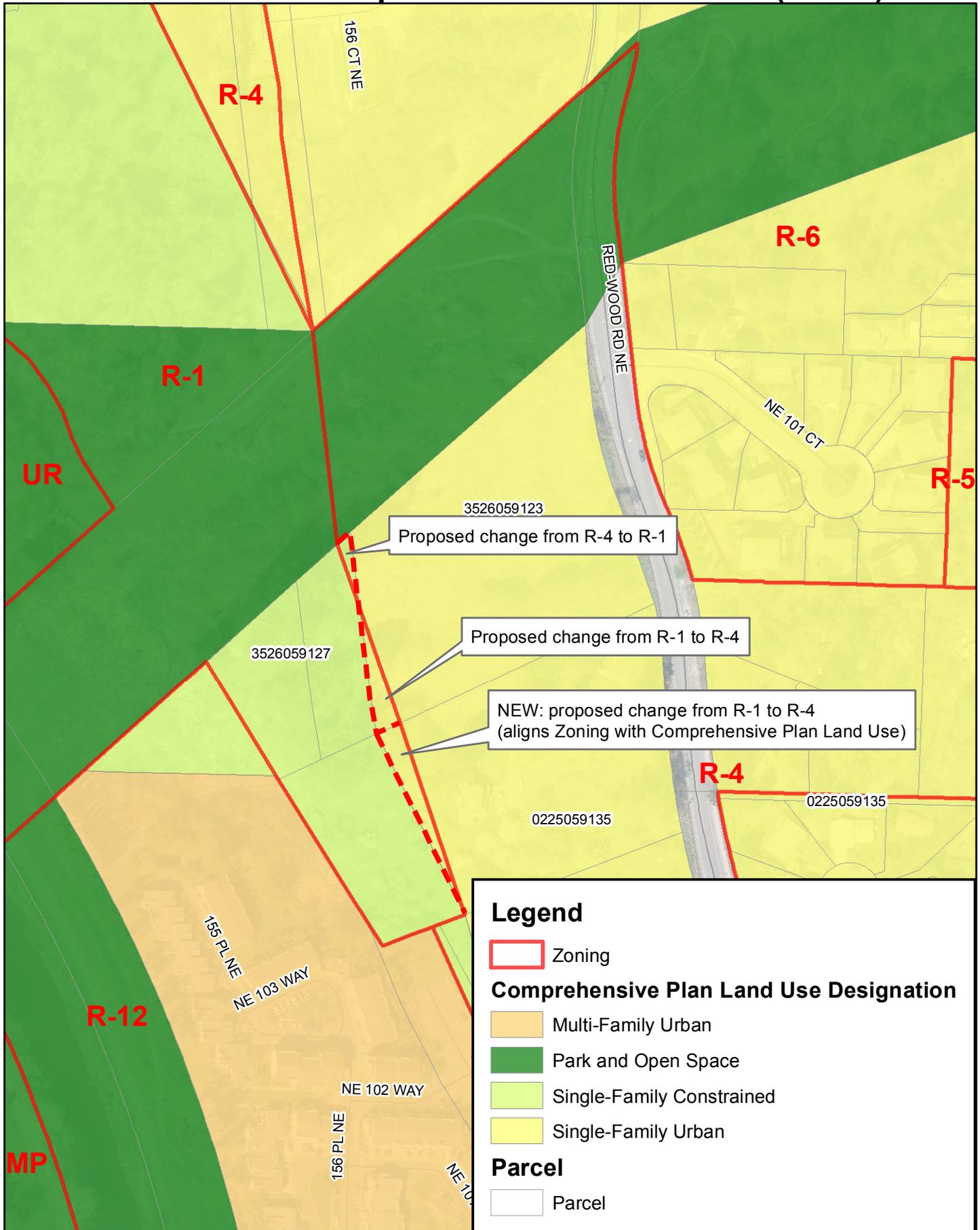
Map A

- Legislative Changes
- Proposed Legislative Changes
- Zoning Code Boundary
- Street Centerline
- Parcel



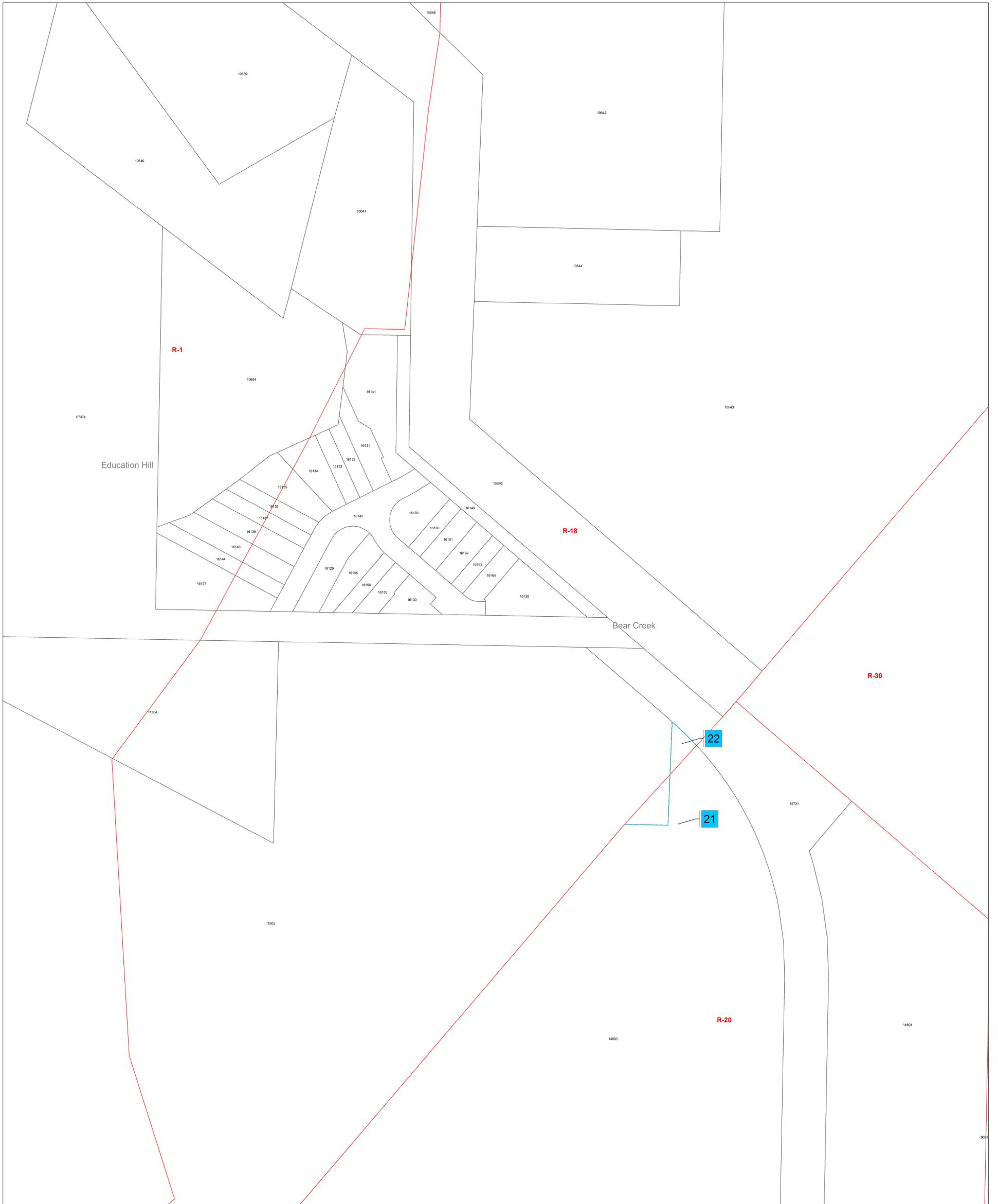
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Technical Committee Report Exhibit C Addendum (6/9/15)



Legend

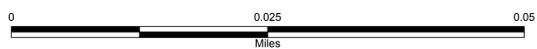
- Zoning
- Comprehensive Plan Land Use Designation**
- Multi-Family Urban
- Park and Open Space
- Single-Family Constrained
- Single-Family Urban
- Parcel**
- Parcel



Legislative Zoning Amendments

City of Redmond, Washington

4/29/2015



Map B

- Legislative Changes
- ▬ Proposed Legislative Changes
- ▬ Zoning Code Boundary
- ▬ Street Centerline
- Parcel



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Zoning Map Amendments Explanatory Table

Site Number	RedIDParcel	Existing Zone	Proposed Zone	Greatest Zoning Boundary Shift (ft)	Land Use
9	15964	R-1	R-4		26 Developed with single-family home in subdivision
11*	8476	R-1	R-4		37 Vacant, privately-owned
12	11181	R-4	R-1		26 Vacant, City-owned
21	14803	R-20	R-18		33 Developed with condominiums
22	11505	R-18	R-20		34 Developed with condominiums

* The Planning Commission supports expanding the change from R-1 to R-4 as shown in the page titled "Technical Committee Report Exhibit C Addendum (6/9/15)." The figure shown on that page replaces the figure shown on the page titled "Map A." This change is consistent with the Comprehensive Plan Land Use Designation for the affected property.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.170 Site Requirements for Residential Zones

No changes to subsections A-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 over utilization 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 percent 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 percent or less of the annual medial 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 percent 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 percent of the average lot size standard.
- ii. ~~The following critical areas and their associated buffers and shoreline areas (the area waterward of the line of the ordinary high water mark on Lake Sammamish) 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.

- b. 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 changes to remainder of 21.08.170

ARTICLE I ZONE BASED REGULATIONS

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.180 Residential Development and Architectural, Site, and Landscape Design Regulations

No changes to subsections A-D.

E. Building Character, Proportionality and Massing.

1. *No changes.*

2. Design Criteria.

- a. Building Height in North Redmond Wedge Subarea. Residential structures within the North Redmond Wedge Subarea shall not exceed a height of 30 feet, ~~measured from the average existing grade prior to construction.~~

No changes to remainder of 21.08.180.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.08 RESIDENTIAL REGULATIONS

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-320, ~~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 percent 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 ~~are~~ not required in R-8 zones.

b.c. ~~Attached dwelling units are not an allowed use in the North Redmond Wedge Subarea.~~

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 percent 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 percent 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 percent 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 that~~ 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 Landscape 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 [zones R-4 through R-6 in](#) the Education Hill Neighborhood shall be accepted for lots no less than 500 feet ~~of from~~ each other and new applications for duplex structures [in R-4 through R-6](#) shall be accepted for lots no less than 250 feet ~~of from~~ each other. [This section shall apply](#) until an evaluation of compatibility with the neighborhood subarea is completed. See Education Hill Neighborhood Plan Policy N-EH-~~1920~~ and N-EH-~~2021~~ in the Redmond Comprehensive Plan.
 - c. [North Redmond Neighborhood – Additional Design Requirements](#).
 - i. [Attached dwelling units shall be interspersed with other housing types, such as detached dwellings, or be separated from each other by dedicated open spaces or streets, and shall not be located adjacent to each other.](#)
 - ii. [Examples of dedicated open space include native landscaped areas, recreational space, community gathering spaces such as courtyards and pocket parks.](#)
 - iii. [Dedicated open space and street separators shall be at least 35 feet wide.](#)

- iv. Dedicated open space shall be constructed contiguous to and connect to a new or existing sidewalk, pedestrian path, or bikeway, and shall be publicly accessible.
- v. For projects five acres or less, no more than two occurrences of attached dwellings separated by dedicated open space or streets are permitted.
- vi. For projects greater than five acres, no more than four occurrences of attached dwellings separated by dedicated open space or streets are permitted.

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 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 where both units are made affordable to households earning 80 percent 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 where both 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](#).) 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.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.300 Critical Areas Residential Density Bonus

- A. **Purpose.** The purpose of this density bonus is to encourage the preservation of critical areas by allowing density to be transferred from these areas to other portions of the site.
- B. **Bonus.**
1. Bonus. For properties zoned R-1, a 50 percent increase in density shall be given if all of the allowed density including the bonus is transferred from all of the following areas:
 - a. Class II, Class III, and Class IV landslide hazard areas;
 - b. Critical erosion hazard areas;
 - c. Type I, Type II, and Type III wetlands;
 - d. Streams;
 - e. Critical wildlife habitats;
 - f. Any buffers required by [RZC 21.64, Critical Areas](#);
 - g. Major concentrations of significant trees. [21.78.001, Definitions](#), defines significant trees;
 2. The amount of the bonus shall be determined by multiplying the acreage within the areas listed above by the allowed density in the R-1 zone, one unit per acre, to get the number of housing units allowed as of right by the R-1 zone. This unrounded number shall then be increased by 50 percent to get the bonus. The bonus number shall then be rounded to the nearest whole number. To use the bonus, both the housing units allowed by right and the housing units allowed by the density bonus shall be transferred from the areas listed in subsection B.1 of this section above.
 3. The receiving areas for this density transfer shall be outside the areas listed in subsection B.1 of this section, Bonus. If the receiving area is zoned R-1, it shall be ~~continuous-contiguous~~ to and in the same ownership as the land from which the density is transferred. If not in the R-1 zone and contiguous to, and in the same ownership as, the land from which the density is transferred, the properties shall be in a Single-Family Urban, Multi-Family Urban or Downtown Mixed Use zone.~~one or more of the following zones: R-4, R-5, R-6, R-8, R-12, R-18, R-20, R-30, and any of the Downtown zoning districts.~~ If the density transfer will increase the density of the receiving property by 50 percent or more, a master plan shall be approved using the master planned development process for the receiving property before the

transferred density may be used. The receiving areas may also be in any of the above zones that have a “p” designation. Except for transfers within the R-1 zone and contiguous to and in the same ownership, the properties on which the bonus and the underlying density are used may be in the same ownership as the property from which the density is transferred or in a different ownership.

4. Optionally, the property owner may elect to transfer both the number of housing units allowed as of right and the bonus from all of the property zoned R-1. In that case, the bonus shall be determined by multiplying the area in acres of the property zoned R-1 by the allowed density in the R-1 zone, one unit per acre, to get the allowed number of housing units allowed as of right by the zone. This unrounded number shall then be increased by 50 percent to include the bonus. The bonus number shall then be rounded to the nearest whole number. To use the bonus, both the number of housing units allowed by right and the number of housing units allowed by the density shall be transferred from the area zoned R-1. If this option is used the receiving area shall comply with subsection B.3 of this section, and shall not be zoned R-1.
5. In all cases where this bonus is used, covenants or other legally binding agreements that run with the land shall preclude development of the land from which the density is transferred. If they are satisfactory, the Administrator and City Attorney shall approve the covenants or other legally binding agreements before they are recorded. The covenants or other legally binding agreements shall be recorded before the transferred density may be used.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.10 DOWNTOWN REGULATIONS

No changes except as shown in track changes below.

21.10.030 Old Town (OT) Zone

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
X	<u>Attached dwelling unit, 2-4 units</u>		A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets, per RZC 21.62.020.F.5, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, <i>Applicability</i> .
1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	

21.10.040 Anderson Park (AP) Zone

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
X	<u>Attached dwelling unit, 2-4 units</u>	Dwelling Unit (1.0, 2.25) Plus one guest	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> .

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
1	Multifamily Structure, Mixed-Use Residential	space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	<p>B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, <i>Downtown Pedestrian System</i>, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i>.</p> <p>C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.</p>

21.10.050 Town Center (TWNC) Zone

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
X	<u>Attached dwelling unit, 2-4 units</u>	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	<p>A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i>.</p> <p>B. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, <i>Applicability</i>.</p>
1	Multifamily Structure, Mixed-Use Residential	space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	

21.10.060 Bear Creek (BC), Valley View (VV), and Trestle (TR) Zones

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
X	<u>Attached dwelling unit, 2-4 units</u>	Dwelling Unit (1.0, 2.25) Plus one guest	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . Not

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
1	Multifamily Structure, Mixed-Use Residential	space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. B. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, <i>Applicability</i> .

21.10.070 Sammamish Trail (SMT) Zone

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
X	<u>Attached dwelling unit, 2-4 units</u>		A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, <i>Applicability</i> .
1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	

21.10.080 Town Square (TSQ) Zone

Table 21.10.080C Allowed Uses and Basic Development Standards			
--	--	--	--

Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
X	Attached dwelling unit, 2-4 units		A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	

21.10.090 River Bend (RVBD) Zone

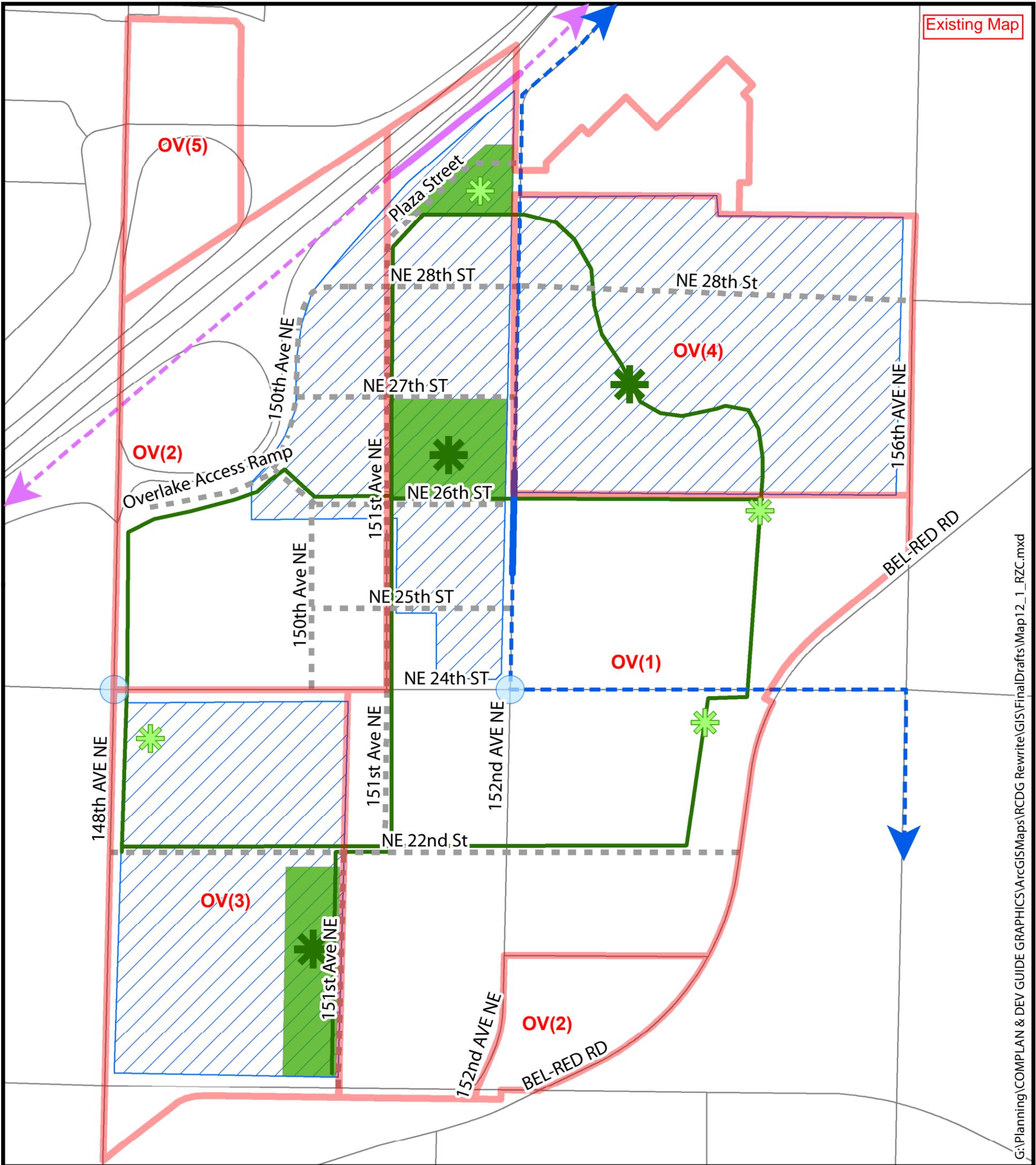
Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
X	Attached dwelling unit, 2-4 units		A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System Map, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except by establishment of an Administrative Design Flexibility per RZC 21.76.070.C. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	

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

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			

**Table 21.10.100C
Allowed Uses and Basic Development Standards**

Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
X	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	<p>A. Maximum density per lot dependent upon size and width of lot, RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i>.</p> <p>B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5.</p> <p>C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, <i>Applicability</i>.</p>
1	Multifamily Structure, Mixed-Use Residential		



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Legend

- General Vicinity of Major Park
- General Vicinity of Plaza
- Cornerstone Sites
- Preferred Regional Stormwater Sites
- Zone Boundary
- Intersection Improvements
- Bus Rapid Transit Route
- Bus Rapid Transit Stop
- Light Rail Route
- Light Rail Stop
- New Local Street
- Urban Pathway
- Street

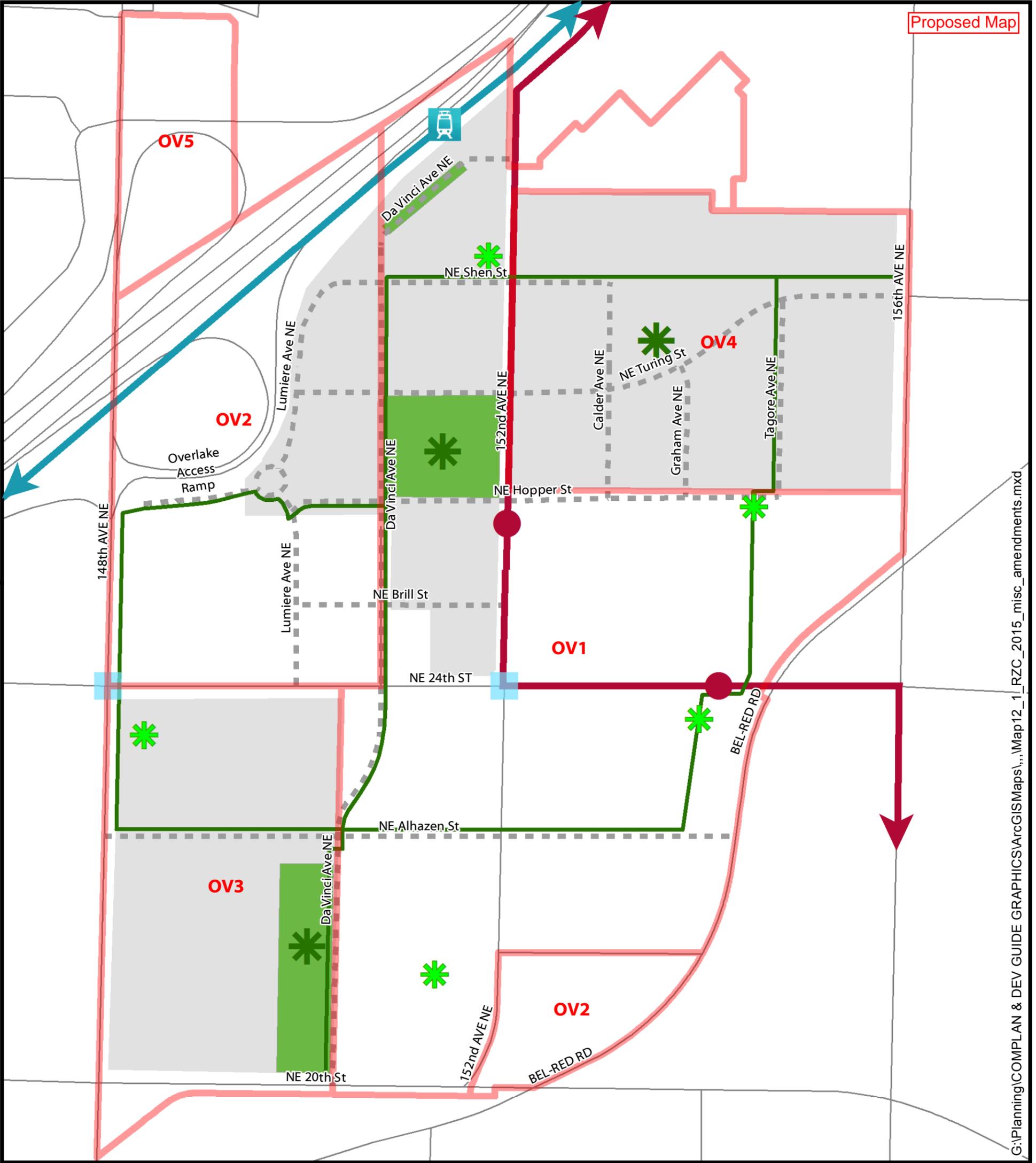
Map 12.1 Overlake Village Subarea Map

Effective: April 16, 2011

Locations for new elements such as streets, pathways, stormwater facilities, parks, and plazas are conceptual in nature, subject to refinement through the master planning or other planning process.

0 500 1,000

Feet



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Legend

- General Location of Major Park
- General Location of Plaza
- Cornerstone Site
- Preferred Regional Stormwater Site
- Zone Boundary
- Intersection Improvement
- RapidRide Stop
- Light Rail Station
- RapidRide Route
- Light Rail Route
- New Street
- Urban Pathway
- Street



**Map 12.1
Overlake Village
Subarea Map**

Effective: Month ##, 20##

Locations for new elements such as streets, pathways, stormwater facilities, parks, and plazas are conceptual in nature, subject to refinement through the master planning or other planning process.

0 500 1,000
Feet



ARTICLE I ZONE BASED REGULATIONS

RZC 21.14 COMMERCIAL REGULATIONS

21.14.030 Business Park

No changes to subsections A-C.

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

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Residential					
1	Mixed-use residential structure	5; 6	0.68; 1.0	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedroom (1.8, 1.8) 3+ bedroom (2.0, 2.0)	
General sales or services					
2	Automobile sales, service, or rental establishment	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	1. Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
3	Heavy consumer goods sales or service				2. Only gasoline service permitted.
4	Durable consumer goods sales or service				3. Not permitted <u>north of NE 90th St and west of Willows Road, in BP zones in Sammamish Valley or Willows/Rose Hill neighborhoods.</u>
					Only rental and repair of goods permitted.
No changes in table after row 4.					

No changes to rest of 21.14.030.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.14 COMMERCIAL REGULATIONS

21.14.040 Manufacturing Park

No changes to subsections A-D.

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

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
General sales or services					
No changes to any rows in the table before row 8.					
8	Professional services				Limited to (a) research and development services and (b) other uses that support another permitted use in the MP zone, except within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
9	Administrative services				Limited to corporate headquarters and regional offices associated with manufacturing or wholesale trade uses in an MP zone in Redmond, except within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
10	Personal services				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
11	Services to buildings and dwellings				
No changes to any rows in the table after row 11.					

No changes to remainder of 21.14.040.

ARTICLE II CITYWIDE REGULATIONS

RZC 21.17 ADEQUATE PUBLIC FACILITIES AND UNDERGROUNDING OF UTILITIES

21.17.010 Adequate Public Facilities and Services Required

No changes to subsections A-E.

F. **Adequate Streets, Sidewalks, and Trails.** Except as provided in RZC 21.17.010.B.3, it shall be a condition of approval for development permits that public improvements, including paving, curbs, sidewalks, storm drainage, street lights, and underground utilities (except as provided for in RZC 21.17.020), conforming to the standards adopted by the Technical Committee shall be installed by the applicant prior to final approval or occupancy as follows:

1. This subsection shall apply to:
 - a. New commercial, industrial or residential construction ~~(multi-family and new single family on infill lot.~~ (except for accessory dwelling units)
 - b. ~~New~~ Subdivisions
 - c. Dedication of private streets
 - d. Remodeling or additions to existing commercial, industrial, or multifamily residential buildings or conversions to these uses that increases gross floor area by 20 percent or greater, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure.
 - e. Remodeling or additions to existing single-family residential buildings ~~located on an arterial, along a designated Lake Washington School District school walk route, in the Downtown, or within 350 feet of an improved section of roadway~~ that increases the gross floor area by 100 percent or more, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure. The decision maker may waive this requirement if any of the conditions set forth in subsection 21.17.010.B.3 are present.
2. All new uses or development shall be served by adequate streets, sidewalks, and trails. Street improvements shall as a minimum include half the street abutting the property, but may extend to full street improvements to ensure safe movement of vehicles, bicyclists, or pedestrians. Additional construction may also be required beyond the property frontage to the minimum extent to ensure safe movement of vehicles, bicyclists, or pedestrians, to ensure safe walking conditions for students who walk to and from school, or to connect with nearby

improvements within one-tenth (1/10) of a mile~~350 feet~~. Streets, sidewalks, and trails are adequate if all of the following conditions are met:

- a. The development's traffic impacts on surrounding public streets are acceptable under the level-of-service standards and the compliance procedures in [RZC 21.52](#), *Transportation Standards*.
 - b. The construction requirements of [RZC 21.52.030](#), *Street and Access Standards*, are met.
 - c. The proposed development and the traffic, pedestrians, and bicyclists generated by or attracted to the development will not create safety hazards on nearby streets and sidewalks or those hazards will be corrected by the applicant.
 - d. All trails, bikeways, bicycle lanes, and bicycle routes shown in the Comprehensive Plan on or adjacent to the development are constructed and dedicated or transferred to the City.
 - e. All sidewalks and pedestrian improvements required by the RZC are provided.
 - f. Other public improvements may be required by the RZC as part of street improvements for development. These may include, but are not limited to, sidewalks, landscaping, street trees, pedestrian and equestrian paths, curb ramps, safety railings, guard rails, traffic calming measures, and transit and bicycle facilities.
 - g. The proposed circulation system of a proposed subdivision, short subdivision, or binding site plan shall intersect with existing and anticipated streets abutting the site at safe and convenient locations, as determined by the decision maker.
 - h. Every lot upon which one or more buildings are proposed to be erected, or a traffic-generating use is proposed to be established, shall establish safe access as follows:
 - i. Safe passage from the street right-of-way to building entrances for transit patrons and other pedestrians, in accordance with the requirements of [RZC 21.60](#), *Citywide Design Standards*.
 - ii. Direct access from the street right-of-way, fire lane, or a parking space to any part of the property as needed to provide public services in accordance with adopted standards (e.g., fire protection, emergency medical service, mail delivery, and trash collection).
 - iii. Direct access from the street right-of-way, driveway, alley, or other means of ingress and egress approved by the City of Redmond to all required off-street parking spaces on the premises.
3. Sidewalks, Walkways, Trails, Bikeways, Bike Lanes, Bicycle Routes, and other Nonmotorized Connections.
- a. Required location and installation. As development occurs, sidewalks, walkways, trails, bikeways, bike lanes, bicycle routes or other nonmotorized connections shall be provided

and installed within public rights-of-way or easements that guarantee public access, Trails, walkways, and bikeways shall follow the routes shown in the Comprehensive Plan, but may vary if connections between points are maintained. In determining the location of walkways, trails, bikeways, bike lanes, and bicycle routes, the following factors shall be considered in determining requirements for and locations of required improvements:

- i. Compliance with the Comprehensive Plan, including the Transportation Master Plan;
 - ii. The need to improve access to public facilities;
 - iii. The need to connect a development with various ways, such as streets, trails, bikeways, and walkways;
 - iv. The need to provide access between developments and uses;
 - v. Compliance with standards in RZC 21.17.010.F.2;
 - vi. Need for sidewalks on both sides of a street;
 - vii. The feasibility of constructing the facility in the proposed route;
 - viii. Compliance with Appendix 2, Standard Specifications and Details; and
 - ix. Compliance with RZC 21.10, Downtown Regulations, RZC 21.12, Overlake Regulations, and RZC 21.08, Residential Regulations.
4. The renewal of permits or the issuance of a new permit for existing uses constitutes a new development proposal only if it will generate additional traffic above that currently generated by the use.
 5. The decision maker shall review the proposed transportation improvements and, if the improvements meet the requirements of this section, approve them. The decision maker can condition its approval and require on-site and off-site improvements or contributions to off-site improvements to ensure the requirements of this section are met.

No changes to remainder of 21.17.010.

ARTICLE II CITYWIDE REGULATIONS

RZC 21.20 AFFORDABLE HOUSING

21.20.030 General Requirements and Incentives

- A. Pursuant to RCW 36.70A.540, the City finds that the higher income levels specified in the definition of “affordable housing” set forth in the definitions section of this Zoning Code are necessary to address local housing market conditions in the City. The income levels specified in the definitions section of this Zoning Code shall therefore be used in lieu of the “low-income household” income levels set forth in RCW 36.70A.540.
- B. Unless otherwise specified in RZC 21.20, *Affordable Housing*, at least 10 percent of the units in new housing developments in those areas specified in RZC 21.20.020, *Applicability*, of 10 units or greater must be affordable housing units.
- C. At least one bonus market-rate unit is permitted for each affordable housing unit provided, up to 15 percent above the maximum allowed density. For example, if the maximum allowed density for the site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or 20 units + 15 percent bonus = 23 units. In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.
- D. Each low cost – affordable housing unit provided counts as two affordable housing units for the purpose of satisfying the affordable unit requirement under subsection RZC 21.20.030.B of this section. For purposes of computing bonus market-rate units under subsection RZC 21.20.030.C of this section, two bonus market-rate units are permitted for each affordable housing - low cost unit provided, up to 20 percent above the maximum density permitted on the site.
- E. The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. In single-family zones, the required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (1) proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site’s allowed density.
- F. The affordable housing units and the bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.
- F.G. If additional density is achieved as a result of a rezone per Comprehensive Plan policy HO-38, the determination of whether market rate bonus units shall be permitted and the number of bonus units permitted will be determined on a site-specific basis. The number of

bonus units, if any, shall be established in the ordinance adopting the rezone. Considerations for whether bonus units will be permitted include, but are not limited to the following: (1) the number of total units as a result of the rezone and (2) the capacity of the site for development, taking into account the potential for adverse impacts such as to traffic, parking or environmental issues.

G.H. Depending on the level of affordability provided, the affordable housing units may be eligible for the impact fee waivers described in RMC 3.10.070.

H.I. Urban Centers Requirements

1. Overlake.
2. In portions of Overlake where density limits are expressed as a Floor Area Ratio, the bonus above the maximum residential FAR expressed in RZC 21.12, *Overlake Regulations*, is two times the equivalent floor area for each affordable unit provided. The bonus residential floor area may be used to increase building height by up to one story above the base standards shown in RZC 21.12, *Overlake Regulations*. The bonuses granted under this provision are in addition to any bonuses granted for senior housing under RZC 21.20.070, *Affordable Senior Housing*.
 - a. Affordable Housing requirements are optional for the first 100 housing units approved to be developed in the Overlake Village zones and that otherwise would be required to be affordable units per this section. Each proposed development site may qualify for waiver of no more than 25 units of affordable housing. For purposes of this subsection, development site is measured for the project as a whole, including the total area proposed for development or included as part of a [master plan](#).
3. Downtown. Development in Downtown will receive a square footage density credit equal to the square footage of the affordable housing units provided on-site, or the square footage of the affordable housing units provided off-site pursuant to RZC 21.20.050, *Alternative Compliance Methods*. This square footage credit can be converted to TDRs pursuant to RZC 21.48.010.G, *Affordable Housing Bonus*. The bonus is subject to the limitations of RZC 21.10.110.B, *Downtown Height Limit Overlay*.

H.J. Measurement in square feet of floor area of all affordable units shall be defined by the gross leasable area within the unit.

H.K. Cottages, duplexes, and size-limited dwellings may be used to meet the requirements of this section.

H.L. Accessory Dwelling Units (ADUs) shall not be used to meet the requirements of this section.

ARTICLE II CITYWIDE REGULATIONS

RZC 21.20 AFFORDABLE HOUSING

21.20.080 Affordable Housing Agreement

Prior to issuing any building permit [or final plat approval](#), an agreement in a form approved by the City that addresses price restrictions, home buyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property, consistent with any applicable provision of the Redmond Zoning Code in effect at the time of the issuance of the land use permit(s).

ARTICLE II CITYWIDE REGULATIONS

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

21.38.010 Outdoor Storage and Retail Display

No changes to subsections A-E.

F. Outdoor Storage in Residential Zones.

1. *No changes.*
2. *No changes.*
3. *No changes.*
4. *No changes.*
5. Storage, Shipping, or Moving Container.

a. Applicability. This subsection applies to residential uses only. Storage, shipping and moving containers proposed for permitted non-residential uses in R1-R-30 zones are reviewed through the Temporary Use Permit process.

a.b. 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.c. 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.

No changes to remainder of 21.38.010.

ARTICLE II CITYWIDE REGULATIONS

RZC 21.41 MARIJUANA-RELATED USES

21.41.040 Location; Buffers

- A. Marijuana production, marijuana processing, and marijuana retail uses are allowed uses within the city where in compliance with state law and regulation and this chapter.
- B. No marijuana producer, marijuana processor, or marijuana retailer shall locate within 1,000 feet, measured in the manner set forth in WAC 314-55-050(10), from any of the existing uses as defined in WAC 314-55-010 as of the date of adoption of this ~~ordinance~~ chapter:
1. Elementary or secondary school,
 2. Playground,
 3. Recreation center or facility,
 - ~~3.4.~~ Child care center.
 - ~~4.5.~~ Public park,
 - ~~5.6.~~ Public transit center,
 - ~~6.7.~~ Library, or
 - ~~7.8.~~ Game arcade.

ARTICLE II CITYWIDE REGULATIONS

RZC 21.46 TEMPORARY USES

21.46.020 Scope

- A. A short-term temporary use permit shall be required for any temporary use of no more than six months in duration. The six months need not run consecutively. The six months may occur at any time within a calendar year as long as each day of operation is designated and approved. A day of operation shall mean any or part of any day in which the business is conducted. Applications for a short-term temporary use permit (six months or less) shall follow the procedures for a Type I review pursuant to RZC 21.76.050.F or as modified herein. Short-term temporary use permits shall not be renewed, and any temporary use that will extend beyond six months shall be conducted only after approval of a long-term temporary use permit.

1. Temporary uses that occur seasonally on an annual basis may be processed over the counter upon their subsequent year's renewal provided the first year's business was processed under a Type I review and the proposal is substantially the same as the previous year.

No changes to remainder of 21.46.020.

ARTICLE II CITYWIDE REGULATIONS

RZC 21.48 TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

21.48.010 Transfer of Development Rights Program

No changes to subsections A or B.

C. Sending Area Properties.

1. Land is eligible if it complies with all of the criteria for at least one of the eligibility categories as described in Table 21.48.010A, *Eligibility Categories and Criteria*, and with all of the criteria in paragraph (2) following the table.

Table 21.48.010A Eligibility	
Eligibility category	Eligibility criteria
Urban Recreation	1. Located in the UR zone; and Wholly undeveloped or in agricultural or recreational use.
Historic	1. Listed on the Redmond Historic Resource Register; or 2. Otherwise eligible under RZC 21.30, <i>Historic and Archeological Resources</i> ; and, 3. The significant historic features shall not have been previously preserved in whole and in perpetuity by a facade easement, a preservation easement, or through any agreement with any governmental agency or nonprofit organization other than this TDR program.
Environmentally Critical Area	1. Located in one or more of the following areas: a. Species Protection Area; b. Category I or Category II wetland or wetland buffer; c. Class I or Class II stream or stream buffer; d. Landslide hazard area or buffer; e. Contiguous forest community characterized by a qualified arborist or ecologist as: i. Having three layers of vegetation – canopy, subcanopy/shrub, and herb – dominated by native species; and ii. Having at least 20 percent of canopy trees estimated to be at least 50 years of age; and iii. Measuring at least one acre; and 2. Wholly undeveloped, or partially undeveloped or vacant, where the Administrator determines that
Affordable Housing	1. Complies with RZC 21.48.010.G, <i>Affordable Housing Bonus</i> .

2. The following criteria must also be met:

- a. The land's development rights or development capacity shall not have been exhausted, sold, or transferred; or limited by easements, deed restrictions, equitable servitudes, or similar measures to any of the following:
 - i. Agriculture, recreation, open space; or
 - ii. Preservation of environmentally critical areas and their buffers, as described in Table 1, through means including, but not limited to, a Native Growth Protection Area or open space easement;
 - iii. ~~Alteration by a preservation easement, or through any agreement by any-~~

~~governmental agency or nonprofit organization;~~

- b. The land shall not have been granted a reasonable use exception under RZC [21.76.070.U](#), *Reasonable Use Exception (Critical Areas/Hazardous Liquid Pipelines and High Capacity Transit Corridor Preservation)*. Nothing in this chapter shall require that a reasonable use exception granted under the Reasonable Use Provision equal the economic value of the TDRs granted under this division.
- c. The land shall not be part of any property the Comprehensive Plan designates for use as a collector, arterial street, or highway.

No changes to remainder of 21.48.

ARTICLE IV ENVIRONMENTAL REGULATIONS

RZC 21.64 CRITICAL AREAS REGULATIONS

21.64.010 Critical Areas

No changes to subsections A-C.

D. Exemptions.

1. The following activities shall be exempt from the provisions of this chapter:
 - a. Existing and ongoing agricultural activities provided no alteration of flood storage capacity or conveyance occurs and the activity does not adversely affect critical areas, and existing and ongoing agricultural activities identified in a farm plan approved by both the King County Conservation District and the City;
 - b. Activities involving artificially created wetlands or streams intentionally created from non-wetland sites, including but not limited to grass-lined swales, irrigation and drainage ditches, detention facilities, and landscape features, except wetlands, streams, or swales created as mitigation or that provide habitat for salmonid fishes;
 - c. Activities occurring in areas of 40 percent slope or greater with a vertical elevation change of up to 10 feet based upon City review of a soils report prepared by a geologist or geotechnical engineer which demonstrates that no significant adverse impact will result from the exemption. In addition, the construction of a single-family dwelling unit in man-made steep slopes which were created as part of an approved legal grading activity shall be exempt provided the applicant submits documentation from a qualified professional that the slope was man-made and there will be no resulting significant adverse impacts. This latter exemption applies to one stand-alone single family residence and is not to be construed to apply to a series of proposed dwellings as part of a subdivision or short plat application;
 - d. Normal and routine maintenance, operation and reconstruction of existing roads, streets, utilities, and associated rights-of-way and structures, provided that reconstruction of any structures may not increase the impervious area, remove flood storage capacity, or further encroach into a critical area or its buffer;
 - e. Normal maintenance and repair, and reconstruction or remodeling of residential or commercial structures, or legal pre-existing and ongoing uses of the site, provided that reconstruction of any structures may not increase the size of the previously approved building footprint (see subsection D.5 of this section);

- f. Site investigative work and studies necessary for preparing land use applications, including soils tests, water quality studies, wildlife studies and similar tests and investigations, provided that any disturbance of the critical area shall be the minimum necessary to carry out the work or studies and provided that the area is restored to its previous condition;
- g. Educational activities, scientific research, and outdoor recreational activities, including but not limited to interpretive field trips, and bird watching that will not have a significant adverse effect on the critical area;
- h. Emergency activities necessary to prevent an immediate threat to public health, safety, or property;
- i. Normal and routine maintenance and operation of existing landscaping and gardens provided they comply with all other regulations in this chapter;
- j. Construction of pedestrian trails which are permeable, have a maximum width of six feet, and are located in the outer 25 percent of the buffer; Minor activities not mentioned above and determined by the Department to have minimal impacts to a critical area;
- k. Previously legally filled wetlands or wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway, or wetlands accidentally created by other human actions within 20 years of the date the development application is filed. The latter shall be documented by the applicant through photographs, statements, and/or other evidence;
- l. Activities affecting Category IV wetlands which are 250 square feet in size or smaller and hydrologically isolated;
- m. Installation, construction, replacement, repair, or alteration of utilities and their associated facilities, lines, pipes, mains, equipment, or appurtenances in improved City road rights-of-way and provided that the area is restored to its previous condition;
- n. Removal of nonnative vegetation providing removal is accomplished using hand methods and that removal is in compliance with this chapter. Hand removal does not include using mechanical equipment, such as weed wackers, mowers, power hedge trimmers, or other similar devices. This does not include the use of herbicides.

No changes to remainder of 21.64.010.

ARTICLE IV ENVIRONMENTAL REGULATIONS

RZC 21.64 CRITICAL AREAS REGULATIONS

21.64.030 Wetlands

- A. **Classification and Rating of Wetlands.** To promote consistent application of the standards and requirements of this chapter, wetlands within the City of Redmond shall be classified according to their characteristics, function and value, and/or their sensitivity to disturbance. Wetlands shall be rated and regulated according to the categories defined by the Washington State Department of Ecology Wetland Rating System for Western Washington (Ecology Publication No. ~~04-06-025~~14-06-029) as revised. This document contains the methods for determining the wetland category.
1. Wetland Classification. Wetlands, as defined by this chapter, shall be designated Category I, Category II, Category III, and Category IV.
 - a. Category I wetlands are those wetlands that represent a unique or rare wetland type, are more sensitive to disturbance than most wetlands, are relatively undisturbed, and contain ecological attributes that are impossible to replace within a human lifetime, or provide a high level of functions. All wetlands with one or more of the following criteria shall be considered a Category I wetland:
 - i. Wetlands that are identified by scientists of the Washington Natural Heritage Program/DNE as high-quality, relatively undisturbed wetlands, or wetlands that support state-listed threatened or endangered plants; or
 - ii. Bogs; or
 - iii. Mature and old-growth forested wetlands over one acre in size; or
 - iv. Wetlands that provide a very high level of functions as evidenced by a score of ~~70-23~~ points or more on the Western Washington Rating System form.
 - b. Category II wetlands are those wetlands that provide high levels of some functions which are difficult to replace. Category II wetlands meet the following criteria:
 - i. Wetlands scoring between ~~51-20~~ to ~~69-22~~ points on the Western Washington Rating System form; or
 - ii. Wetlands that do not meet the criteria of Category I.

- c. Category III wetlands are those wetlands that provide a moderate level of functions. They are typically more disturbed and have less diversity or are more isolated from other natural resources in the landscape. Category III wetlands meet the following criteria:
 - i. Wetlands scoring between ~~30-16~~ to ~~50-19~~ points on the Western Washington Rating System form; or
 - ii. Wetlands that do not meet the criteria of Category I.
- d. Category IV wetlands are those wetlands that provide the lowest level of function. These wetlands score less than ~~30-16~~ points on the Western Washington Rating System form.

2. *No changes.*

B. Wetland Buffers.

1. Required buffer widths shall reflect the sensitivity of the particular wetland or the risks associated with development and, in those circumstances permitted by these regulations, the type and intensity of human activity and site design proposed to be conducted on or near the critical area.
2. Wetland buffers shall be measured from the wetland edge as delineated and marked in the field. Wetland buffers shall be established as follows:

Table 21.64.030A Wetland Buffers		
Wetland Category and Characteristics	Buffer Width (feet) by Impact of Land Use* (see below)	Other Measures Recommended for Protection
Category I		
Forested	Buffer size-width to be based on score for habitat functions or water quality functions.	If forested wetland scores high for habitat, need to maintain connectivity connections to other natural-habitat areas. Restore degraded parts of buffer.
High level of function for habitat (score for habitat 29-8 – 36-9 points)	Low: 150 feet Moderate: 225 feet High: 300 feet	Maintain connectivity connections to other natural-habitat areas. Restore degraded parts of buffer.
Moderate level of function for habitat (score for habitat 20-5 – 28-7 points)	Low: 75 feet Moderate: 110 feet High: 150 feet	No recommendations at this time.
High level of function for water quality improvement (24-8 – 32-9 points) and low for habitat (less than 20-5 points)	Low: 50 feet Moderate: 75 feet High: 100 feet	No additional surface discharges of untreated runoff.
Not meeting any of the above criteria	Low: 50 feet Moderate: 75 feet High: 100 feet	No recommendations at this time.
Category II		

High level of function for habitat (score for habitat 29 <u>368 - 9</u> points)	Low: 150 feet Moderate: 225 feet High: 300 feet	Maintain connectivity connections to other natural habitat areas.
Moderate level of function for habitat (score for habitat 20-5 <u>28-7</u> points)	Low: 75 feet Moderate: 110 feet High: 150 feet	No recommendations at this time.
High level of function for water quality improvement and low for habitat (score for water quality 24-8 <u>32-9</u> points; habitat less than 20-5 points)	Low: 50 feet Moderate: 75 feet High: 100 feet	No additional <u>surface</u> discharges of untreated runoff.
Not meeting above criteria <u>characteristics</u>	Low: 50 feet Moderate: 75 feet High: 100 feet	No recommendations at this time.
Category III		
Moderate level of function for habitat (score for habitats 20-5 <u>28-7</u> points) <u>If wetland scores 8-9 habitat points, use Category II buffers identified above.</u>	Low: 75 feet Moderate: 110 feet High: 150 feet	No recommendations at this time.
Not meeting above criteria <u>Score for habitat 3 - 4 points</u>	Low: 40 feet Moderate: 60 feet High: 80 feet	No recommendations at this time.
Category IV		
Score for <u>all 3 basic</u> functions less than 30-16 points	Low: 25 feet Moderate: 40 feet High: 50 feet	No recommendations at this time.
TABLE NOTE: * Consistent with the Department of Ecology classification system identified above, high-, medium-, and low-impact land uses are defined as follows:		

No changes to remainder of subsection B.

C. Alteration of Wetlands.

1. Draining or disturbing a wetland is prohibited, except as provided for in this Chapter. Disturbances include changing the physical structure within a wetland, changing the amount and velocity of water, and changing the fluctuation of water levels.

1.2. Wetland alteration shall result in no net loss of wetland area, except where the following criteria are met:

- a. The lost wetland area provides minimal functions and the mitigation action(s) results in a net gain in wetland functions as determined by a site-specific assessment; or
- b. The lost wetland area provided minimal functions as determined by a site-specific functional assessment and other replacement habitats provide greater benefits to the functioning of the watershed, such as riparian habitat restoration and enhancement.

~~2.3~~. Category I Wetlands. Alterations of Category I wetlands shall be prohibited subject to the reasonable use provisions of this chapter.

~~3.4~~. Category II, III, and IV Wetlands.

- a. Any proposed alteration and mitigation shall comply with the mitigation performance standards and requirements of these regulations; and
- b. No net loss of wetland function and value may occur.
- c. Where enhancement or replacement is proposed, ratios shall comply with the requirements of subsection C.7 below in this section.

~~4.5~~. Mitigation for alterations to wetlands shall achieve equivalent or greater biological functions. Mitigation plans shall be consistent with the Department of Ecology Guidance on Wetland Mitigation in Washington State, Part 2: Guidelines for Developing Freshwater Wetlands Mitigation Plans and Proposals, April, 2004, as revised.

~~5.6~~. Mitigation actions shall address functions affected by the alteration to achieve functional equivalency or improvement, and shall provide similar wetland functions as those lost except when:

- a. The filled/impacted wetland provides minimal functions as determined by a site-specific function assessment; and the proposed mitigation action(s) will provide equal or greater functions, or will provide functions shown to be limiting within a watershed through a formal watershed assessment plan or protocol; or
- b. Out-of-kind replacement will best meet formerly identified regional goals, such as replacement of historically diminished wetland types.

~~6.7~~. Mitigation actions that require compensation by replacing, enhancing, or substitution shall occur in the following order of preference:

- a. Preserving high-quality wetlands that are under imminent threat.
- b. Restoring wetlands on upland sites that were formerly wetlands.
- c. Creating wetlands on disturbed upland sites, such as those with vegetative cover consisting primarily of exotic introduced species.
- d. Enhancing significantly degraded wetlands.

~~7.8~~. Wetland Replacement Ratios.

- a. Where wetland alterations are permitted by the City, the applicant shall restore or create areas of wetlands in order to compensate for wetland losses. Equivalent areas shall be determined according to acreage, function, type, location, timing factors, and projected success of restoration or creation.

- b. When creating or enhancing wetlands, the following acreage replacement ratios shall be used:

Table 21.64.030B Acreage Replacement Ratios					
Category and Type of Wetland	Creation or Reestablishment	Rehabilitation (Restoration)	Reestablishment or Creation (R/C) and Enhancement (E)	Reestablishment or Recreation (R/C) and Rehabilitation (RH)	Enhancement Only
Category I Forested	6:1	12:1	1:1 R/C and 20:1 E	<u>1:1 R/C and 10:1 RH</u>	24:1
Category I based on score for functions	4:1	8:1	1:1 R/C and 12:1 E	<u>1:1 R/C and 6:1 RH</u>	16:1
Category II	3:1	6:1	1:1 R/C and 8:1 E	<u>1:1 R/C and 4:1 RH</u>	12:1
Category III	2:1	4:1	1:1 R/C and 4:1 E	<u>1:1 R/C and 2:1 RH</u>	8:1
Category IV	1.5:1	3:1	1:1 R/C and 2:1 E	<u>1:1 R/C and 1:1 RH</u>	6:1

- c. Increased Replacement Ratio. The Department may increase the ratios under the following circumstances:

- i. Uncertainty exists as to the probable success of the proposed restoration or creation; or
- ii. A significant period of time will elapse between impact and ~~replication~~establishment of wetland functions; or
- iii. Proposed mitigation will result in a lower category wetland or reduced functions relative to the wetland being impacted; or
- iv. The impact was ~~an unauthorized~~impact.

- d. Decreased Replacement Ratio. The Department may decrease these ratios under the following circumstances:

- i. Documentation by a qualified wetland specialist demonstrates that the proposed mitigation actions have a very high likelihood of success;
- ii. Documentation by a qualified wetland specialist demonstrates that the proposed mitigation actions will provide functions and values that are significantly greater than the wetland being impacted; or
- iii. The proposed mitigation actions are conducted in advance of the impact and have been shown to be successful.

- e. Enhanced and created wetlands shall be appropriately classified and buffered.

No changes to remainder of 21.64.030

ARTICLE IV ENVIRONMENTAL REGULATIONS

RZC 21.70 STATE ENVIRONMENTAL POLICY ACT (SEPA) PROCEDURES

21.70.190 Categorical Exemptions, Threshold Determinations, and Enforcement of Mitigating Measures

The City of Redmond adopts WAC 197-11-300 through 197-11-390, WAC 197-11-800 through 197-11-890, and WAC 197-11-908 and RCW 42.21C.410 as now existing or hereinafter amended, by reference, subject to the following:

B. Critical Areas. The Shoreline Environments Map and the Critical Areas Maps adopted pursuant to [RZC 21.64](#), *Critical Areas Regulations*, and the Redmond Comprehensive Plan designate the location of critical areas within the City and are adopted by reference. For each critical area, the exemptions within WAC 197-11-800 that are inapplicable ~~for the area~~ are 1, ~~2-d~~[2.e](#), ~~2-e~~[2.f](#), 6.a, 23.a through g, and 24.~~e~~, ~~g~~, and h. All other exemptions shall continue to apply within environmentally critical areas of the City.

1. Lands Covered by Water. Certain exemptions do not apply on lands covered by water, and this remains true regardless of whether or not lands covered by water are mapped.
2. Treatment. The City shall treat proposals located wholly or partially within a critical area no differently than other proposals under this chapter, making a threshold determination for all such proposals. The City shall not automatically require an EIS for a proposal merely because it is proposed for location in an environmentally critical area.

ARTICLE IV ENVIRONMENTAL REGULATIONS

RZC 21.72 TREE PROTECTION

21.72.080 Tree Replacement

- A. Prior to any tree removal, the applicant shall demonstrate through a tree protection and replacement plan, critical area mitigation plan, or other plans acceptable to the Administrator that tree replacement will meet the minimum standards of this section.
- B. **Replacement Required.** A significant tree to be removed shall be replaced by one new tree in accordance with subsection RZC 21.72.080.C of this section. Trees that are removed which are classified as landmark shall be replaced by three new trees in accordance with subsection RZC 21.72.080.C of this section. No tree replacement is required in the following cases:
1. The tree is hazardous, dead, diseased, injured, or in a declining condition with no reasonable assurance of regaining vigor.
 2. The tree is proposed to be relocated to another suitable planting site, provided that relocation complies with the standards in this section.
- C. **Replacement Specifications.**
1. Minimum sizes for replacement trees shall be:
 - a. Two-and-one-half-inch caliper ~~at breast height~~ for deciduous trees;
 - b. Six feet in height for evergreen trees.
 2. The Administrator may consider smaller-sized replacement trees if the applicant can demonstrate that smaller trees are more suited to the species, the site conditions, and the purposes of this section, and that such trees will be planted in sufficient quantities to meet the intent of this section.
 3. Replacement trees shall be primarily native species in order to restore and enhance the site as nearly as practicable to its predevelopment character.
 4. The condition of replacement trees shall meet or exceed current American Nursery and Landscape Association or equivalent organization's standards for nursery stock.
 5. Installation.
 - a. Installation of required replacement trees shall be in accordance with best management practices for landscaping which ensure the tree's long-term health and survival.
 - b. All required tree replacement and other required mitigation shall be bonded or completed prior to issuance of a building permit.

No changes to remainder of 21.72.080.

ARTICLE VI REVIEW PROCEDURES

RZC 21.76 REVIEW PROCEDURES

21.76.020 Overview of the Development Process

Change “coordination meeting” to “coordination meeting(s)” in Figure 21.76.020B.

No other changes to 21.76.020.

ARTICLE VI REVIEW PROCEDURES

RZC 21.76 REVIEW PROCEDURES

21.76.070 LAND USE ACTIONS AND DECISION CRITERIA

No changes to subsections A-X.

Y. Site Plan Entitlement.

1. Purpose. *No changes.*
2. Scope. Review and approval of a Site Plan Entitlement is required for any public, semi-public, or private proposal for new construction or exterior modification to a building or site, including multifamily, attached dwelling units in non-single-family zones, commercial, industrial, utility construction, expansion, or exterior remodeling of structures, parking, or landscaping, where the proposed use is shown as permitted in the applicable permitted use chart. All of the above projects require the review and approval of a Site Plan Entitlement except for:
 - a. Detached single-family residential buildings.
 - b. Tenant improvements not encompassing or requiring modification to the exterior of an existing building; and
 - c. Any action noted above which meets the criteria to be reviewed as an Administrative Modification as provided in RZC 21.76.090.D.
3. Decision Criteria. *No changes.*

No changes to subsections Z-AE.

AF. Zoning Code Amendment - Zoning Map.

1. Purpose. The purpose of this section is to establish the procedures and amendment criteria for amending the Official Zoning Map, adopted pursuant to RZC 21.04.020.A, *Establishment of Zoning Map*.
2. Procedure.
 - a. Zoning Code amendments to the Official Zoning Map that are consistent with the Comprehensive Plan shall follow the permit process established in RZC 21.76.050.I, *Type IV Review*.

- b. Zoning Code amendments to the Official Zoning Map that require a concurrent amendment to the Comprehensive Plan shall follow the permit process established in RZC 21.76.050.K, *Type VI*.
- 3. Conditions to Amendment. The City Council may require the applicant to submit a conceptual site plan prior to final approval being granted on an amendment to the Zoning Map. The City may require the applicant to enter into a development agreement with the City as a condition of the Zoning Map amendment and may, through that agreement, impose development conditions designed to mitigate potential impacts of the amendment and development pursuant thereto.
- 4. Special Application Requirements. No application shall be filed nor accepted for filing which on its face will not comply with the Comprehensive Plan, unless an application for a Comprehensive Plan amendment is submitted and the two applications are processed concurrently. A Zoning Map amendment application shall require signatures of owners representing 75 percent of the subject area and signatures representing 75 percent of the owners of property in the subject area if the area of the amendment comprises only contiguous parcels under common ownership, or meets two or more of the following criteria: it contains up to five property owners, it consists of a small portion of a zone or neighborhood planning area, or it contains only land area with related physical characteristics. In no case shall the signature requirement apply to Zoning Map amendments that are proposed and processed concurrently with enabling Comprehensive Plan map or text amendments or Zoning Code text amendments.~~No application without signatures of owners representing 75 percent of the subject area and signatures representing 75 percent of the owners of property in the subject area shall be filed or accepted for filing.~~

No changes to remainder of section.

21.76.080 NOTICES

No changes to subsections A-E.

F. Notice of Planning Commission Hearing on Type VI Reviews.

- 1. When the Planning Commission or City Council has scheduled a public hearing on a Type VI proposal, notice of the public hearing shall be provided 21 days prior to the scheduled hearing date in the manner set forth in subsection F.2 of this section.
- 2. Notice of Public Hearing.

Land Use Action	Publish	Mail	Post
Comprehensive Plan Amendment	X		
Zoning Code Amendment – Text	X		
Zoning Code Amendment – Zoning Map	X	X	

3. Published Notice. When required, the applicable department director shall publish a notice in a newspaper of general circulation in the City. The notice shall contain the following information:
 - a. The name of the applicant, and, if applicable, the project name;
 - b. If the application requires owner signatures under RZC 21.76.070.AF.4 ~~involves specific property~~, the street address of the subject property, a description in nonlegal terms sufficient to identify its location, and a vicinity map indicating the subject property;
 - c. ~~b~~Brief description of the action or approval requested;
 - d. The date, time, and place of the public hearing; and
 - e. A statement of the right of any person to participate in the public hearing as provided in RZC 21.76.060.L.2.b.
4. Mailed Notice.
 - a. Zoning Map Amendments. If the application requires owner signatures under RZC 21.76.070.AF.4, ~~proposal involves specific property, rather than an area-wide or zone-wide change~~, notice of the public hearing, containing the same information set forth in subsection F.3 of this section, shall be mailed to each person establishing themselves as a party of record prior to notice of hearing being issued, and to each owner and occupant of real property within 500 feet of any boundary of the subject property or to 20 property owners and residents/tenants, whichever is greater.
 - i. The records of the King County Assessments Department shall be used for determining the property owner of record. Addresses for a mailed notice required by this code shall be obtained from the King County real property tax records. The approval authority shall issue a certificate of mailing to all persons entitled to notice under this chapter. The approval authority may provide notice to other persons than those required to receive notice under the code.
 - b. Notice shall be mailed to each person who has established themselves as a party of record prior to issuance of the notice of hearing.
 - c. No proceeding of any procedure established in this chapter shall be found to be invalid for failure to provide mailed notice as required in this section as long as the other methods of notice have met their respective requirements and there was a good faith attempt to comply with the mailed notice requirements.
 - d. All public notices shall be deemed to have been provided or received on the date the notice is deposited in the mail or personally delivered, whichever occurs first.
5. Posted Notice.

- a. Zoning Map Amendments. If the application requires owner signatures under RZC 21.76.070.AF.4. ~~proposal involves specific property, rather than an area-wide or zone-wide change,~~ at least one public notice board shall be posted on the site or in a location immediately adjacent to the site that provides visibility to motorists using the adjacent street(s).
 - b. Type VI Zoning Code Amendment – Zoning Map is considered a major land use action. In addition to the general notice requirements, major land use actions shall comply with the extraordinary signage requirements outlined in Appendix 6.
6. Responsibility for Notice. The Administrator is responsible for providing published legal notices, mailed notice, and posted notice in public buildings. The applicant is responsible for complying with on-site posted notice requirements.
 7. Alternative Means of Notification. In the case of the following actions initiated by the City, which affect large areas of the city, the Administrator may elect to use alternative means of public notification in addition to the newspaper publication required by RCW 35A.63.070, provided such notification is likely to achieve equal or greater actual public notification:
 - a. Adoption or amendment of a neighborhood or other area-wide community plan;
 - b. Zoning Map amendments adopted on a neighborhood or other area-wide basis.

No changes to remainder of this section.

ARTICLE VI REVIEW PROCEDURES

21.76.080 Notices

D. Notice of Open Record Public Hearings on Type III and IV Permits.

1. Public notice of the date of the Hearing Examiner or Landmarks and Heritage Commission public hearing for a Type III or IV application shall be published in a newspaper of general circulation. The public notice shall also include a notice of availability of the Technical Committee/Design Review Board recommendation. If a Determination of Significance was issued by the Responsible Official, the notice of the Technical Committee/Design Review Board recommendation shall state whether an EIS or supplemental EIS was prepared or whether existing environmental documents were adopted. The public hearing shall be scheduled no sooner than 21 days following the date of publication of the notice.
2. The Administrator shall mail notice of the public hearing and the availability of the recommendation to each owner and occupant of real property within 500 feet of the project site or to 20 property owners and residents/tenants, whichever is greater.
3. The Administrator shall mail notice of the availability of the recommendation and the date of the public hearing to each person who established themselves as a party of record at any time prior to the publication of the notice of hearing.
4. The Administrator shall post the notice of the date of the public hearing and the availability of the recommendation on-site and at a designated location within City Hall and at least one other public building. The Administrator shall establish standards for size, color, layout, design, wording, and placement of the notice boards.
5. The following applications are major land use actions: [Preliminary Plats](#), Conditional Use Permits, Master Planned Developments, Essential Public Facilities, and Zoning Code Amendment – Zoning Map (consistent with Comprehensive Plan. In addition to the general notice requirements, major land use actions shall comply with RZC Appendix 6, Extraordinary Notice Requirements.

ARTICLE VII DEFINITIONS

RZC 21.78 DEFINITIONS

C DEFINITIONS

Colleges and Universities. Establishments furnishing academic or technical courses and that grant degrees, certificates, or diplomas in associate, baccalaureate, or graduate levels. This includes accessory uses such as cafeterias and dormitories.

E DEFINITIONS

Essential Public Facility. A facility, conveyance, or site owned or operated by a governmental agency, a private or nonprofit organization under contract to or with substantial funding from government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site. Essential public facilities include, but are not limited to: airports; facilities that provide social assistance, welfare, and charitable services and include associated warehouse and office space in a single or combined facility; state education facilities; state and local correctional facilities; state or regional transportation facilities; solid waste handling facilities; in-patient facilities (including substance abuse facilities, mental health facilities, and group homes); secure community transition facilities; and such other state facilities as are listed by the Office of Financial Management as essential public facilities likely to be built within the next six years pursuant to RCW 36.70A.210.

G DEFINITIONS

General Sales or Services. An establishment engaging in the retail sale, rental, or lease of goods or the provision of services, including but not limited to automobile sales or service; heavy consumer goods sale or service; durable consumer goods or service; the sale or service of other consumer goods, grocery, food and beverage sales; health and personal care services; finance and insurance services; real estate services; professional services; administrative services; and restaurant and food services. General sales or services does not include hotels, motels, and other accommodation services; mail order or direct sales establishments; membership wholesale/retail warehouses; and packing, crating, and convention and trade show services; and marijuana retail sales.

Gross Leasable Area (GLA). The total floor area ~~for which a tenant pays rent and~~ that is designated for ~~the a~~ tenant's occupancy, ~~and is~~ exclusive of common areas shared with other tenants, such as utility rooms, stairwells, and malls.

ARTICLE VII DEFINITIONS

RZC 21.78 DEFINITIONS

C DEFINITIONS

Creation of Critical Areas. The purposeful and legally authorized or accidental producing or forming of a wetland or stream from an upland (non-wetland or dry) site through artificial means. For wetlands, the manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland site where a wetland did not previously exist. Establishment results in a gain in wetland acres. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species.

E DEFINITIONS

Enhancement. The improvement of an existing viable wetland, stream or habitat area or the buffers established for such areas, such as by increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, or removing nonindigenous plant or animal species. Enhancement also includes actions performed to improve the quality of an existing degraded wetland, stream or habitat area or buffer. For wetlands, enhancement results in a change in some wetland functions and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres.

R DEFINITIONS

Reestablishment. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former critical area. Reestablishment is a type of restoration. For wetlands, reestablishment results in a gain in wetland acres and functions. Activities could include removing fill material, plugging ditches, or breaking drain tiles.

Rehabilitation. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded critical area. Rehabilitation is a type of restoration. For wetlands, rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain.

W DEFINITIONS

Wetland Delineation Manual. Guideline document used to identify and delineate wetland boundaries. This is the approved federal wetland delineation manual and applicable regional supplements.

ARTICLE VII DEFINITIONS

RZC 21.78 DEFINITIONS

A DEFINITIONS

Access Corridor. A vehicle circulation area in private ownership, including easements, tracts and driveways in a common ownership, over which access is afforded to ~~two or more~~ than one lots or residences. Where a driveway is shared and serves garages or accessory buildings, and the lots and principal buildings front upon another street or an access corridor, the shared driveway shall not be defined as an access corridor. In this case, the side street setbacks do not apply. An access corridor shall not serve more than 10 single-family lots.

D DEFINITIONS

Driveway. An access which serves a lot, structure, or parking area.

S DEFINITIONS

Side Street Setback. The side setback that is applied to that side of a lot which has a side yard facing a private or public street or access corridor ~~that serves more than one lot.~~

No further changes to 21.78.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.170 Site Requirements for Residential Zones

No changes to subsections A-G.

H. Building Setbacks.

1. *No changes*
2. Requirements.
 - a. *No changes*
 - b. *No changes*
 - c. Side Street Setbacks. Side street setbacks shall apply whenever a side yard adjacent to a structure faces a public street, private street, or access corridor ~~servicing more than two~~ lots.

No changes to remainder of 21.08.170.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.10 DOWNTOWN REGULATIONS

21.10.050 Town Center (TWNC) Zone

No changes to subsections A and B.

C. Regulations Common to All Uses.

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See RZC 21.10.150. Map 10.4, Town Center Pedestrian System	<ol style="list-style-type: none"> Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.
Setback Line (distance from property line)		
Side Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.
Rear Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.
Rear Residential	10 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.
Yard adjoining BNSF ROW or Parks	14 feet	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	Varies	Mixed-Use area: four stories; hotel and conference center, full service – six or eight stories; other hotel – six stories with meeting, conference, and banquet facilities. Office Park area: five stories. Bear Creek Retail Area: three stories. Mixed-use residential or residential use in Town Center: five stories outright. The Technical Committee shall administratively allow the height in the Mixed-Use overlay area to be increased to six stories if the building facade is recessed above the second floor and building modulation is provided to mitigate the bulk and mass from the additional height allowance.
Maximum Building Height with TDRs or GBP	Varies	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, <i>Using Transfer Development Rights</i> (TDRs), or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program</i> (GBP), except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions.

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Maximum Height Within Shorelines (SMP)	35 feet	1. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) 2. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet, but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	Varies	Governed by the Downtown Element of the Comprehensive Plan and the Town Center Master Plan and Design Guidelines.
Base FAR Without TDRs	Varies	A minimum of 600,000 square feet of gross leasable area shall be maintained as retail use. The maximum gross leasable area of allowed commercial space without TDRs is 1.49 million square feet. The 1.49 million square feet limit may be increased to a maximum of 1.80 million square feet through the acquisition and use of TDRs or the GBP, provided that TDRs or the GBP may not be used to increase the height of the hotel and conference center, full service, full service hotel/conference center above eight stories/100 feet, and that a minimum of 140,000 square feet be reserved for a hotel and conference center, full service hotel/conference center with banquet and meeting facilities to accommodate groups of at least 300 people . The additional square footage allowed may be used for infill retail and general service uses that are part of mixed-use residential developments or infill developments. Floor area for residential uses is exempt from TDR requirements and maximum commercial floor area limitations.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> .
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

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

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
<i>No changes in table to rows 1-5</i>			
General Sales or Service			
6	Hotels, Motels, and Other Accommodation Services	Rental room (1.0, 1.0) Conference center space: adequate to accommodate peak use	
<i>No changes in table after row 6.</i>			

No changes to remainder of 21.10.050.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.12 OVERLAKE REGULATIONS

21.12.170 OV Incentive Program

No changes to subsections A and B.

C. Restrictions.

1. Features provided through this program for parks, stormwater facilities or plazas may not be counted toward satisfaction of the minimum usable open space requirements in RZC 21.12.120, *OV Residential Usable Open Space*.
2. Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

Table 21.12.170A
No changes to table

Table 21.12.170B
Additional Features and Incentives

	Additional Features	Applicable Zones	Maximum Incentive Per Feature
<i>No changes to items 5-9</i>			
10.	Hotel and conference center, full service Full service hotel/conference center	4	Two additional stories for hotel and conference center, full service, hotel/conference center buildings; and Additional .20 FAR for commercial development.
11.	Transit Oriented Development	4	One additional story for commercial buildings and two additional stories for residential and full service hotel/conference center buildings; and Additional .25 FAR for commercial development; and Additional .75 FAR for residential development. Undeveloped transit-oriented development bonus FAR may be transferred from one site to another site that satisfies the criteria for the bonus.

D. Features Explained.

No changes to items 1-9

10. ~~Full Service~~ Hotel ~~and~~ Conference Center, Full Service. Include land area dedicated to a hotel and conference center, full service ~~hotel/conference center as defined by~~, Definitions.

11. Transit Oriented Development. Provide Transit Oriented Development that:

- a. Is located within 2,500 feet of a transit station or stop served by light rail, bus rapid transit, or other high-capacity transit service. The transit station or stop for the Transit Oriented Development bonus may be in existence, or may be planned for construction, provided it is fully funded and is scheduled to be open for service within two years of the date of occupancy of the structure that utilizes the increase in FAR;
- b. Will be connected with the transit station or stop by sidewalks, crosswalks, and/or pathways which afford convenient pedestrian access; and
- c. Will include 1,000 or more residential units as a component of a mixed-use district.

No changes to remainder of 21.12.170.

ARTICLE VII DEFINITIONS

21.78 DEFINITIONS

F-H DEFINITIONS

~~Full Service~~ Hotel and Conference Center, Full Service. A hotel with banquet and meeting facilities with at least one banquet or meeting room that can sufficient to accommodate ~~groups of~~ at least 300 people

No other changes to 21.78.

Parking Requirements for Arts, Entertainment and Recreation Uses

Zone	Use name	Current regulations	Proposed regulations	Affected code sections
UR, RA-5, R-1 to R-30, MDD3, NDD1	Parks, open space, trails and gardens	Min/max: adequate to accommodate peak use	Min: 0 spaces per 1,000 sf gfa Max: adequate to accommodate peak use	Table 21.06.010B line 9 Table 21.08.020C line 17 Table 21.08.030C line 16 Table 21.08.040C line 16 Table 21.08.050C line 16 Table 21.08.060C line 21 Table 21.08.070B line 19 Table 21.08.080C line 21 Table 21.08.090C line 20 Table 21.08.100C line 20 Table 21.08.110C line 17 Table 21.08.120C line 17 Table 21.08.130C line 17 Table 21.08.140C line 17 Table 21.13.010B line 12 Table 21.13.020B line 11
OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD, NDD2, NDD3	Arts, entertainment and recreation	<i>For all uses in category:</i> Min/max: adequate to accommodate peak use	<i>For “natural and recreational parks” only, change to:</i> Min: 0 spaces per 1,000 sf gfa Max: adequate to accommodate peak use	Table 21.10.040C line 15 Table 21.10.050C line 14 Table 21.10.060C line 15 Table 21.10.070C line 15 Table 21.10.080C line 15 Table 21.10.090C line 15 Table 21.10.100C line 12 Table 21.13.020D line 5 Table 21.10.030C line 15 (requires adding new line for “natural and recreational parks”)

Zone	Use name	Current regulations	Proposed regulations	Affected code sections
OV1-OV5, OBAT	Arts, entertainment and recreation	<i>For all uses in category:</i> Min: 2 spaces per 1,000 sf gfa Max: 3 spaces per 1,000 sf gfa	<i>For “natural and recreational parks” only, change to:</i> Min: 0 spaces per 1,000 sf gfa Max: adequate to accommodate peak use <i>For all other uses in category:</i> Min/max: adequate to accommodate peak use	Table 21.12.040B line 18 Table 21.12.050B line 18 Table 21.12.060B line 18 Table 21.12.070B line 18 Table 21.12.078B line 18 Table 21.12.210A line 16 (requires adding new line for “natural and recreational parks”)
NC1, NC2, BCDD1	Natural and other recreational parks	Min/max: adequate to accommodate peak use	Min: 0 spaces per 1,000 sf gfa Max: adequate to accommodate peak use	Table 21.14.010C line 19 Table 21.14.015C line 22 Table 21.14.070B line 8
GC, I	Natural and other recreational parks	Min: 2 spaces per 1,000 sf gfa Max: 3 spaces per 1,000 sf gfa	Min: 0 spaces per 1,000 sf gfa Max: adequate to accommodate peak use	Table 21.14.020C line 34 Table 21.14.050C line 23
BP, MP	Natural and other recreational parks	Min: 4 spaces per 1,000 sf gfa Max: 5 spaces per 1,000 sf gfa	Min: 0 spaces per 1,000 sf gfa Max: adequate to accommodate peak use	Table 21.14.030C line 29 Table 21.14.040C line 37

ARTICLE I ZONE BASED REGULATIONS

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.180 Residential Development and Architectural, Site, and Landscape Design Regulations

No changes to subsections A-E.

F. Landscaping Standards.

1. *No changes.*
2. Design Criteria.
 - a. Landscaping and Landscape Plan Required.
 - i. In the Education Hill, North Redmond, and Willow/Rose Hill Neighborhoods, landscaping for the front yard shall be provided for all new residential development.
 - ii. A landscape plan shall be prepared or approved by a Washington-licensed landscape architect, certified nurseryman, or certified landscape technician. Construction of individual units that are not part of a new short plat or long subdivision is required to provide a landscape plan but are exempt from this requirement to have the plan certified. The landscape plan shall include the elements specified in subsections F.2.a.ii through F.2.a.v of this section.
 - iii. Landscaping consisting of native vegetation shall be required in all common areas within any new residential development. Applicants are strongly encouraged to comply with the Design Guidelines in the Redmond Design Manual.
 - iv. Street trees shall be selected that will result in a tree canopy at maturity along streets internal to or adjoining residential developments ~~in accordance with the Street Tree Plan~~ as a requirement of development, subdivision, and short subdivision.

No other changes to 21.08.180.F.

G. Streets and Pathways.

1. *No changes.*
2. *No changes.*
3. Design Criteria.

No changes to subsections a-d.

- e. Street trees shall be provided on all new streets and shall be selected from species that, at maturity, will provide a tree canopy along the street. Selected trees shall be consistent with other street tree species in the neighborhood and shall not result in significant maintenance issues as determined by the City's Planning and Parks Departments' recommendations~~selected from street trees identified in the City's Recommended Street Tree List and the City's Street Tree Plan.~~

No changes to remainder of 21.08.180.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.10 DOWNTOWN REGULATIONS

21.10.150 Pedestrian System

No changes to subsections A-K.

- L. **Street Trees Generally.** Street trees within the Downtown neighborhood shall be provided according to guidelines as noted on the map, Downtown Street Tree Plan, which is on file with in the ~~office of the~~ Planning Department. As property is developed or redeveloped, trees shall be installed or otherwise provided for by the property owner/developer. Where no guidance is available, For streets which do not list tree types or spacing requirements, refer to 21.32.090, Street Trees, for standards.~~to the City of Redmond Street Tree Plan.~~

M. Requirements for Street Trees.

- 1. Location. Trees shall be spaced according to guidelines on file with the Planning Department on average as noted on the Downtown Street Tree Plan. Trees shall be planted in planter strips where they exist or are required per this section RZC 21.10.150, Pedestrian System. Where sidewalks are required to be contiguous with street curbs, trees shall be planted in irrigated tree wells, with City-approved root barriers, next to the street. Street trees may be grouped in larger planters near the curb, if found more appropriate through the Administrative Design Flexibility process. Street trees that cannot be placed next to the street due to inadequate planter strip width, street furniture, driveways, or utilities shall be planted in the abutting yard area.

No changes to remainder of section.

ARTICLE III DESIGN STANDARDS

RZC 21.60 CITYWIDE DESIGN STANDARDS

21.60.020 Context, Circulation, and Connections

No changes to subsections A-E.

F. Street Design.

1. Intent.

- a. To balance the needs of vehicular, transit, pedestrian, and bicycle uses, and to create attractive streetscapes, while maintaining safety as the top priority;
- b. To create attractive connections that provide safe linkages to public facilities, shorelines, and other public open spaces, and that complement the aesthetics of adjacent natural features and buildings.

2. Design Criteria.

- a. Design streets to be consistent with terrain, intersection configurations, and connections to streets or adjacent sites.
- b. Minimize steep gradients in circulation patterns to the extent allowed by site topography.
- c. Promote safety through adequate sight distance, limited driveways on busy streets, and avoidance of difficult turning patterns.
- d. Allow safe, efficient access for emergency vehicles.
- e. Discourage through traffic and long curvilinear cul-de-sacs, while assuring adequate circulation between neighborhoods.
- f. Accommodate transit on arterial streets and, where appropriate, within internal circulation systems. Width, geometry, slopes, and construction materials should be suitable for transit service. Transit stops should be included at appropriate intervals.
- g. Where possible, streets and internal circulation systems should frame vistas of retail areas, public buildings, parks, open spaces, and natural features, especially Lake Sammamish, the Sammamish River, Bear and Evans Creeks, and forested slopes.
- h. Intersections shall be designed to facilitate both pedestrian and vehicular movement.
- i. Provide shade trees along all streets. Street trees spacing and tree species shall be consistent with other street tree species in the neighborhood and shall not result in significant maintenance issues as determined by the City's Planning and Parks Departments' recommendations. ~~follow the City's Street Tree Plan, and pPlantings~~

techniques shall be selected to create a unified image for the street, provide an effective canopy, avoid sidewalk damage, and minimize water consumption. Drip irrigation systems and native drought tolerant landscaping are encouraged. Trees should vary along different streets to prevent excessive planting of any one species.

- j. Within the Shoreline Jurisdiction, streets and bridges shall be designed to enhance shoreline visual, physical, and cultural access by incorporating special design features, such as viewpoints, gateway design elements, street furniture, decorative lighting, landscaping, public art, or street graphics.

No changes to remainder of 21.60.020.

ARTICLE IV ENVIRONMENTAL REGULATIONS

RZC 21.72 TREE PROTECTION

21.72.110 Maintenance

- A. All required replacement trees and relocated trees shown on an approved permit shall be maintained in healthy condition by the property owner throughout the life of the project, unless otherwise approved by the Administrator in a subsequent permit.
- B. **Cutting and Pruning.**
 - 1. Protected trees shall not be topped.
 - 2. Street trees, ~~on all streets specified in the City of Redmond Street Tree Plan,~~ shall be cut or pruned only under the supervision of the City of Redmond Parks Department.
 - 3. Pruning and maintenance of protected trees shall be consistent with best management practices in the field of arboriculture and further the long-term health of the tree.
 - 4. Excessive pruning shall not be allowed unless necessary to protect life and property.

ARTICLE VII DEFINITIONS

RZC 21.78 DEFINITIONS

B DEFINITIONS

Below-Grade Parking. See Subterranean Parking.

U DEFINITIONS

Underground Parking. See Subterranean Parking.

S DEFINITIONS

Subterranean Parking. Parking that exists, occurs, or is situated below the ground surface. Also referred to as below-grade parking or underground parking. Semi-subterranean parking is when less than one-half of the parking level (one parking “floor”) is situated below the ground surface.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.10 DOWNTOWN REGULATIONS

21.10.130 Downtown Residential Site Requirements

A. *No changes.*

B. Downtown Residential Densities Chart.

No changes to subsections 1-3.

4. Bonus for Semi-subterranean and ~~Full~~-Subterranean Parking. In freestanding residential developments that are on sites which are not large enough to qualify for densities that are not regulated by a maximum number of dwelling units per acre, but by the bulk, height, parking, and other standards as shown in the Downtown Residential Densities Chart below, a density bonus of 10 percent shall be granted to developments that provide semi-subterranean or ~~full~~-subterranean parking where the finished floor height of the first floor is not more than four feet above the street curb.

No changes to remainder of 21.10.130.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.12 OVERLAKE REGULATIONS

21.12.170 OV Incentive Program

No changes to subsections A-B.

C. Restrictions.

1. Features provided through this program for parks, stormwater facilities or plazas may not be counted toward satisfaction of the minimum usable open space requirements in RZC 21.12.120, *OV Residential Usable Open Space*.
2. Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

Table 21.12.170A
No changes to table

Table 21.12.170B
Additional Features and Incentives

	Additional Features	Applicable Zones	Maximum Incentive Per Feature
<i>No changes to rows 5-6.</i>			
7.	Below-Grade Subterranean Parking	1, 2, 3, 4, 5	One additional story for all buildings in the development, Additional 1.5 FAR for residential uses, Additional 0.15 FAR for commercial uses, and Expanded list of nonresidential land uses to include uses considered transitional in RZC 21.12.040 through 21.12.060 and 21.12.080, OV Zones 1 through 3 and 5. Only available if required residential development per RZC 21.12.040 through 21.12.070, OV Zones 1 through 4 has been constructed.
8.	Combination Subterranean Below-Grade and Wrapped Structured Parking	1, 2, 3, 4, 5	Select one of the incentives offered for Feature 7.
<i>No changes to remainder of table</i>			

D. Features Explained.

No changes to subsections 1-6.

7. ~~Below-GradeSubterranean~~ Parking. At least 60 percent of off-street parking for the development is located below ~~grade~~the ground surface.
8. Combination ~~Below-GradeSubterranean~~ and Wrapped Structured Parking. At least 60 percent of off-street parking for the development is located in parking structures, some or all of which may be above-grade, provided above-grade parking structures do not have frontage on 152nd Avenue NE, 156th Avenue NE, public park space, or a public pedestrian pathway system, and have ground level retail or other pedestrian-oriented uses incorporated into the structure where it is adjacent to other public streets so that none of the parking structure fronts on the ground level in these areas. This bonus applies only in locations where this standard is not otherwise required by RZC 21.62.030.D, *Parking Garage Design*.

No changes to remainder of 21.12.170.

RZC 21.12 OVERLAKE REGULATIONS

21.12.210 OBAT Allowed Uses and Basic Development Standards

No changes to subsections A-B.

C. Building Height.

1. No changes.
2. Height Limit Overlay
 - a. No changes.
 - b. No changes.
 - c. Requirements.
 - i. No changes.
 - ii. No changes.
 - iii. 35-Foot Height Limit Overlay.
 - A. Within this overlay, maximum structure height shall be 35 feet.
 - B. The maximum structure height may be increased up to 45 feet if at least one of the following features is provided;
 1. At least one quarter of the on-site parking is provided in ~~underground~~subterranean parking structures.

No changes to remainder of 21.12.210.

ARTICLE II CITYWIDE REGULATIONS

RZC 21.50 TRANSITION OVERLAY AREAS

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

No changes to subsections A-D.

E. Maximum Height of Structures in a Transition Overlay.

1. *No changes.*
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.

Table 21.50.030C Features	
Feature	
At least one-quarter of the on-site parking is provided in underground-subterranean 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.	

No changes to remainder of 21.50.030.

ARTICLE III DESIGN STANDARDS

RZC 21.62 URBAN CENTER STANDARDS

21.62.020 Downtown Design Standards

No changes to subsections A-E.

F. Residential Standards.

No changes to subsections 1-6.

7. Residential Parking and Access.

a. *No changes.*

b. Location of Parking.

- i. At-grade parking is prohibited within required yard areas, except that developments with ground floor commercial uses and enclosed parking garages adjoining nonresidential zones should maintain a zero-foot side yard setback in the front one-half of the lot. Open parking shall provide the minimum perimeter planting required in [RZC 21.32, Landscaping](#).
- ii. Semi-subterranean parking may be located within five feet of interior property lines when screened with Type II landscape buffers at the perimeter. The base of the parking level visible at any pedestrian walkway shall be finished concrete, painted, or clad in masonry.
- iii. Subterranean parking (~~below natural grade~~) may be located up to interior property lines when sufficient soil depth (three feet) is provided atop the garage for landscaping in required yard areas and when not encumbered by easements.

No changes to remainder of 21.62.020.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.10 DOWNTOWN REGULATIONS

21.10.150 Pedestrian System

Changes

- Correct error in Type VI dimensions: change right side sidewalk width to 8 feet (was 4 feet)
- Change “Front Yard” to “Setback Zone” – nomenclature consistency with Ped chapter, p83
- Change “Street” to “Roadway” – nomenclature consistency with Ped chapter, p83
- Update references to Bicycle and Pedestrian Chapters, add reference to Design Guidance chapter
- Remove reference to “Modal Integration” section, add reference to “Modal Corridor System” section in Chapter 4 – The Multimodal Transportation System.

No changes to subsections A-B.

C. Pedestrian System Description. The table and graphics below depict the various pedestrian system cross sections that are called out in the corresponding Map 10.3, Downtown Pedestrian System, above. Pedestrian System Types I through VI are grouped together in a common table as they are located along street fronts.

Figure 21.10.150A
No changes to figure

Table 21.10.150A Downtown Pedestrian System: Cross-Section Dimensions							
Cross Section	Front Yard Setback Zone	Ped. Zone		Street/Roadway	Ped. Zone		Front Yard Setback Zone
		Sidewalk	5-foot Planting Strip or 4-foot Furniture Zone with Tree Grates		Sidewalk	5-foot Planting Strip or 4-foot Furniture Zone with Tree Grates	
I	0	10	4		4	10	0
II	0	10	4		4	10	0
III	14	6	5		5	6	14
IV	7	8	5		5	8	8
V	17	8	5		5	8	17
VI	8	8	4		4	8	8

No changes to remainder of subsection C. No changes to subsections D-M.

N. Downtown Street Cross Sections.

1. Guidelines for Application.

- a. The Technical Committee shall review and approve each component of the street cross section on a project by project basis and has the authority to alter street cross section widths and uses.
- b. Street cross section widths apply at the middle of the block.
 - i. The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
 - ii. Intersection design shall be based upon the Pedestrian ~~Program System Plan, and~~ Bicycle System Plan, and Design Guidance chapters of the ~~TMP~~Transportation Master Plan; Bicycle Facilities Design Manual; the City's Construction Specifications in RZC Appendix 2, Construction Specification and Design Standards for Streets and Access; and any corridor study adopted by the City Council for the street(s) in question.
- c. Dedicated right-of-way shall be 60 feet, except in cases where there is more than one general purpose lane going the same direction, wherein the dedicated right-of-way shall be determined by the Technical Committee. Any sidewalk width required by Map 10.3, Downtown Pedestrian System, exceeding the required right-of-way shall be provided through an easement.
- d. Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes, and collision history, and using recognized engineering standards, such as those published by AASHTO, ITE, or other recognized authority.
- e. Utilities, such as power, telephone, and cable, shall be placed under the sidewalk.
- f. When designing multimodal corridors refer to the Modal ~~Corridors Integration~~ section of the Transportation Master Plan. Corridors shall support all modes.
- g. See RZC 21.52.030.F, Required Public Improvements, to review additional options and requirements.

No changes to remainder of 21.10.150.

ARTICLE I ZONE BASED REGULATIONS

RZC 21.12 OVERLAKE REGULATIONS

21.12.150 OV Street Cross Sections

Changes

- Update references to Bicycle and Pedestrian chapters
- Remove reference to “Modal Integration” section, add reference to “Modal Corridor System” section in Chapter 4 – The Multimodal Transportation System.

A. Guidelines for Application.

1. The Technical Committee shall review and approve each component of the street cross section on a project-by-project basis and has the authority to alter street cross section widths and uses, including utility locations.
2. Street cross section widths apply at the middle of the block.
 - a. The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
 - b. Intersection design shall be based upon the Pedestrian ~~Program System~~ Plan, ~~and~~ Bicycle System Plan, ~~and Design Guidance~~ chapters of the ~~TMP~~Transportation Master Plan; the Bicycle Facilities Design Manual; the City’s Construction Specifications and Design Standards for Streets and Access; and any corridor study adopted by the City Council for the street(s) in question.
3. Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes and collision history, and using recognized engineering standards, such as those published by AASHTO, ITE, or other recognized authority.
4. Utilities, such as power, telephone, and cable, shall be placed under the sidewalk.
5. When designing multimodal corridors refer to the Modal ~~Integration Corridors~~ section of Transportation Master Plan. Corridors shall support all modes.

No changes to remainder of 21.12.150

ARTICLE I ZONE BASED REGULATIONS

RZC 21.12 OVERLAKE REGULATIONS

21.12.200 OBAT Regulations Common to All Uses

Changes

- Update cross section “D” to match bicycle design standards (Appendix F, p222)
- Update cross sections A and D to match lane width guidance (Appendix F, p215)
- Update references to Bicycle and Pedestrian Chapters, add reference to Design Guidance chapter
- Remove reference to “Modal Integration” section, add reference to “Modal Corridor System” section in Chapter 4 – The Multimodal Transportation System.

A. Regulations Common to All Uses.

Table 21.12.200B Requirements for Cross Sections								
Standard	Cross Section							
	A	C	D	F	G	H	I	J
Right of Way Geometry								
Sidewalk	8 (SB/WB); 12 (NB/EB)	6 (Both Sides)	12 (Both Sides)	6 (Both Sides)	8.5 (Both Sides)	8 (SB/WB); 9 (NB/EB)	8.5 (SB/WB); note 2, below (NB/EB)	8.5 (Both Sides)
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Both Sides)	4 (Both Sides)	5 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (SB/WB); note 2, below (NB/EB)	0 (Both Sides)
On-Street Parking	0 (Both Sides)	0 (Both Sides)	8 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)
GP Lanes	24-22 (Both Sides)	11 (Both Sides)	12-11 (Both Sides)	22 (Both Sides)	22 (Both Sides)	22 (Both Sides)	22 (Both Sides)	11 (Both Sides)
Median / Two Way Left Turn Lane	12	12	14	12	12	44	12	12
<i>No changes to remainder of table.</i>								

No changes to remainder of subsection A. No changes to subsection B.

C. Street Cross Sections.

1. Guidelines for Application.

- a. The Technical Committee shall review and approve each component of the street cross section on a project-by-project basis and has the authority to alter street cross section widths and uses, including utility locations.
- b. Street cross section widths apply at the middle of the block.
 - i. The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
 - ii. Intersection design shall be based upon the Pedestrian ~~Program-System~~ Plan, ~~and~~ Bicycle System Plan, ~~and Design Guidance~~ chapters of the TMP; the Bicycle Facilities Design Manual; the City's Construction Specifications and Design Standards for Streets and Access; and any corridor study adopted by the City Council for the street(s) in question.
- c. Provisions of medians and left-turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes and collision history, and using recognized engineering standards, such as those published by AASHTO, ITE, or other recognized authority.
- d. Utilities, such as power, telephone and cable, shall be placed under the sidewalk.
- e. When designing multimodal corridors refer to the Modal ~~Corridors Integration~~ section of TMP; ~~C~~orridors shall support all modes.

No changes to remainder of 21.12.200.

ARTICLE II CITYWIDE REGULATIONS

RZC 21.28 HIGH CAPACITY TRANSIT CORRIDOR PRESERVATION

21.28.010 Purpose

- A. The purpose of this chapter is to:
1. Support the extension of light rail to Overlake, Southeast Redmond, and Downtown Redmond as part of Sound Transit's East Link Light Rail project or its successor;
 2. Prevent encroachment of structures into a future transit corridor; and
 3. Improve transportation mobility and support land use and transportation strategies in the Comprehensive Plan and Transportation Master Plan.

21.28.020 Applicability

- A. This chapter applies to all properties crossed by or entirely behind transit-related setback lines shown in the High Capacity Transit Corridor Preservation Map Book or its successor, adopted by this reference and on file in the Development Services Center. Figures 21.28.020A through 21.28.020C of this section show the setback areas for general reference only.
- B. In the event that the setback areas shown in the Map Book change, this chapter shall apply to properties through which the setback area traverses provided that the application of setbacks is substantiated by Sound Transit engineering analysis demonstrating that the application supports the purpose of this chapter.
- C. ~~If at the end of the East Link Final Environmental Impact Statement process, the Sound Transit Board selects an alignment other than that represented by the transit-related setbacks in the High Capacity Transit Corridor Preservation Map Book, then the portions of the transit-related setbacks identified in that book that are inconsistent with the Board-selected alignment shall no longer apply.~~

No changes to remainder of 21.28.

ARTICLE II CITYWIDE REGULATIONS

RZC 21.40 PARKING STANDARDS

21.40.020 Bicycle Parking Requirements and Standards

Changes

- Update reference to multimodal corridors (Transit Chapter, p72)
-

No changes to subsections A-E.

- F. **Bicycle Parking at Transit Stops.** Short-term bicycle parking shall be provided at transit stops along ~~multimodal corridors~~ Transit Modal Corridors designated in the Transportation Master Plan whenever transit patrons are likely to arrive by bicycle and there is no safe and secure public bicycle parking available in reasonable proximity to the transit stop.

No changes to remainder of 21.40.020.

ARTICLE II CITYWIDE REGULATIONS

RZC 21.52 TRANSPORTATION STANDARDS

21.52.010 Transportation Concurrency

Change “Transportation Facility Plan” to “Transportation Facilities Plan” wherever it occurs in 21.52.010 and anywhere else in Title 21, Redmond Zoning Code.

ARTICLE II CITYWIDE REGULATIONS

RZC 21.52 TRANSPORTATION STANDARDS

21.52.030 Street and Access Standards

Changes

- Update reference to Appendix D Street Classification section in TMP
-

A. **Purpose.** The purpose of this division is to establish street and access standards to implement:

1. The Redmond Comprehensive Plan;
2. The City of Redmond Transportation Master Plan; and
3. The Neighborhood Street Plans found in the Neighborhoods Element of the Redmond Comprehensive Plan or other adopted street plans within the RZC.

B. **Scope.** The requirements of this division shall apply to all development in the City processed under RMC Chapter 15.08, *Building Code*; RZC [Article I](#), *Zone-Based Regulations*, RZC [Article II](#), *Citywide Regulations*; and RZC [Article VI](#), *Review Procedures*. No permit shall be issued nor approval granted without compliance with this section.

C. **Street Classification.** Streets and rights-of-way are classified as freeways, principal arterials, minor arterials, collectors, connectors, local access streets, and alleys. A description of each of these classifications is contained in ~~Section 5D~~[Appendix D](#) of the City's Transportation Master Plan.

No changes to remainder of 21.52.030.

RZC 21.52 TRANSPORTATION STANDARDS

21.52.050 Pedestrian, Bicycle, and Other Nonmotorized Connections

Changes

- Add: reference to TMP in Construction Specifications subsection
-

- A. **Purpose.** The purpose of this section is to ensure connectivity between the various neighborhoods of the City by providing facilities for the mobility and safety of pedestrians and nonmotorized conveyances.
- B. **Required Installation.** As development occurs, sidewalks, bike lanes, multiuse paths, and trails shall be provided. Installation is required as a condition of development approval.
- C. **Location.** Sidewalks, bike lanes, multiuse paths, and trails shall be provided in public rights-of-way or easements across private property that guarantee public access after consideration of the following factors:
1. Compliance with the Redmond Comprehensive Plan;
 2. Need to improve access to public facilities;
 3. Need to connect a development with trails;
 4. Need for access between developments;
 5. Compliance with the standards of RZC 21.52.030, *Street and Access Standards*;
 6. Need for sidewalks on one or both sides of a street;
 7. Compliance with RZC Appendix 2, *Construction Specification and Design Standards for Streets and Access*; and
 8. Compliance with RZC 21.10, *Downtown Regulations*; RZC 21.12, *Overlake Regulations*; and RZC 21.08, *Residential Regulations*.
- D. **Construction Specifications.** Construction specifications and design details for sidewalks, bike lanes, multiuse paths, and trails shall be prepared by the Director of Public Works or incorporated in the [Transportation Master Plan or the](#) Parks, Arts, Recreation and Conservation Plan.

ARTICLE III DESIGN STANDARDS

RZC 21.60 CITYWIDE DESIGN STANDARDS

21.60.020 Context, Circulation, and Connections

Changes

- Correct chapter references

No changes to subsections A-G.

H. Pedestrian and Bicycle Circulation.

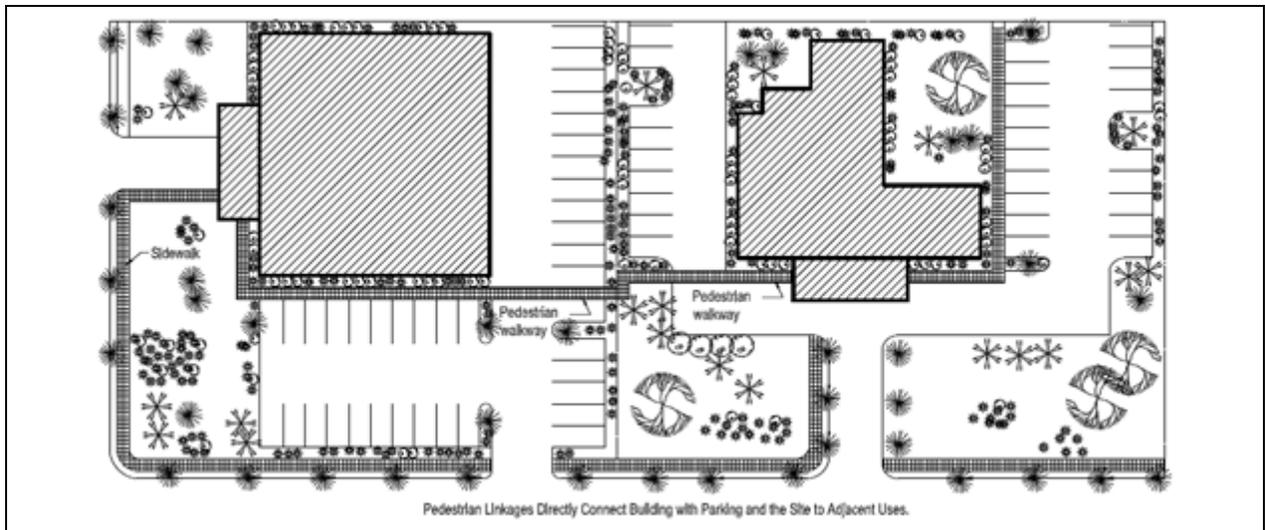
1. Intent.

- a. To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences, to businesses, to the street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the City;
- b. To enhance access to on- and off-site open space areas, shoreline access areas, and pedestrian/bicycle paths.

2. Design Criteria.

- a. Provide pedestrian walkways that minimize walking distances from principal building entrances to all businesses, uses, and buildings on the development site; existing or planned sidewalks; and the street right-of-way.
- b. Provide pedestrian walkways that connect to adjacent properties, except when adjacent properties are multifamily developments of fewer than three dwelling units, or when the pathway could connect a multifamily development to a manufacturing or industrial use, or a manufacturing or industrial use to another manufacturing or industrial use. Barriers that limit future pedestrian access are prohibited. Gates that limit access to employees are permitted.

Figure 21.60.020F
Pedestrian Linkages



- c. Design pedestrian walkways to be at least six feet wide and distinguishable from vehicle areas by pavement texture, elevation, or other treatment that achieves the same result. Use of painted striping is not adequate for meeting the intent of this section.
- d. Enhance site access and access to adjacent sites by linking paths, driveways, and parking areas to adjoining public or private open space, trail systems, paths, crosswalks, and transit stops, consistent with the following plans and guidance:
 - i. The Redmond Parks, Arts, Recreation, Culture & Conservation (PARCC) Plan;
 - ii. The Neighborhood Plans in the Redmond Comprehensive Plan;
 - iii. The Pedestrian ~~Program~~ ~~System~~ Plan, Bicycle System Plan, ~~Transportation Facilities Plan~~, and ~~Unfunded~~ Build-out ~~Transportation Facility~~ Plan in the Redmond Transportation Master Plan (TMP);
 - iii.iv. The Downtown Pedestrian Map in the Redmond Zoning Code; and
 - iv.v. The Shoreline Public Access System Map in the Redmond Shoreline Master Program (SMP).

No changes to remainder of 21.60.020.

ARTICLE III DESIGN STANDARDS

RZC 21.60 CITYWIDE DESIGN STANDARDS

21.60.020 Context, Circulation, and Connections

Changes

- Add: reference to multimodal corridor guidance (Chapter 4, p53)
- Add: reference transit modal corridors (Transit Chapter, p65).
- Revision: intersections shall facilitate pedestrian, *bicycle*, and vehicular movement
- Add: incorporate stormwater treatment in roadway designs (Street Chapter, p62)

No changes to subsections A-E.

F. Street Design.

1. Intent.

- a. To balance the needs of vehicular, transit, pedestrian, and bicycle uses, and to create attractive streetscapes, while maintaining safety as the top priority;
- b. To create attractive connections that provide safe linkages to public facilities, shorelines, and other public open spaces, and that complement the aesthetics of adjacent natural features and buildings.

2. Design Criteria.

- a. Street design shall be based upon the Pedestrian System Plan, Bicycle System Plan, and Design Guidance, and Multimodal Transportation Systems Plan chapters of the Transportation Master Plan; Bicycle Facilities Design Manual; the City's Construction Specifications in RZC Appendix 2, Construction Specification and Design Standards for Streets and Access; the and any corridor study adopted by the City Council for the street(s) in question.
- a. ~~Design streets to be consistent with terrain, intersection configurations, and connections to streets or adjacent sites.~~
- b. Minimize steep gradients in circulation patterns to the extent allowed by site topography.

- c. Promote safety through adequate sight distance, limited driveways on busy streets, and avoidance of difficult turning patterns.
- d. Allow safe, efficient access for emergency vehicles.
- e. Discourage through traffic and long curvilinear cul-de-sacs, while assuring adequate circulation between neighborhoods.
- f. Accommodate transit on Transit Modal Corridors (see Transportation Master Plan, Transit System Plan), arterial streets and, where appropriate, within internal circulation systems. Width, geometry, slopes, and construction materials should be suitable for transit service. Transit stops should be included at appropriate intervals.
- g. Where possible, streets and internal circulation systems should frame vistas of retail areas, public buildings, parks, open spaces, and natural features, especially Lake Sammamish, the Sammamish River, Bear and Evans Creeks, and forested slopes.
- h. Intersections shall be designed to facilitate both pedestrian and vehicular movement. Intersections that are components of the bicycle system shall be designed to facilitate bicycle movements (see Transportation Master Plan, Bicycle System Plan).
- h.i. Minimize impacts on water quality by incorporating low-impact development infrastructure and limiting impervious surface area.

No changes to remainder of 21.60.020.

ARTICLE V LAND DIVISION

RZC 21.74 LAND DIVISION

21.74.020 Land Division Standards

Changes

- Add: Mention of pedestrian-scale lighting (App F, p227)
- Revise Public Nonmotorized Accessways section (App F, p225)

No changes to subsections A-F.

G. **Street Standards.** All street improvements, grades, widths, construction, and design shall comply with the standards and specifications as set forth in the City's Technical Design and Construction Manuals. Additional right-of-way width may be required where future conditions and development impacts warrant, or where topographical requirements necessitate cuts or fills for proper grading of the streets. Street lights and pedestrian-scale lighting, including underground electrical service, light standards, wiring, and lamps, shall be installed by the developer in accordance with the City's Technical Design and Construction Manuals.

H. **Monuments.**

1. Permanent survey control monuments shall be provided for all land divisions at:
 - a. All controlling corners on the boundaries of the land division;
 - b. The intersection of centerline of roads within the land division; and
 - c. The beginning and ends of curves on centerlines or points of intersections on tangents.
2. Permanent survey control monuments shall be set in two-inch pipe, 24 inches long, filled with concrete, or shall be constructed of an approved equivalent. Permanent survey control monuments within a street shall be set after the street is paved. Every lot corner shall be marked by a three-quarter-inch galvanized iron pipe or approved equivalent, driven into the ground. If any land in a land division is contiguous to a meandered body of water, the meander line shall be reestablished and shown on the final plat, short plat, or other recorded land division instrument.

I. **Public Nonmotorized Accessways.**

1. ~~When necessary for public convenience or safety, t~~The developer shall improve and dedicate to the public ~~Non~~nonmotorized access ways to connect to cul-de-sac streets or street ends, to pass through ~~oddly shaped or unusually long~~ blocks at regular intervals, to provide for networks of public paths creating access to the surrounding pedestrian network and destinations including neighborhoods, schools, parks, shopping centers, mass transportation stops, or other community services.
2. The access_way shall be of such design, width, and location as reasonably may be required to facilitate public use, and shall comply with RZC 21.52, *Transportation Standards*, as well as the specifications and standards of the Director of Public Works. Where possible, said dedications may also accommodate utility easements and facilities.

No changes to remainder of 21.74.020.

ARTICLE VII DEFINITIONS

RZC 21.78 DEFINITIONS

Changes

- Update SRO definition for consistency with RMC 3.10.30(D): Definitions, Land Uses in Transportation Impact Fee Schedule
- Update reference in “Setback Zone”
- Add definitions related to the pedestrian realm (Pedestrian Chapter, p83)
- Add bus bulb

Bus Bulb. A bus bulb is an extension of the sidewalk to the edge of the travel lane for a bus stop; typically a bus bulb replaces roadway that would otherwise be part of a parking lane.

Unfunded Build-out Transportation Facility Plan (UBTFP). The unfunded portion of the transportation plan that serves the long term build-out land use scenario and is contained in the Appendix of the Transportation Master Plan.

Furnishing Zone. A hard surface area between the sidewalk and curb in which trees, benches, trash receptacles, and other street furniture serving pedestrian needs are placed.

Setback Zone. The setback zone is shown in RZC 21.12.150, OV (Overlake) Street Cross Sections. It is located outside of the right-of-way, ensures that objects do not encroach on useable sidewalk space, and helps to maintain sight lines at driveways. In the Overlake Village Zones, it provides space for hardscape improvements or container plants. In the OBAT Zone, it provides space for plantings. It is also described in Redmond’s Transportation Master Plan – Pedestrian ~~Program~~System Plan.

~~**Single-Room Occupancy Units (SROs).** A structure containing single-room living units with small cooking units (independent or common) and other amenities not ordinarily associated with a hotel.~~

Residential Suites. A type of residence in which all living space other than a bathroom is contained within a single room and which is located in a multifamily structure in which clusters of residential suites share common amenities such as kitchens, laundry facilities, and gathering spaces.

No other changes to 21.78.