



Planning Commission Report

To: City Council

From: Planning Commission

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Date: June 29, 2016

File Numbers: LAND-2016-00722; SEPA-2016-00723

Title: Updates to the Zoning Code to Support Low Impact Development

**Planning
Commission
Recommendation:** Approval

**Recommended
Action:** Adopt amendment to the Redmond Zoning Code

Summary: *The 2013 – 2018 Western Washington Phase II Municipal Stormwater Permit (The NPDES permit), requires Redmond to conduct a citywide process to “...review, revise and make effective their local development related codes, rules, standards, and other enforcement documents...” in order to eliminate barriers within City codes that inhibit the use of a stormwater management approach referred to as Low Impact Development (LID). According to the NPDES permit, the intent of such revisions “...shall be to make LID the preferred and commonly-used approach to site development.”*

The Planning Commission considered the Technical Committee's recommended amendments to the *Redmond Zoning Code* to address this mandate. The majority of proposed amendments are somewhat minor: clarifications of provisions to existing code, altering and adding definitions, and removal of incentives for LID-related actions that will be required as per NPDES permit, due December 31, 2016.

In addition to these minor changes, the recommended amendments also include a requirement for a Small Storm Infiltration Set Aside of 5 percent of a development site's Net Buildable Area. This proposed revision addresses a specific NPDES provision requiring the placement of LID-infiltration facilities at new and redeveloping sites. The provision provides clarification and predictability to developers regarding this specific NPDES mandate.

The Planning Commission recommends adoption of these LID-related amendments to the RZC.

Reasons the Proposal should be Adopted:

The recommended amendments to the RZC should be adopted because:

- The use of LID is consistent with Redmond's vision and is well supported within the Comprehensive Plan and other documents.
- Adoption of these amendments will help place the City in compliance with state requirements and provisions of the federal Clean Water Act.
- The proposed amendments to the RZC seem to be no more or less restrictive than those being proposed by neighboring jurisdictions.

Recommended Findings of Fact

1. Public Hearing and Notice

a. Public Hearing Date

The Planning Commission held a public hearing on June 8, 2016. The Commission closed the hearing later that evening.

b. Notice

Public Hearing notification was published in the *Seattle Times* on May 18, 2016. Public Notices were posted in City Hall and at the Redmond Library. Notice was also provided

by including the hearing in the Planning Commission agendas that are distributed to various members of the public and various agencies. The City announced the hearing at two stakeholder engagement presentations on April 25, 2016—one presentation to members of the project development community, and the other presentation to members of the non-profit organization *Sustainable Redmond*. The City also sent invitations to testify to 65 members of the development community one week prior to the public hearing, via email.

2. Public Comments

No members from the public or stakeholders groups testified at the June 8, 2016 Planning Commission Public Hearing.

Recommended Conclusions

1. Key Issues Discussed by the Planning Commission

Three key considerations arose during the Planning Commission’s discussions of the proposed LID-related Zoning Code amendments. These considerations concerned: (a) the degree of discretion the City has in meeting the LID-related NPDES permit requirements, (b) the financial impact of implementing LID, and (c) the Small Storm Infiltration Set Aside requirement. Attachment C includes the Planning Commission’s Issues matrix.

Discretion in meeting the LID-related NPDES permit

The Commission discussed NPDES-LID permit requirements and asked staff to investigate how Redmond’s response to these requirements compares to neighboring jurisdictions. Staff reported that SvR, a consultant assisting the City during this code review process, ranked Redmond’s response in comparison to other jurisdictions with which they have worked. On a scale from 1 (low) to 5 (high), the City rated a “3” (on the high side of average) in terms of regulatory rigor and acceptance of LID, the City rated as a “5” for the strength of conversations and interdepartmental collaborations. In response to the Commission’s inquiry, staff also held a meeting with NPDES permit coordinators from the City of Kirkland and the City of Sammamish, and reviewed reports from the City of Bellevue. These investigations found that the most significant zoning related changes proposed by these jurisdictions—while different in nature from Redmond’s *Small Storm Infiltration Set Aside*—did not appear to be any more or less restrictive than Redmond’s set aside requirement. The Planning Commission was satisfied with this information.

Financial Considerations

Planning Commission asked for further clarification and examples on the financial impacts to both private developers and to City operations.

Staff responded that although the financial impact to private developers is somewhat difficult to quantify because of the lack of region-specific case studies on this topic, and because the cost of implementing LID varies based on development site conditions. Nonetheless, some generalizations can be made:

- The cost to conduct pre-construction site analysis and planning will increase.
- In some cases, where soils readily soak up stormwater, the added expense of analysis and planning may be off-set by savings resulting from a reduction in the size of traditional detention facilities—i.e., smaller stormwater ponds and vaults.
- In areas where soil infiltrates poorly, the use of LID could increase the costs to plan and build stormwater management facilities.

Staff pointed out that there are cases in Western Washington where applicants for private development projects have voluntarily chosen to use a LID approach because it was less expensive relative to traditional stormwater management techniques (e.g., pipes, vaults, ponds). Yet at other locations, if stormwater does not soak into the ground at a specified rate, the site is exempt from the NPDES on-site LID infiltration requirements. It is likely the greatest financial burden will fall on development projects that have soils that drain poorly, but not so poorly as to trigger the infeasibly criteria thresholds for LID infiltration facilities. The Planning Commission was satisfied that this issue had been adequately addressed.

The Commissioners also discussed the various ways the NPDES on-site LID infiltration requirements could financially impact City operations. The cost of constructing capital improvement projects (CIP) may increase or decrease due to the site soil conditions. Project costs for CIP have been updated to account for the use of LID where needed. It was noted that revisions to the CIP budget do not necessarily equate to an increase in costs. The Overlake Neighborhood, for example, provides an example of a situation in which the use of regional detention facilities and the use of LID provide a financial benefit to the City. By incorporating a “moderate level” of LID into the neighborhood, the City will be able to reduce the size and the amount of land for regional facilities. This will result in a cost savings to Redmond of tens of millions of dollars and provides additional future savings in facility maintenance. These savings will be passed on to the development projects and to stormwater utility rate payers who utilize the regional facilities to help meet their stormwater detention requirements.

Incorporating LID into the City’s daily operations other than CIP will require additional time, energy, and equipment. LID uses a greater degree of pre-construction analysis and numerous, small, dispersed stormwater facilities at individual development sites. As a result, additional staff time will be needed to: review project development submittals, inspect facilities during construction, monitor facilities after construction, and maintain

facilities so that they properly function. These considerations have been included within the Stormwater Utility and the Development Services 2017 – 2018 budget offers. The Planning Commission was satisfied with that this issue had been adequately addressed.

The Small Storm Infiltration Set Aside

Commission discussed two aspects of this topic: (a) what infiltration facilities would look like when placed at a development site and (b) how and where the 5% set aside might be incorporated in the overall site design. To aid the Commission discussion, staff provided examples of some more common infiltration facilities that might be used to satisfy the set aside requirement: bioretention (rain gardens), pervious pavement, and stormwater infiltration trench. Staff also provided examples using existing development projects as a means to explain how the set aside would be implemented on the development site.

These examples illustrated how the set aside requirement would be used as a communication tool alerting developers early on in the project review process of NPDES LID-related requirements. The calculation of 5% net buildable area is based on hydrological modeling using conservative estimates that assumed poor soil infiltration. As a result, in most cases—and particularly in Downtown Redmond—the 5% can be reduced when development projects conduct the engineering analysis necessary to properly size stormwater facilities. The set aside also clarifies how much land developers should expect to set aside to meet the NPDES LID infiltration requirements for new and redeveloping project sites—a topic for which there is no guidance from the Washington State Department of Ecology. The Planning Commission was satisfied with this information.

2. *Recommended Conclusions of the Technical Committee*

The recommendation in the Technical Committee Report (Attachment D) should be adopted as conclusions.

3. *Planning Commission Recommendation*

The Planning Commission unanimously recommended the Technical Committee's proposed amendments to the Redmond Zoning Code

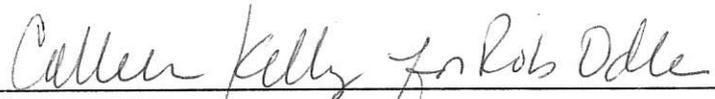
List of Attachments

Attachment A: Recommended Amendments to the Zoning Code

Attachment B: Planning Commission Meeting Minutes for June 8, 2016

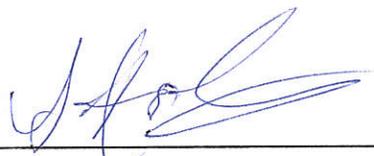
Attachment C: Final Planning Commission Issue Matrix

Attachment D: Technical Committee Report with Exhibits



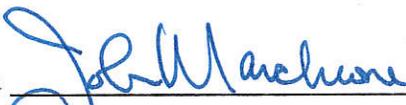
Robert G. Odle, Planning Director

6-24-16
Date



Scott Biethan, Planning Commission Chairperson

6-29-16
Date

Approved for Council Agenda 

John Marchione, Mayor

6/30/16
Date

Attachment A: Recommended Amendments to the Zoning Code

Zoning Code	Nature of the Proposed Change	Rationale	Location
Regulations for the Willows/Rose Hill Neighborhood (21.08.180.F.2.a.viii)	Clarifies responsibilities for maintenance of bioretention (i.e., rain gardens).	The current language is unclearly written.	Attachment 1
Regulations for the N. Redmond Wedge Area and Bear Creek Neighborhood (21.08.180.E.2.e.i, e.ii, & e.iii)	<ul style="list-style-type: none"> Removes language requiring the use of “two additional low impact development (LID) actions” from a list of potential LID actions. Moves remaining code language to 21.67.010 <i>Green Building Incentive Program</i>. 	Starting in 2017, State regulations will require numerous LID-related actions; the City cannot require only “two additional actions.” Moving the remaining language to the <i>Green Building Incentive Program</i> consolidates the information.	Attachment 2
21.12.130 Landscaping Regulations in the Overlake Neighborhood	Clarifies that bioretention facilities can be used as landscaping buffers.	Removes uncertainty within the code.	Attachment 3
Landscaping Ecological Scoring (21.32.060)	Removes incentives for installing LID facilities.	The City should not incentivize required actions.	Attachment 4
Parking Lot Landscaping Standards (21.32.070)	<ul style="list-style-type: none"> Removes the need to seek a “deviation” when placing bioretention in parking lots in Wellhead Zone 4. Clarifies that bioretention can be used to meet parking lot landscaping requirements. Details bioretention landscaping requirements within parking lots, and allows “curb cuts” so runoff can flow to bioretention facilities. 	<ul style="list-style-type: none"> Requiring a deviation can be interpreted as a barrier to placement of bioretention facilities. Removes uncertainty within the code. Curb cuts are often necessary when installing LID facilities. 	Attachment 5
21.67.010 Green Building and Green Infrastructure Incentive Program	Removes incentives for installing LID facilities.	The City should not incentivize required actions.	Attachment 6
21.78 Definitions; Definition of Impervious Area	Ensures that the <i>Redmond Zoning Code (RZC)</i> and the <i>Stormwater Technical Notebook (STN)</i> use the same definition for “impervious surface,” “rain gardens” and “bioretention.”	<ul style="list-style-type: none"> Having different in different City document invites confusion. Missing definitions invites confusion. 	Attachment 7
21.17.010.E Surface Water Management and tables and text within zoning code designations 21.06, 21.08, 21.10, 21.12, 21.13, and 21.14	<ul style="list-style-type: none"> Clarifies the area which developers will need to set aside to meet State mandated “On-site Stormwater Management” as per <i>The Western Washington Phase II Municipal Stormwater Permit</i> (the NPDES Permit). Clarifies that areas set aside to meet this new requirement can be used to satisfy other set aside requirements (e.g. building set-back, landscaping, and open space requirements). Adds to this requirement into the tables or text associated with each zoning designation. 	<ul style="list-style-type: none"> Provides predictability to developers regarding new LID requirements taking effect in 2017. Helps ensure that on-site stormwater management considerations are taken into account early in the site design process. Tables—and in some cases text—within each of the noted chapters, details set aside requirements. 	Attachment 8 & 9

ATTACHMENT 1

21.08.180 F.2.a.viii.B Residential Development Regulations

B. Drainage swales shall be designed to minimize maintenance required by the City and adjacent property owners. The adjacent property owner is responsible for landscape maintenance, including irrigation of the swale as needed. The City will provide best management practices for swales so that property owners can conduct this landscaping maintenance. The City will provide maintenance to elements of the swale associated with the drainage and stormwater conveyance.~~The City will provide maintenance regarding the function of the drainage facility and a description of best management practices for swales for property owners.~~

ATTACHMENT 2:

~~21.08.180 Residential Development and Architectural, Site, and Landscape Design Regulations – 21.08.180.E.2.e.i, e.ii, & e.iii~~

~~Low Impact Development within North Redmond Wedge Subarea and Bear Creek Neighborhood. Sustainable and low impact development (LID) techniques shall be incorporated into new residential development within the Wedge Subarea and Bear Creek Neighborhood. Refer to RZC 21.67, *Green Building and Green Infrastructure Incentive Program*, for definitions and guidelines, with the exception of the additional density incentive. Additional density by way of the Green Building and Green Infrastructure Incentive Program shall not be allowed within the Wedge subarea.~~

~~i. All of the following Green Building and Green Infrastructure techniques are required within the Wedge subarea; bioretention or infiltration (where feasible) and at least two other techniques are required in the Bear Creek neighborhood:~~

~~A. Site assessment;~~

~~B. Green Building Certification – Demonstrate ability to meet BuiltGreen 4-star/LEED Silver, Salmon Safe, or Evergreen Sustainable Development standard minimum;~~

~~C. Drought-tolerant landscaping;~~

~~D. Native vegetation retention – refer to points awarded for flexibility in meeting this requirement;~~

~~E. Native soil preservation;~~

~~F. Native soil restoration;~~

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~~G. Impervious surface area reduction – refer to points awarded for flexibility in meeting this requirement;~~

~~H. Minimal excavation foundation – where feasible;~~

~~I. Bioretention or infiltration – where feasible.~~

~~ii. The following incentives may be used within the Wedge subarea, in accordance with the Green Building and Green Infrastructure Incentive Program (GBP):~~

~~A. Sustainable development award;~~

~~B. Priority building permit processing;~~

~~C. Online and print recognition;~~

~~D. Lot size reduction of 15 percent, 25 percent or 30 percent;~~

~~E. Clustered node; and~~

~~F. Alternative road standard.~~

~~iii. All incentives described in the Green Building and Green Infrastructure Incentive Program (GBP) are available within the Bear Creek neighborhood.~~

ATTACHMENT 3

21.12.130 Overlake Landscaping

- A. **General Requirement.** All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas, and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and applied toward this standard if the existing vegetation meets the landscaping requirements of this section, is healthy, and is likely to survive development. The requirements specified in [RZC 21.32, Landscaping](#), shall apply except to the extent that they conflict with landscaping practices appropriate to an urban center. In addition, supplemental landscaping requirements for Overlake Village are defined below.
- B. **Plantings Along Streets.** At a minimum, planting strips along streets shall include street trees per the City's standards for type and species. Where space allows, planting areas should include other vegetation suitable for an urban setting. Tree planting pits on streets that include Furniture Zones per RZC [21.12.150, OV Street Cross Sections](#), shall be covered with cast-iron tree grates of a type that meets ADA requirements.
- C. **Open Space and Plazas.**
1. Plazas and common usable open spaces shall be landscaped to create visual interest by providing a variety of colors, heights, and forms of foliage; soften building edges; and reduce the impact of elements such as noise or wind.
 2. The quantity of trees, shrubs, and other plant materials shall be designed to meet the size and function of the plaza or open space.
- D. **Zone 5 Buffers.**
1. Properties in Zone 5 shall provide a landscape buffer at least 20 feet in width along street frontages where any portion of the street bordering the development site borders a residential zone within a neighboring jurisdiction.
 2. The buffers shall be planted with the following materials:
 - a. Minimum of one tree per 200 square feet of buffer area. No more than 40 percent of trees may be deciduous.
 - b. Evergreen shrubs, a minimum of five gallon in size. The area covered by the shrubs shall equal at least one-third of the buffer frontage.
 - c. Groundcover plantings to cover the ground within three years.
 - d. Plant materials shall be drought tolerant and at least 50 percent native species by area.
 - e. Trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development; rather it should screen it.

3. Up to 20 percent of the buffer area may be used for streets, driveways, utility crossings, trails, or ground level features such as patios. Other structures may not be placed in required buffers.
4. Buffers may be counted towards required open space, required pervious surfaces, setbacks, and other requirements in the Use and Bulk Regulations that they meet.
5. Buffers may include landscaped on site stormwater management BMPs such as bioretention or raingardens.

ATTACHMENT 4

21.32.060 Ecological Score Requirements

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

Technique: 40% Tree Preservation

Additional Point: 10% of 40 = 44% Tree Preservation

5. Every landscape plan shall include a minimum of three different techniques to achieve the total score and any one technique cannot exceed a maximum score of 10 points.
6. Techniques incorporating stormwater solutions shall comply with RMC Chapter 15.24, *Clearing, Grading, and Stormwater Management*.

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

**Table 21.32.060
Ecological Score Requirements**

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

Note: any necessary remembering of the preceding code will occur upon its acceptance.

ATTACHMENT 5

21.32.070 Parking Lot Landscaping Standards

- A. **Scope.** Parking Lot landscaping standards apply to all vehicle use areas such as parking lots, including driveways, and service areas. Landscaping shall be provided for both the interior and perimeter landscape areas and may be used to meet site area and linkage system landscape requirements. The placement of rain gardens or bioretention may be used to help satisfy these landscaping requirements.
- B. **General Requirements.**
1. Parking lots with less than 20 spaces shall not be required to provide any interior landscaping with the exception of Neighborhood Commercial zones. All Neighborhood Commercial uses shall provide parking lot landscaping in accordance with this section and with the Parking Lot Landscaping Table **21.32.070**, for 20-150 spaces, when providing any amount of parking less than 20 spaces. (Ord. 2614)
 2. Landscaping islands shall be placed at the end of every parking row with a maximum spacing of one (1) island for every 10 parking spaces. Islands shall be a minimum of 64 square feet measured from the edge of the landscaping. The placement of rain gardens and bioretention within these islands must meet the the performance, design and location requirements detailed in the Stormwater Technical Notebook, and minimum dimensions and plant spacing spacing-detailed in Table 21.32.070.
 3. Trees shall be planted within interior landscape areas at a minimum of one tree per four parking stalls and shall be evenly spaced (see illustration below). When combined with rain gardens or bioretention, spacing shall be as detailed in Table 21.32.070.
 4. Permanent curbs or structural barriers/dividers shall enclose planting areas; however, gaps or breaks in the barriers are acceptable at locations where surface water conveyance is desired. When gaps or breaks in the barrier occur, they shall be spaced no less than 6 feet on center.
 5. Trees may be planted no closer than four feet from pavement edges where vehicles overhang planted areas.
 6. Wheelstops and/or curbs shall be installed to prevent vehicles from overhanging landscaping islands.
 7. Narrow parking lot islands or peninsulas and planting strips should not be planted in grass because of potential problems with maintenance. Location of larger parking spaces adjacent to islands is suggested to reduce damage to plant materials.
 8. Parking lot perimeter landscaping shall be measured from the property line.

Table 21.32.070 Parking Lot Interior Landscaping Table		
Interior Landscaping		
	20-150 spaces	151+ spaces
Landscaping required	5 percent	7 percent
Maximum contiguous landscape area	500 square feet	-1500 square feet
Perimeter Landscaping		
	Minimum width of planter strip from property line	
	Street Frontage	Interior Lot Line
Parking spaces:	-	-
0—100	5 feet	5 feet
100—499	10 feet	5 feet
500—1,000	15 feet (10 feet)*	10 feet
1,000+	20 feet (10 feet)*	10 feet
* Planter width may be reduced with provision of three-foot-high fence or hedge between parking lot and street side planter, subject to review and approval by the Design Review Board.		

Table 21.32.070 Parking Lot Interior Landscaping Table		
Interior Landscaping		
	20-150 spaces	151+ spaces
Landscaping required	5 percent	7 percent
Maximum contiguous landscape area	500 square feet	1,500 square feet
Perimeter Landscaping		
	Minimum width of planter strip from property line	
Parking spaces	Street Frontage	Interior Lot Line
0 – 100	5 feet	5 feet
100 – 499	10 feet	5 feet
500 – 1,000	15 feet (10 feet)**	10 feet
1,000+	20 feet (10 feet)**	10 feet
Landscaping Co-located with Rain Gardens or Bioretention (Interior or Perimeter)		
Minimum width in all directions	12 feet	12 feet
Maximum Tree Spacing	40 feet on center	40 feet on center
Minimum Size of Mature Canopy (Deciduous Species)	30 feet	35 feet
Minimum Quantity of Conifers (% of total trees)	NA	30%
** If a rain garden or bioretention facility is not co-located within the planter, the planter width may be reduced with provision of three-foot-high fence or hedge between parking lot and street side planter, subject to review and approval by the Design Review Board.		

ATTACHMENT 6

RZC 21.67 GREEN BUILDING ~~AND GREEN INFRASTRUCTURE~~ INCENTIVE PROGRAM

21.67.010 Purpose

A. The purposes of the Green Building and ~~Green Infrastructure Incentive~~ Program (GBP) provisions are to:

1. Provide incentives to implement green building ~~and green infrastructure~~ development techniques in all types of development within the City;
2. Reduce the carbon footprint of existing and proposed developments by promoting energy efficient design and construction methods;
3. Reduce the negative impact of development on the natural environment by reducing impacts through green development techniques and mitigating environmental impacts;
4. Reduce development costs related to construction and the provision of utilities; and
- ~~5. Manage stormwater in a way that mimics natural stormwater management.~~

21.67.020 Applicability

A. The provisions of this chapter specific to residential incentives and bonuses may be applied to residential developments in the Neighborhood Commercial (NC-1 and NC-2) zones and all residential (R) zones, including new single-family and multifamily developments, applied in conjunction with the requisite land use permit, such as subdivision, binding site plan, or site plan entitlement.

B. This chapter does not eliminate the requirement to obtain a conditional use permit if required, unless specifically noted in this chapter.

C. The provisions of this chapter specific to nonresidential incentives and bonuses can be applied to developments in all Downtown Zones, OV1-5, RR, GC, OBAT, BP, MP, and I zones. They may apply to new construction and additions to nonresidential and mixed-use buildings, in conjunction with the requisite required land use entitlement permit, such as a master planned development, conditional use permit, binding site plan, boundary line adjustment, or site plan entitlement.

D. Not all incentives established in this chapter apply to all types of land development.

21.67.030 Required Elements

A. Site Review.

~~1. As part of the pre-application conference or other initial land use permit application meeting with the City, the applicant shall submit specific elements required as part of this program in accordance with the applicable submittal checklist, and include a brief report outlining how~~

the site's features lend themselves to the application of green infrastructure (i.e., low impact development) techniques.

~~B. All proposals incorporating native soil preservation or restoration, permeable materials, minimal excavation foundations, or bioretention (described below in RZC 21.67.050, *Techniques Explained*) shall require a Site Assessment for LID consistent with the requirements of the Redmond Stormwater Technical Notebook. The Site Assessment for LID is optional for proposals submitted under this chapter that do not incorporate the techniques listed above.~~

~~C. **Operations and Maintenance.** As a condition of approval, the City shall require a maintenance agreement to be prepared and distributed to property owner(s) for projects employing on-site stormwater management facilities that will be privately maintained. The maintenance agreement shall conform to the requirements of the Redmond Stormwater Technical Notebook, Chapter 2, Section 2.5.10, or its successor. The agreement shall legally bind current and future property owners to maintain the stormwater facilities in perpetuity. Notice of the agreement shall be provided on the face of the plat, short plat, binding site plan, or boundary line adjustment, if applicable.~~

~~D. **Notice.** As a condition of approval, the following notice shall be recorded against properties, excluding commonly owned tracts, on which privately maintained stormwater management facilities will be located: "This property contains a stormwater management facility, such as a green roof or rain garden, that the owner of this property is required to maintain. Stormwater management facilities help collect, treat, and discharge or infiltrate rainwater. These facilities protect public health and safety, and protect the health of the natural environment. For more information about the facilities located on your property, refer to the stormwater facility maintenance agreement provided by the developer of this property, a copy of which is on file with the City of Redmond."~~

21.67.040 Techniques and Incentives for Development

Techniques and Incentives Tables. The tables below summarize the sustainable development techniques for which points are awarded and the incentives toward which points may be used based on the type of development proposed. Sections RZC 21.67.050, *Techniques Explained*, and RZC 21.67.060, *Incentives Explained*, explain the techniques and incentives. Definitions and descriptions of on-site natural stormwater management techniques [within Table 21.67.040A](#) can be found in the most recently adopted edition of the Redmond Stormwater Technical Notebook or its successor document.

A. Green Building and Green Infrastructure Incentive Program Techniques

Table 21.67.040A Green Building and Green Infrastructure Incentive Program Techniques		
Technique	Points Awarded – Residential Development	Points Awarded - Nonresidential Development
1. Site assessment	2 (when optional)	2 (when optional)
* Assessments plus identification of amenities	1 additional	1 additional
2. Green Building Certification		

▪ Demonstrate ability to meet BuiltGreen 4-star/LEED silver	2	N/A
▪ Demonstrate ability to meet BuiltGreen 5-star/LEED gold	3	N/A
3. Drought-tolerant landscaping	1	1
4. Native vegetation retention		
▪ 20 percent	1	1
▪ 30 percent	2	2
▪ 50 percent	3	3
5. Impervious surface area reduction		
*-10 percent	1	1
*-20 percent	2	2
6. Permeable materials		
*-50 percent	4	4
*-100 percent	2	2
5.7. Green Roofs		
▪ First 10,000 square feet of green roof area proposed under this program	1 point per 1,000 square feet of green roof area	1 point per 1,000 square feet of green roof area
▪ Next 20,000 square feet of green roof area proposed under this program	1 point per 2,000 square feet of green roof area	1 point per 2,000 square feet of green roof area
▪ 25 percent of roof area	1	1
▪ 50 percent of roof area	2	2
6.8. Roof rainwater collection	1	1
7.9. Minimal excavation foundation		
▪ First 10 structures constructed under this program using this technique	1 point per structure	1 point per structure
▪ Next 20 structures constructed under this program using this technique	1 point per two structures	1 point per two structures
▪ Thereafter, developments using this technique for all structures	3	3
10. Bioretention or infiltration		
*-50 percent detained or infiltrated	1	1
*-75 percent detained or infiltrated	2	2
*-100 percent detained or infiltrated	3	3
8.44. Water Sense Program	2	N/A
9.42. Alternative forms of energy that power 50 percent of the	3	3
10.43. Two Electric Vehicle Charging Stations located on-site or 5	N/A	1
11.44. Demonstrate ability to meet Salmon Safe Certification Program or equivalent in alternative certification program	3	3
12.45. Demonstrate ability to meet LEED silver standards or	N/A	3
13.46. Demonstrate ability to meet LEED Gold standards or equivalent	N/A	5
14.47. Demonstrate ability to meet LEED Platinum standards or	N/A	7
15.48. Demonstrate ability to meet Evergreen Sustainable Development Standard or equivalent in alternative certification program	4	N/A

B. Green Building and ~~Green Infrastructure Incentive~~ Program Incentives

Table 21.67.040A
Green Building ~~and Green Infrastructure~~ Incentive Program Techniques

Incentive	Points Required – Residential Development	Points Required – Nonresidential Development
1. Sustainable development award	0	0
2. Priority building permit processing	0	0
3. Online and print recognition	2	2
4. Unit type flexibility		
▪ Duplex	3	N/A
▪ Triplex	4	N/A
▪ Fourplex	5	N/A
5. Lot size reduction		
▪ 15 percent	2	N/A
▪ 25 percent	3	N/A
▪ 30 percent	4	N/A
6. Density bonus		
▪ 5 percent	3	N/A
▪ 10 percent	5	N/A
7. Clustered node	4	N/A
8. Alternative road standard	2	N/A
9. FAR Bonus*	5	5
10. Building Setback Flexibility*	N/A	3
11. Height Bonus*	N/A	4

TABLE NOTES: Where permitted in the underlying zone and shall be permitted without the purchase of TDR's (see RZC 21.67.050, *Techniques Explained*)

21.67.050 Techniques Explained

Many of the techniques below are described in more detail in the most recent edition of the Redmond Stormwater Technical Notebook. These techniques, as explained, apply to both residential and nonresidential developments, provided they are an identified option in their respective tables above in RZC 21.67.040.A, *Green Building and Green Infrastructure Incentive Program Techniques*.

Within the Wedge subarea only the following incentives may be used:

A. Sustainable development award;

B. Priority building permit processing;

C. Online and print recognition;

D. Lot size reduction of 15 percent, 25 percent or 30 percent;

E. Clustered node; and

F. Alternative road standard.

~~A. Site Assessment. (Three points possible)~~

~~1. In addition to the required site review described in RZC 21.67.030.A, Site Review, no later than the time of land use permit application, the applicant shall prepare a Site Assessment for LID consistent with the requirements of the Redmond Stormwater Technical Notebook. The Site Assessment for LID is required when certain natural stormwater management techniques are used (see RZC 21.67.030.B). When the technique is optional, it shall be worth two points.~~

~~2. No later than the time of land use permit application, the applicant shall describe in written and graphic form how some or all of the elements identified in subsection A.1 of this section will be used as amenities for future residents or occupants. This shall, at a minimum, include identification of open space tracts, nonmotorized trail corridors, or both, that would not ordinarily be required. (One point)~~

B. Residential Green Building Certification. Use the table below to determine the appropriate type of green building certification for the proposed development. Applicants may certify using BuiltGreen, LEED, or another program determined by the Technical Committee to have similar standards.

C. Drought-Tolerant Landscaping. (One point)

1. All required street and open space tract landscaping areas shall be landscaped with drought tolerant, noninvasive vegetation appropriate for site conditions, including but not limited to levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing or future dwellings. Recreation areas, such as for pickup games and picnicking, and private yard areas, except as noted in subsection C.2 below in this section, are specifically exempt from this requirement. In those areas, the use of noninvasive, drought-tolerant landscaping is encouraged. Applicants shall choose from the Drought-Tolerant Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator.

2. A minimum of 51 percent of the planted area shall be native and appropriate for site conditions, including but not limited to, levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing future dwellings. For residential projects, this option shall refer to 51 percent of the planted area in the front yard of each lot. For nonresidential projects, this option shall refer to 51 percent of the planting area anywhere on the site. Plantings shall include a mix of trees or shrubs and living ground cover. Applicants shall choose from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator. Native plantings shall be identified on landscaping plans.

D. Native Vegetation Retention. For residential development, 20 percent (one point), 30 percent (two points), or 50 percent (three points) of the native vegetation area shall be retained in native vegetation and set aside in Native Growth Protection Areas. For nonresidential development, 10 percent (one point), 20 percent (two points), or 30 percent (three points) of the native vegetation area shall be retained and set aside in Native Growth Protection Areas.

1. For calculation purposes, total native vegetation area shall include the following, in order from highest priority to lowest priority:
 - a. Critical areas and associated buffers;
 - b. Forested stands of native trees, including a five-foot buffer from the exterior drip line;
 - c. Contiguous areas of native vegetation;
 - d. Other native trees, including a five-foot buffer from the drip line; and
 - e. Noncontiguous areas of native vegetation.

2. Once calculated, native vegetation shall be preserved in the following ways, in order from highest priority to lowest priority:
 - a. In critical areas tracts, when critical areas are being preserved;
 - b. In Native Growth Protection Areas;
 - c. As common open space; and
 - d. For residential projects, on individual lots in areas no less than 100 square feet, where no dimension is less than 10 feet, and where the native vegetation is delineated with a split rail fence.

3. When a lower priority area is proposed for retention instead of a higher priority area, the applicant shall:
 - a. Provide a written explanation of why the higher priority area is not proposed to be retained; and
 - b. Enhance the lower priority vegetation according to a native revegetation plan.

4. When native vegetation is proposed to be preserved in a lower priority manner before a higher priority manner, the applicant shall provide a written explanation of why the higher priority method of preservation is not proposed; the applicant shall demonstrate that the proposed preservation scheme meets the objectives of this chapter at least as well as the scheme described in subsection D.3 of this section.

5. When required, a native revegetation plan shall conform to the following:
 - a. Plants shall be selected by a qualified professional based upon site suitability and shall include a multilayered canopy at maturity of large trees (covering 50 percent of the plan area), small trees, and shrubs unless the professional determines in written form that the revegetation area is not suitable for such a mix;
 - b. In Native Growth Protection Areas larger than 0.5 acres, the ratio of evergreens to deciduous trees shall be 2:1; and
 - c. Plantings shall be native to western Washington and suitable for the site and for suburban residential areas. Species shall be selected from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or from the guide, Plants of the Pacific Northwest Coast: Washington, Oregon or British Columbia and Alaska, or as approved by the Administrator. Trees shall measure at least two-and-one-half inches in caliper (deciduous) or six feet in height (evergreen) at time of planting.

6. In the North Redmond neighborhood, native vegetation retention at the 50 percent level is required to use the 10 percent density bonus.

~~E. **Impervious Surface Area Reduction.** Maximum impervious surface area created through a development proposal pursuant to the requirements set forth in the zone use chart for the zone in which the property is located (RZC 21.08.020 through 21.08.140), shall be reduced by either at least 10 percentage points (one point) or at least 20 percentage points (two points) of the total site area (e.g., maximum impervious surface in the R-4 zone would be reduced from 60 percent to 50 percent for one point or 40 percent for two points). Impervious surface area may be calculated on a development-wide basis to provide lot-by-lot flexibility, per RZC 21.08.170.L.2.b.~~

~~F. **Permeable Materials Used to Reduce Effective Impervious Surface Area.**~~

~~1. Permeable materials shall be used for 50 percent (one point) or 100 percent (two points) of proposed impervious surfaces, including but not limited to patios, walkways, sport courts, and sidewalk areas, subject to the provisions in subsections F.2, F.3, and F.4 of this section.~~

~~2. Permeable materials may be used on all soil types where information has been generated by a certified professional (e.g., a geotechnical engineer) and approved by the Public Works Director, demonstrating that the pervious material will function as designed.~~

~~3. Permeable materials are allowed to replace pollution-generating impervious surfaces only in Wellhead Protection Zones 3 and 4, in accordance with the Redmond Stormwater Technical Notebook. Permeable materials may only replace nonpollution-generating impervious surfaces in Wellhead Protection Zones 1 and 2, in accordance with the Redmond Stormwater Technical Notebook.~~

~~4. Permeable materials shall be considered a stormwater facility and so must be included in the required maintenance agreement.~~

~~5. In instances where the City prohibits permeable materials in the right-of-way, impervious surfaces within the right-of-way shall not count against the applicant when calculating the number of points earned through this subsection.~~

G. Green Roofs.

1. Green roofs shall be designed according to the guidelines of the Redmond Stormwater Technical Notebook.

2. Compliance with this stormwater management technique shall require review and approval by the Building Official.

3. The first 10,000 square feet of green roof area proposed under this chapter shall earn one point per 1,000 square feet; the next 20,000 square feet of green roof area shall earn one point per 2,000 square feet; thereafter, applicants shall earn one point when designed for 25 percent of total project roof area and two points when designed for at least 50 percent of total project roof area.

H. Roof Rainwater Collection. (One point)

1. Rainwater from all roofs shall be collected for nonpotable water purposes (i.e., rainwater

harvesting). Construction, design, and maintenance specifications for rainwater collection shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.

2. This technique is only allowed when consistent with state law.

I. Minimal Excavation Foundation.

1. Construction, design, and maintenance specifications of minimal excavation foundations shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.

2. The first 10 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per structure; the next 20 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per two structures; thereafter, developments incorporating minimal excavation foundations for all structures within a proposed development shall earn three points.

J. ~~Bio-retention or Infiltration.~~

~~1. Where soils permit infiltration, infiltration elements shall infiltrate at least 50 percent (one point), 75 percent (two points) or 100 percent (three points) of the 50-year storm.~~

~~2. Where soils do not permit infiltration, bioretention elements, such as rain gardens and bioretention swales, shall detain at least 50 percent (one point), 75 percent (two points), or 100 percent (three points) of the six-month storm.~~

K. Water Sense Program. (Two points)

1. Single-family residential developments that comply with the EPA Water Sense Program shall be awarded two points.

2. Points may be awarded for subsections RZC 21.67.050.D and 21.67.050.E or this subsection, but not both.

L. Alternative Energy. (Three points) Buildings or residences shall be designed with alternative energy systems that provide the building or residence with 50 percent of its energy needs through forms, such as solar energy, wind energy, geothermal, biomass, or other forms of alternative energy sources.

M. Electric Vehicle Charging Station/Parking Reduction. (One point) One point can be earned either by installing two electric vehicle charging stations on-site or by providing reserved parking for electric vehicles, hybrids, or plug-in electric vehicles for five percent of the total required vehicle parking on-site.

N. Salmon Safe Program. For residential and nonresidential developments, demonstrate ability to meet Salmon Safe Program standards or equivalent in alternative certification program project compliance.

O. LEED Silver. (Three points) For nonresidential developments, demonstrate ability to meet LEED Silver standards or equivalent in alternative certification program project compliance.

P. **LEED Gold.** (Five points) For nonresidential developments, demonstrate ability to meet LEED Gold standards or equivalent in alternative certification program project compliance.

Q. **LEED Platinum.** (Seven points) For nonresidential developments, demonstrate ability to meet LEED Platinum standards or equivalent in alternative certification program project compliance.

R. **Evergreen Sustainable Development Standard.** (Four points) For residential developments, demonstrate ability to meet Evergreen Sustainable Development standards or equivalent in alternative certification program project compliance.

21.67.060 Incentives Explained

These incentives, as explained, apply to both residential and nonresidential developments unless otherwise specified below, or identified in the program incentive table above in RZC 21.67.040.B, *Green Building ~~and Green Infrastructure~~ Incentive Program Incentives*.

A. **Sustainable Development Award.** The City shall develop and maintain a Sustainable Development Award to be awarded annually to no more than one residential project and one nonresidential project that best implements the provisions of this chapter. The City reserves the right not to grant an award in a given year. (Zero points)

B. **Priority Building Permit Processing.** Building permit applications for projects that seek BuiltGreen 4-star or LEED Silver certification or higher shall be eligible for the City's Green Expedited Permitting Program or its successor. (Zero points)

C. **Online and Print Recognition.** The applicant may request that the City publish a "Featured Sustainable Development" article in a City newsletter and on the City website, and that the City publish a press release publicizing the sustainable development techniques used in the project. (Two points)

D. **Unit Type Flexibility for Residential Development.** (Three points for incorporating duplexes; four points for duplexes and/or triplexes; five points for duplexes, triplexes, and/or fourplexes.)

1. Two-unit, three-unit, and four-unit attached dwellings may be included in proposed subdivisions as permitted uses.

2. Such structures shall comply with RZC 21.08.260, Attached Dwelling Units, except that such structures shall not be required to access directly to an arterial.

3. In no case shall the allowed density be exceeded unless allowed by neighborhood regulations, nor shall neighborhood or subarea requirements for attached dwelling unit permitting or separation be superseded.

4. When average minimum lot size is reduced through this chapter, the reduced average minimum lot size shall serve as the baseline for calculating the required minimum lot size for lots with attached dwelling units.

E. **Lot Size Reduction for Residential Development.** In residential zones where minimum average lot sizes apply, the minimum average lot size may be reduced up to 30 percent,

depending on the number of points used, according to the table in RZC 21.67.040.B and subsection RZC 21.67.040.D of this section. The proposed average lot size of all lots included in a development shall define all other site requirements (as shown in zone use chart for the residential zone in which the property is located, RZC 21.08.020 through 21.08.140, with the exception of provisions relating to allowed density, which shall remain with the underlying zone, and of provisions otherwise modified by this chapter). For example, a subdivision with an R-4 zone with an average lot size of 4,900 square feet would be subject to the site requirements, with the noted exceptions, of an R-5 zone since that is the nearest zone to which the average lot size would apply. (Two points for 15 percent lot size reduction; three points for 25 percent; four points for 30 percent.)

F. Density Bonus for Residential Development. Eligible developments shall be permitted a five percent or 10 percent density bonus, provided that the overall impervious surface of the development is not increased over what is allowed by this chapter. Use of cottages, size-limited dwellings, attached structures, and carriage units is encouraged to achieve the bonus. (Three points for up to five percent density bonus; five points for up to ten percent.)

G. FAR Bonus for Nonresidential Development and Residential Development in the Neighborhood Commercial (NC) Zone. Eligible developments shall be granted a floor area bonus where permitted by the underlying zone without the purchase of Transfer of Development Rights (TDRs). (Five points)

H. Height Bonus for Nonresidential Development. Eligible developments shall be granted a height bonus where permitted by the underlying zone without the purchase of TDRs. (Four points)

I. Building Setback Flexibility for Nonresidential Development. Developments proposed in the RR, CG, BP, MP, and I zones shall be allowed to reduce setbacks by 50 percent, unless they are located adjacent to a residential zone, in which case they shall be allowed to reduce setbacks by 25 percent. The setback flexibility shall not apply to developments located along Willows Road, north of NE 95th Street, which requires a 100-foot setback, as provided for in RZC 21.14.030.C, *Business Park*. Setback reductions shall be required to comply with the International Building Code, Fire Resistive Rating based on separation distance. (Three points)

J. Clustered Node for Residential Developments. Applicants may propose clusters of up to three residential structures containing no more than five dwelling units. Clusters may include two-unit attached dwelling units or three-unit attached dwelling units, but not four-unit attached dwelling units.

1. Structures within nodes shall be subject to a six-foot building separation requirement or the minimum separation required by the Building Code, whichever is greater. Citywide and neighborhood-specific building separation and setback requirements apply to the perimeter of the clustered node.

2. Minimum lot size, minimum lot width circle, and minimum lot frontage requirements do not apply within the node. Minimum lot sizes for lots within the node do count toward the minimum average lot size calculation. Points for reducing lot sizes are not required to propose a clustered node.

3. A clustered node must be separated from another clustered node on all sides by a single family detached home, or lot or tract meeting size requirements for such, a street, or the height of the tallest structure within the clustered node, whichever is greatest.

4. Dwelling units within clustered nodes shall share vehicular access.

5. Applicants are encouraged to use techniques, such as zero lot line, yard use easements, and other creative structure arrangement techniques, to provide functional private open space.

6. Density bonus points are required when clustered nodes result in project densities that are in excess of the underlying maximum zone density. (Four points)

K. Alternative Road Standard for Residential Developments. Applicants may propose local access streets that are consistent with the Green Infrastructure Street preliminary drawing, which is available from the Development Services Center. When this street is proposed, at least one on-street parking space shall be provided per dwelling unit proposed. The applicant may propose a lower standard if he/she submits a parking study demonstrating that a lower standard would adequately serve the development and not adversely impact the safety of residents or occupants in or near the development. (Two points)

21.67.070 Neighborhood and Supplemental Requirements

A. Nothing in this chapter shall supersede neighborhood-specific regulations or neighborhood plan policies and objectives, except where specifically noted.

B. Single-family developments proposed through this chapter must meet the regulations specified in RZC [21.08.180](#), *Residential Development and Architectural, Site, and Landscape Design Regulations*.

Note: any necessary renumbering of the preceding code will occur upon its acceptance.

ATTACHMENT 7

Revised Definitions:

Impervious Surface. Any material or ground treatment that prevents or substantially reduces absorption of stormwater into the ground (i.e., concrete, asphalt, sidewalks, buildings, etc.). A non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling.

Added Definitions:

Bioretention-- Engineered facilities that treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the *Stormwater Management Manual for Western Washington (SWMMWW)*, Chapter 7 of Volume V for Bioretention BMP types and design specifications.

Rain garden--A non-engineered shallow landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile

Stormwater Technical Notebook--describes the requirements for new development and redevelopment projects within the City of Redmond. Land developers and development engineers use the Notebook to help design site plans and determine stormwater infrastructure.

All definitions are consistent with the Stormwater Technical Notebook

Attachment 8

Proposed Revision to RZC 21.17.010.E

E. Surface Water Management

All new development shall be served by an adequate surface water management system complying with the policies of the Comprehensive Plan; ~~and meeting~~ the requirements of RMC Chapter 15.24, Clearing, Grading, and Stormwater Management; and the Stormwater Technical Notebook. Stormwater management includes infiltration of stormwater from smaller storms, and flow control and runoff treatment for larger storms.

1. Small Storm Infiltration Area

Infiltrating stormwater from small storms recharges the drinking water aquifer, provides baseflow to streams, and reduces stormwater runoff. For the purpose of infiltrating small storms, all new development shall set aside an Infiltration Area equal to five percent (5%) of the Net Buildable Area.

This Infiltration Area may be co-located within other required set aside areas such as building setbacks, landscaping areas, and open spaces. Areas set aside to meet this provision may not be located within buffers of: fish and wildlife habitat conservation areas; wetlands; or geologically hazardous areas.

Structures that accommodate the infiltration of stormwater into the ground are allowed within this set aside area. Infiltration facilities may be placed beneath impervious surfaces. Above ground and below ground structures that reduce the opportunity to infiltrate stormwater into the ground or prevent maintenance of infiltration facilities are prohibited within these areas.

Stormwater modeling and engineering may be used to reduce the size of the Infiltration Area, provided that Stormwater Technical Notebook infiltration targets are met. Performance, sizing, and location of infiltration facilities must adhere to design requirements found in the Stormwater Technical Notebook. Sites where stormwater infiltration is infeasible, or development thresholds are not triggered, as determined by the Stormwater Technical Notebook, are exempt from this requirement.

2. Large Storm Runoff Management Facilities

Controlling stormwater from larger storms reduces erosion, flooding, and water quality impacts from stormwater runoff. Some sites will require additional areas for stormwater flow control, infiltration, or runoff treatment, to manage larger storms, as described in the Stormwater Technical Notebook. Sites served by regional stormwater facilities may

meet this requirement by paying a fee in lieu of having to construct detention and treatment facilities.

Attachment 9

The following tables and text will include language that notes and refers to the requirement for the 5% of the Net Buildable Area be set aside for infiltration facilities as per RZC 21.17.010.E.1.

21.06.10 URBAN RECREATION

B. Regulations Common to all uses.

Table 21.06.010A Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Lot Area per Dwelling Unit	10 acres	Not applicable to accessory dwelling units.	
	Building Site Circle	100 feet in diameter		
	Lot Frontage	300 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath hard surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	Front	Front	
	Rear	Rear	Rear	
	Side	Side	Side	
	Building Separation	Building Separation	Building Separation	
Maximum	Number of Dwelling Units per Acre	Number of Dwelling Units per Acre	Number of Dwelling Units per Acre	
	Impervious Surface	Impervious Surface	Impervious Surface	
	Building Height	Building Height	Building Height	
	Drive-through	Drive-through	Drive-through	

21.08.020 RA-5 Semirural Residential

C. Regulations Common to All Uses.

Table 21.08.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Average Lot Size	4.5 acres	
	Required Density	80 percent of net acres	
	Lot Width Circle	100 feet	
	Lot Frontage	20 feet	
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
	Setbacks		
	Front	30 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 30 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.
	Side / Interior (each side)	30 feet	
	Side Street	20 feet	
	Rear	30 feet	
Alley	4 feet		
Lake Sammamish	35 feet		
Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages , size-limited dwellings , small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.	
Open Space	N/A		
Maximum	Lot Coverage for Structures	2.5 percent of total lot area	
	Impervious Surface Area	20 percent of total lot area	
	Building Height	35 feet	30 feet within the Shoreline Jurisdiction
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.030 R-1 Single-Family Constrained Residential

C. Regulations Common to All Uses

Table 21.08.030B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	35,000 sq. feet		
	Required Density	80 percent of net acres		
	Lot Width Circle	85 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	30 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 20 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Side / Interior (each side)	20 feet		
	Side Street	20 feet		
	Rear	30 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages , size-limited dwellings , small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.	
Open Space	N/A			
Residential Parking	2 spaces per dwelling unit			
Maximum	Lot Coverage for Structures	12 percent of total lot area		
	Impervious Surface Area	20 percent of total lot area		
	Building Height	35 feet	30 feet within the Shoreline Jurisdiction	

Table 21.08.030B
Regulations Common to All Uses

	Regulation	Standard	Exceptions
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.040 R-2 Single-Family Constrained Residential

C. Regulations Common to All Uses.

Table 21.08.040B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
<i>Minimum</i>	Average Lot Size	18,000 square feet		
	Required Density	80 percent of net acres		
	Lot Width Circle	70 feet		
	Lot Frontage	20 feet		
	<u>Stormwater Infiltration Set Aside</u>	<u>5% Net Buildable Area</u>	<u>Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1</u>	
	Setbacks			
	Front	30 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Side / Interior (each side)	5 feet / 10 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for size-limited dwellings , accessory dwelling units, and locations where these structures adjoin larger dwelling units.	
	Open Space	N/A		

Table 21.08.040B**Regulations Common to All Uses**

	Regulation	Standard	Exceptions
Maximum	Lot Coverage for Structures	30 percent of total lot area	
	Impervious Surface Area	40 percent of total lot area	
	Building Height	35 feet	30 feet within the Shoreline Jurisdiction
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.050 R-3 Single-Family Constrained Residential

C. Regulations Common to All Uses.

Table 21.08.050B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	12,000 square feet		
	Required Density	80 percent of net acres		
	Lot Width Circle	60 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	20 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Side / Interior (each side)	5 feet / 10 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	10 feet		Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for size-limited dwellings , accessory dwelling units, and locations where these structures adjoin larger dwelling units.
Open Space	20 percent of total lot area			
Maximum	Lot Coverage for Structures	30 percent of total lot area		
	Impervious Surface Area	60 percent of total lot area		
	Building Height	35 feet	30 feet within the Shoreline Jurisdiction	

Table 21.08.050B**Regulations Common to All Uses**

Standard	Exceptions		
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.060 R-4 Single-Family Urban Residential

C. Regulations Common to All Uses.

Table 21.08.060B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	7,000 square feet		
	Required Density	80 percent of net acres		
	Lot Width Circle	40 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	15 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , Zero Lot Line Development, for additional requirements.	
	Garage	18 feet		
	Side / Interior (each side)	5 feet / 10 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings , small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.		
Open Space	20 percent of total lot area			
Maximum	Lot Coverage for Structures	35 percent of total lot area		
	Impervious Surface	60 percent of total lot area		
	Building Height	35 feet	30 feet within the Shoreline Jurisdiction	

Table 21.08.060B

Regulations Common to All Uses

	Regulation	Standard	Exceptions
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.070 RIN (Residential Innovative) Single-Family Urban Residential

B. Regulations Common to All Uses.

Table 21.08.070A Regulations Common to All Uses				
	Regulation	Site area of 30,500 square feet or greater	Site area less than 30,500 square feet	
Minimum	Average Lot Size	4,000 square feet	7,000	
	Required Density	80 percent of net acres	80 percent of net acres	
	Lot Width Circle	35 feet	40 feet	
	Lot Frontage	20 feet	20 feet	
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	15 feet	15 feet	
	Garage	18 feet	18 feet	
	Side / Interior (each side)	5 feet / 10 feet	5 feet / 10 feet	
	Side Street	15 feet	15 feet	
	Rear	10 feet	10 feet	
	Alley	4 feet	4 feet	
	Lake Sammamish	35 feet	35 feet	
	Building Separation	15 feet; 10 feet for cottages , size-limited dwellings , small-lot short plats , accessory dwelling units , and locations where these structures or cottages adjoin larger dwelling units.	15 feet; 10 feet for cottages, size-limited dwellings, small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.	
Open Space	20 percent of total lot area	20 percent of total lot area		

Table 21.08.070A**Regulations Common to All Uses**

	Regulation	Site area of 30,500 square feet or greater	Site area less than 30,500 square feet
Maximum	Density	5 units per acre, except when participating in cottage housing or programs with bonus density provisions	4 units per acre, except when participating in cottage housing or programs with bonus density provisions
	Lot Coverage for Structures	35 percent of total lot area	35 percent of total lot area
	Impervious Surface	65 percent of total lot area	60 percent of total lot area
	Building Height	25 feet; 30 feet in Shoreline Jurisdiction	25 feet; 30 feet in Shoreline Jurisdiction
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.080 R-5 Single-Family Urban Residential

C. Regulations Common to All Uses.

Table 21.08.080B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	5,500 square feet		
	Required Density	80 percent of net acres		
	Lot Width Circle	35 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	15 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Garage	18 feet		
	Side / Interior (each side)	5 feet / 10 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings , small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.		
Open Space	20 percent of total lot area			
Maximum	Lot Coverage for Structures	40 percent of total lot area	Maximum lot coverage for structures shall be 35 percent in the following neighborhoods: Education Hill, North Redmond, and Willows / Rose Hill.	
	Impervious Surface	60 percent of total lot area		
	Building Height	35 feet	30 feet in Shoreline Jurisdiction	

Table 21.08.080B

Regulations Common to All Uses

	Regulation	Standard	Exceptions
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.090 R-6 Single-Family Urban Residential

C. Regulations Common to All Uses.

Table 21.08.090B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	4,000 square feet		
	Required Density	80 percent of net acres		
	Lot Width Circle	35 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	15 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Garage	18 feet		
	Side / Interior (each side)	5 feet / 10 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings , small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.		
Open Space	20 percent of total lot area			
Maximum	Lot Coverage for Structures	45 percent of total lot area	Maximum lot coverage for structures shall be 35 percent in the following neighborhoods: Education Hill, North Redmond, and Willows / Rose Hill.	
	Impervious Surface	65 percent of total lot area		
	Building Height	35 feet	30 feet in Shoreline Jurisdiction	

Table 21.08.090B**Regulations Common to All Uses**

	Regulation	Standard	Exceptions
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.100 R-8 Single-Family Urban Residential

C. Regulations Common to All Uses.

Table 21.08.100B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	3,000 square feet		
	Required Density	75 percent of net acres		
	Lot Width Circle	30 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	10 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Garage	18 feet		
	Side / Interior (each side)	5 feet		
	Side Street	10 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	10 feet		Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows / Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings , small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.
Open Space	20 percent of total lot area			
Landscaping	50 percent of total lot area			
Maximum	Lot Coverage for Structures	50 percent of total lot area		
	Impervious Surface	70 percent of total lot area		

Table 21.08.100B**Regulations Common to All Uses**

	Regulation	Standard	Exceptions
	Building Height	35 feet	30 feet in Shoreline Jurisdiction
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.110 R-12 Multifamily Urban Residential

C. Regulations Common to All Uses.

Table 21.08.110B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	3,000 square feet		
	Required Density	75 percent of net acres		
	Lot Width Circle	30 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	10 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Side / Interior (each side)	5 feet; 3 feet for detached single family dwellings		
	Side Street	10 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	10 feet	6 feet for single-family dwellings. 20 feet for stacked housing	
	Open Space	20 percent of total lot area		
Landscaping	50 percent of total lot area			
Maximum	Lot Coverage for Structures	55 percent of total lot area		
	Impervious Surface	70 percent of total lot area		
	Building Height	45 feet	30 feet in Shoreline Jurisdiction	

Table 21.08.110B**Regulations Common to All Uses**

	Regulation	Standard	Exceptions
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.120 R-18 Multifamily Urban Residential

C. Regulations Common to All Uses.

Table 21.08.120B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	2,500 square feet		
	Required Density	65 percent of net acres		
	Lot Width Circle	N/A		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	10 feet		
	Side / Interior (each side)	5 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	15 feet	6 feet for single-family dwellings. 10 feet for 2-unit to 4-unit attached dwelling units .	
Open Space	20 percent of total lot area			
Landscaping	50 percent of total lot area			
Maximum	Lot Coverage for Structures	60 percent of total lot area		
	Impervious Surface	75 percent of total lot area		
	Building Height	45 feet	30 feet in Shoreline Jurisdiction	
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.	

21.08.130 R-20 Multifamily Urban Residential

C. Regulations Common to All Uses.

Table 21.08.130B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	N/A		
	Required Density	65 percent of net acres		
	Lot Width Circle	N/A		
	Lot Frontage	30 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	20 feet		
	Side / Interior (each side)	15 feet	5 feet for detached dwelling units	
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	15 feet	6 feet for single-family dwellings. 10 feet for 2-unit to 4-unit attached dwelling units .	
	Open Space	20 percent of total lot area		
Landscaping	50 percent of total lot area			
Maximum	Lot Coverage for Structures	60 percent of total lot area		
	Impervious Surface	75 percent of total lot area		
	Building Height	60 feet	30 feet in Shoreline Jurisdiction	
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.	

21.08.140 R-30 Multifamily Urban Residential

C. Regulations Common to All Uses.

Table 21.08.140B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	N/A		
	Required Density	65 percent of net acres		
	Lot Width Circle	N/A		
	Lot Frontage	30 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	20 feet		
	Side / Interior (each side)	15 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	15 feet		
Maximum	Open Space	20 percent of total lot area		
	Lot Coverage for Structures	60 percent of total lot area		
	Impervious Surface	75 percent of total lot area		
	Building Height	60 feet	30 feet in Shoreline Jurisdiction	
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.	

21.10.030 Old Town (OT) Zone

B. Regulations Common to All Uses.

Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	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.
Front and side street (residential use on ground floor)		Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, <i>Downtown Pedestrian System</i> .
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, <i>Residential Setback Requirements</i>	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs	5 Stories	Building height is limited to three stories for some parcels fronting Leary Way. See RZC 21.10.110.B, <i>Height Limit Overlay</i> .
Maximum Building Height with TDRs and GBP	6 Stories	A. Building height is limited to three stories for some parcels fronting Leary Way. See RZC 21.10.110.B, <i>Height Limit Overlay</i> . B. 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 (TDRs)</i> , or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> .
<u>Stormwater Infiltration Set Aside</u>	<u>5% Net Buildable Area</u>	<u>A. Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1</u>

**Table 21.10.030B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart, RZC 21.10.130.B.
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs or the GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, <i>Using Transfer Development Rights (TDRs)</i> , and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> . B. All legal lots are entitled to 10,000 ft gfa without the use of TDRs or GBP, provided that other site requirements can be met.
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.

21.10.040 Anderson Park

B. Regulations Common to All Uses.

Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	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.
Front and side street (residential use on ground floor)	See RZC 21.10.130.D, <i>Residential Setback Requirements</i>	Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, <i>Residential Setback Requirements</i>	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	5 Stories	

**Table 21.10.040B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
Maximum Building Height with TDRs or GBP	6 Stories	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 (TDRs)</i> , or RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> .
Stormwater Infiltration Set Aside Area	5% Net Buildable Area	A. Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> .
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or Green Building requirements. See RZC 21.10.160, <i>Using Transfer Development Rights (TDRs)</i> , and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> . B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> .
Drivethrough	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

21.10.050 Town Center (TWNC) Zone

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	A. 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. B. 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 – eight stories; other hotel - six stories. 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.
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. 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)
Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
Maximum Lot Coverage	Varies	Governed by the Downtown Element of the Comprehensive Plan and the Town Center Master Plan and Design Guidelines.

**Table 21.10.050B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
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, above eight stories/100 feet, and that a minimum of 140,000 square feet be reserved for a hotel and conference center, full service. 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, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

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

B. Regulations Common to All Uses.

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, <i>Downtown Pedestrian System</i>	A. 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.
Front and side street (residential use on ground floor)	See Map 10.3, <i>Downtown Pedestrian System</i>	A. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5 , <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D , <i>Residential Setback Requirements</i>	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, <i>Downtown Pedestrian System</i>	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	2 Stories	A. The maximum height may be increased to four stories when the site's development plan can demonstrate the goals and objectives outlined in Comprehensive Plan Policy DT-37, and the design guidelines outlined in RZC 21.62.020.C are met through the site plan entitlement process.
Maximum Building Height with TDRs or GBP	3 Stories	A. 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).

**Table 21.10.060B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. 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	80 percent	A. For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart. B. Lot coverage percentage equals: The total site area measured to the property line, less pedestrian systems measured to the curb line, on-site sidewalks, landscaping, and plazas, divided by the site area measured to the curb line.
<u>Stormwater Infiltration Set Aside</u>	<u>5% Net Buildable Area</u>	<u>A. Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1</u>
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, <i>Using Transfer of Development Rights (TDRs)</i> , and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> . B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	A. See RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> .
Drive-through	n/a	A. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

21.10.070 Sammamish Trail (SMT) Zone

C. Regulations Common to All Uses

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	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.
Front and side street (residential use on ground floor)	See RZC 21.10.130.D, Residential Setback Requirements	Not permitted on ground floor street fronts of Type I pedestrian streets (as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	2 Stories	Minimum height two stories, except single-story retail is allowed (through December 31, 2023) on (a) the south block of NE 83rd Street between 158th Avenue NE and 160th Avenue NE; i.e., in Lots 2 and 3 of Lot Line Revision 90-01), and (b) the portions of Lot 6 of the Redmond Center Plat lying west of 158th Avenue NE if extended south. RZC 21.62.020.G (rather than RZC 21.62.020.H shall apply to single-story retail development within those two areas except that RZC 21.62.020.G.2.a.ii shall not apply to the above-referenced portions of Lot 6 of the Redmond Center Plat and except that RZC 21.62.020.G.2.a.i shall not apply to the above-referenced portion of the south block of NE 83rd Street.
Maximum Building Height without TDRs or GBP	5 Stories	

**Table 21.10.070B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
Maximum Height Within Shorelines (SMP)	35 feet	<p>A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP)</p> <p>B. 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)</p>
<u>Stormwater Infiltration Set Aside</u>	<u>5% Net Buildable Area</u>	<u>Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1</u>
Base FAR Without TDRs or GBP	1.25	<p>A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, <i>Using Transfer Development Rights (TDRs)</i>, and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i>.</p> <p>B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs, provided that other site requirements can be met.</p>
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.

21.10.080 Town Square (TSQ) Zone

C. Regulations Common to All Uses

Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	A. 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.
Front and side street (residential use on ground floor)	See Map 10.3, Downtown Pedestrian System	A. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, <i>Residential Setback Requirements</i>	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	2 Stories	
Maximum Building Height without TDRs or GBP	5 Stories	Building height is limited in certain areas. See RZC 21.10.110.B, <i>Height Limit Overlay</i> .

**Table 21.10.080B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
Maximum Building Height with TDRs or GBP	8 Stories	<p>A. Building height is limited in certain areas. See RZC 21.10.110.B, <i>Height Limit Overlay</i>.</p> <p>B. One floor of additional height may be achieved with the use of Transfer of Development Rights. See RZC 21.10.160, <i>Using Transfer of Development Rights (TDRs)</i>, or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i>, except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions.</p> <p>C. Maximum height for buildings is five stories without Transfer of Development Rights (TDRs) or bonuses. Bonus to eight stories granted for provision of 20 percent on-site usable open space in the form of plazas/arcades with water features that are accessible to the public during extended business hours, public meeting rooms, day care services, or the preservation of historic buildings or sites. The amenities shall be on the project site or within the zone in which the building is located. Such approval shall be granted through the site plan entitlement review process. TDRs or GBP may not be used to exceed the eight-story height allowed through these bonuses</p>
<u>Stormwater Infiltration Set Aside</u>	<u>5% Net Buildable Area</u>	<u>Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1</u>
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart.
Base FAR Without TDRs or GBP	1.25	<p>A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR and GBP requirements. See RZC 21.10.160, <i>Using Transfer of Development Rights (TDRs)</i>, and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i>.</p> <p>B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.</p>
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.

21.10.090 River Bend (RVBD) Zone

B. Regulations Common to All Uses.

Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	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.
Front and side street (residential use on ground floor)	n/a	Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System Map.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, <i>Residential Setback Requirements</i>	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	5 Stories	
Maximum Building Height with TDRs or GBP	6 Stories	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, <i>Using Transfer of Development Rights (TDRs)</i> , or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> .
Maximum Height Within Shorelines (SMP)	35 feet	<ol style="list-style-type: none"> 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)

**Table 21.10.090B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B , <i>Downtown Residential Densities Chart</i> .
Base FAR without TDRs or GBP	1.25	<p>1. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, <i>Using Transfer of Development Rights (TDRs)</i>, and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i>.</p> <p>2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.</p>
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.

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

C. Regulations Common to All Uses.

Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian	A. 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.
Front and side	See Map 10.3,	A. Setbacks along Downtown streets are regulated by RZC 21.10.150, Pedestrian System, which
Setback Line (distance from property line)		
Side Commercial	Depends on size of building	A. See RZC 21.10.130.D, <i>Residential Setback Requirements</i> .
Rear Commercial	10 feet	
Side Residential	Depends on size of building	A. See RZC 21.10.130.D, <i>Residential Setback Requirements</i> .
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	4 Stories	
Maximum Building Height with TDRs or GBP	5 Stories	A. 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 (TDRs)</i> , or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (BDP)</i> .
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. 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)
Stormwater Infiltration Set Aside Area	5% Net Buildable Area	A. Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
Maximum Lot Coverage	See Downtown Residential Densities Chart.	A. For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . B. For nonresidential uses, maximum allowable lot coverage is 75 percent.
Base FAR	1.0	A. Applies to commercial uses only B. Residential space within a mixed-use building is exempt from FAR requirements. See RZC 21.10.160, <i>Using Transfer Development Rights (TDRs)</i> . C. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.

**Table 21.10.100B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
	Depends on Lot Size	A. See RZC 21.10.130.B , <i>Downtown Residential Densities Chart</i> .

OVERLAKE REGULATIONS

21.12.035 Regulations Common to All Uses

- A. Drive-through facilities are prohibited in all OV zones except where expressly permitted in the Allowed Uses and Basic Development Standards tables in RZC [21.12.040](#), [21.12.050](#), [21.12.060](#), [21.12.070](#), and [21.12.080](#)
- B. All sites are required to set aside a 5% of the Net Buildable Area for stormwater infiltration facilities. Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC [21.17.010.E.1](#)

21.12.200 OBAT Regulations Common to All Uses

A. Regulations Common to All Uses

Table 21.12.200A Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Setbacks			
	Front and Street	10 feet	A. Improvements less than 30 inches above grade, including decks, patios, walks and driveways, are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas. B. See Map 12.4, <i>Overlake Business and Advanced Technology (OBAT) Setbacks</i> , below for front and street setbacks along 148th Avenue NE. Setbacks shall be: 1. 20 feet for buildings 20 feet or less in height; or 2. 30 feet for buildings greater than 20 feet in height. C. See Map 12.4 below for Front and Street setbacks along Bel-Red Road.	
	Rear	20 feet		
	Side	30 feet		
		Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
	Landscaping			
		Landscaping	20 percent	
Maximum	Setbacks			
	Front and Street	45 feet	Applies in the locations noted on Map 12.4 below only.	
	Impervious surface area, Height, and FAR			
		Impervious surface area	80 percent	
		Height	Varies	A. 9-story buildings shall not exceed 134 feet. B. 10-story buildings shall not exceed 148 feet.
	FAR	Varies	A. All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met. B. The FAR for nonresidential and residential uses within a given development are individually calculated and may be added to together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.	
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below	

21.13.010 Marymoor Design District 3

D. Regulations Common to All Uses: Performance Standards MDD3.

Table 21.13.010C Regulations Common to All Uses: Performance Standards MDD3			
	Regulation	Standard	Exceptions
Minimum	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
	Setbacks		
	Front	15 feet	
	Side/Interior	5 feet	
	Side street	10 feet	
	Rear	10 feet	
	Alley	4 feet	
	FAR	0.90	Incentives can be used to increase FAR to 1.35.
Landscaping	40%	Ecological score of 30 or greater required.	
Maximum	Lot coverage by structures	55%	
	Height	4 stories	Incentives can be used to increase to 5 stories.
	FAR	0.99 with required	Incentives can be used to increase FAR to 1.35.
		1.35 with 20% affordable housing	
Impervious surface area	70%	A. Incentives can be used to increase to 75%. B. Nonpollution-generating impervious surfaces shall be infiltrated.	
	Truck Traffic	See RMC	
	Drive-through	Drive-through facilities are prohibited except where expressly permitted	

21.13.020 Northeast Design District (NDD1)

D. Regulations Common to All Uses.

Table 21.14.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Lot Frontage (ft)	30	
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
	Setbacks (ft)		
	Front	10	<p>A. A 10-foot rear and side setback shall apply if a structure abuts property in a residential zone.</p> <p>B. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:</p> <ol style="list-style-type: none"> Side setback distances may be modified to permit a zero side setback to accommodate clustering. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. <p>C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>D. Projections or equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment are not allowed in a required setback abutting a residential zone. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone.</p> <p>E. Setbacks may be reduced by 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.</p>
	Street	10	
	Landscaping	25 percent	
Maximum	Impervious Surface Area	75 percent	
	Height (feet)	Varies	<p>A. Maximum height in shoreline areas is 35 feet, except that 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)</p> <p>B. Maximum height for mixed-use structures is three stories without TDRs or GBP and four stories with TDRs or compliance with the GBP.</p>
	FAR	0.35	<p>A. In mixed-use structures, maximum FAR for residential uses and for other uses in additive (i.e., up to 1.15 without TDRs or GBP and up to 1.60 with TDRs or compliance with the GBP).</p> <p>B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.</p>
	Drive-through	n/a	<p>A. Drive-through facilities are permitted.</p> <p>B. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street.</p> <p>C. Type II landscaping shall screen drive-through lanes.</p>

21.14.030 Business Park
C. Regulations Common to All Uses

**Table 21.14.030B Regulations
Common to All Uses**

	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1.5	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage (ft)	30	
	<u>Stormwater Infiltration Set Aside</u>	<u>5% Net Buildable Area</u>	<u>Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1</u>
	Setbacks (ft)		
	Front and Street	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas. D. Setbacks from Willows Road north of NE 95th Street shall average 100 feet and in no instance be less than 75 feet. This setback shall also apply to parking areas. E. Setbacks may be reduced by 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through RZC 21.67 , <i>Green Building and Green Infrastructure Incentive Program</i> (GBP), except as required along Willows Road north of NE 95th Street, as provided above.
	Rear	20	
	Side	40	
	Landscaping	20 percent	
Maximum	Impervious surface area	75 percent	Limited to 60 percent in the Willows/Rose Hill Neighborhood north of NE 95th Street.
	Height	Varies	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. 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)
	FAR (Floor Area Ratio)	Varies	A. In mixed-use structures, maximum FAR for residential uses and for other uses is additive (i.e., up to 1.13 without TDRs or GBP and up to 2.00 with TDRs or GBP). B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.

21.14.040 Manufacturing Park
C. Regulations Common to All Use

Table 21.14.040B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1.5	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage (ft)	30	
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
	Setbacks (ft)		
	Front and street	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures and no accessory structures are permitted in setback areas. D. Setbacks may be reduced to 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.
	Rear and side	10	
Landscaping	20 percent		
Maximum	Impervious surface area	80 percent	
	Height	Varies	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)
	FAR (Floor Area Ratio)	Varies	All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP provided that other site requirements can be met.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

21.14.050 Industry

C. Regulations Common to All Uses.

Table 21.14.050B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
	Tract Area (acres)	1	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage (ft)	30	
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
	Setbacks (ft)		
	Front and street	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas. D. Setbacks may be reduced to 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.
	Rear and side	10	
	Landscaping	20 percent	
Maximum	Impervious surface area	80 percent	Industrial uses on sites less than 10 acres may exclude lined ponds that are part of a water treatment facility from impervious surface area calculations.
	Height (stories)		
	Without TDRs or GBP	5	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)
	With TDRs or GBP	6	
	FAR (Floor Area Ratio)		
	Without TDRs or GBP	0.5	All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP provided that other site requirements can be met.
With TDRs or GBP	1.0		
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

21.14.070 Bear Creek Design District

E. Site and Design Requirements.

1. Where conflicts between this chapter and other chapters of the Redmond Zoning Code exist, the provision of this chapter shall control.
2. Development in this zone shall substantially conform to the conceptual site plan submitted as an exhibit to [Ordinance 2370](#) adopting this chapter.
3. As a condition of site plan entitlement, the applicant shall convey to the City the following easements:
 - a. Conservation easements for all BCDD land outside PA-1 not already conveyed or purchased for other purposes, such as the wetland mitigation bank and trail easements.
 - b. Easements through the southern and eastern portions of the site, as depicted on the Bear and Evans Creek Confluence-Open Space Plan, to allow the City of Redmond to connect City trails.
4. Buildings shall be designed to achieve LEED, BuiltGreen, or other similar green building specifications. Certification shall include third-party auditing.
5. Site design shall incorporate low-impact development technologies to the extent feasible and practicable, including but not limited to, infiltration of nonpollution-generating stormwater and use of pervious paths. At a minimum, of 5% the Net Buildable Area shall be set aside to –for infiltration facilities to infiltrate small storm events as defined in the Stormwater Technical Notebook. Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
6. The piped and culverted subterranean watercourse that flows southwest from the northwest corner of the site shall be rerouted.
 - a. For the portion of the watercourse that is within PA-1, the rerouting and daylighting shall occur in the following manner:
 - i. The watercourse riparian corridor shall contain plantings that reinforce the bank structure and provide shade;

**CITY OF REDMOND PLANNING COMMISSION
MINUTES**

June 8, 2016

COMMISSIONERS PRESENT: Chairman Biethan; Vice Chairman Captain;
Commissioners Haverkamp, MacNichols, Miller
and Nichols

STAFF PRESENT: Kim Dietz, Sarah Stiteler, Jeff Churchill, Judy Fani,
Redmond Planning Department, Peter Holte,
Redmond Public Works Department,

RECORDING SECRETARY: Lady of Letters, Inc.

CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Chairman Biethan.

APPROVAL OF THE AGENDA:

MOTION to approve the agenda by Commissioner MacNichols, MOTION seconded by Vice
Chairman Captain. The MOTION passed unanimously

ITEMS FROM THE AUDIENCE: None

**APPROVAL OF MEETING MINUTES FOR APRIL 27, 2016 AND MEETING
SUMMARY FOR MAY 25, 2016:**

MOTION to approve the April 27, 2016 meeting minutes and May 25, 2016 meeting summary
by Commissioner -Nichols, MOTION seconded by Commissioner Miller. The MOTION passed
unanimously.

**Public Hearing and Study Session, Updates to the Zoning Code to Support Low Impact
Development Integration**, presented by Peter Holte, Redmond Public Works Department and
Jeff Churchill, Redmond Planning Department

Mr. Holte provided an introductory presentation for the public hearing regarding new
requirements from the National Pollution Discharge Elimination Systems Permit (NPDES), a
permit which is authorized by the Federal Clean Water Act, enforced by the Washington
Department of Ecology, and requires compliance by municipalities throughout Western
Washington. The current permit has two new low-impact development (LID) requirements, a
method of stormwater management. One requirement is that new development sites must include
LID infiltration facilities during construction and the second requirement is a LID process in
which development related Code and authorizing documents would be reviewed, removing
barriers so that LID is the preferred and commonly used method of stormwater management.

Mr. Holte reported that upon reviewing the Redmond Zoning Code, staff identified codes to be amended, these changes were proposed to the Technical Committee who then made recommendations to the Planning Commission. Recommended code changes include identifying the party responsible for maintaining certain portions of LID facilities, adding definitions to help facilitate the use of LID, and removing incentives from those low impact development techniques that would become required as part of the NPDES permit.

The most significant proposed change is the Small Storm Infiltration Set Aside requirement for small frequent storms. The proposed set aside is - 5percent of the net buildable area— the remaining area of the project site minus critical areas and right-of-ways. Stormwater must infiltrate into the ground and not the vegetated area and soil covering underground parking lots, for example. The five percent set aside will not meet all Washington State or City of Redmond stormwater requirements. If warranted by stormwater modeling, development projects in areas with good soils can reduce the five percent requirement. Facilities would be allowed to be set in open spaces, building set backs, and beneath impervious areas as long as this is engineered correctly and consideration is made for clean-out. LID infiltration facilities would not be allowed in critical buffer areas as per current Code.

Chairman Biethan opened the Public Hearing. Ms. Fani reported that no one had signed in. The Public Hearing was left open for a short period of time and closed.

Chairman Biethan stated that the issues could be moved to the next meeting agenda or closed at this meeting, and that the written portion of the Public Hearing could remain open until the end of the meeting if the issues were closed at this time. Chairman Biethan proposed that the issues matrix be reviewed and asked the Commission if any other issues had emerged since the last meeting to add to the issues matrix. The Commission replied no. Chairman Biethan began the review sequentially starting with issue 1. Chairman Biethan was satisfied with the staff response and suggested that issue 1 be closed and the Commission agreed.

Commissioner Miller suggested that issue 2 be closed and the Commission agreed. Chairman Biethan, in regard to issue 3, asked if all Master Plans result in a development agreement and Mr. Churchill explained no, that for instance Sound Transit has a Master Plan for the Redmond Overlake Transit Center, but does not have an associated development agreement. Chairman Biethan asked if, as buildings are developed under the Master Plan process, those buildings would fall under the LID requirements or under development requirements already established. Mr. Churchill explained that development regulations have already been established and set through the development agreement, and in the development agreement for the Esterra Park project there was also a negotiation to require LID. Although Esterra Park would not be under these new regulations to be adopted, the development agreement already required LID. Chairman Biethan asked to close the issue 3 and the Commission agreed.

Chairman Biethan moved to issue 4. Mr. Holte answered the issue with a slide presentation of commonly used infiltration facilities. Photographs included a bio-retention swale with engineered soils designed for planting, retaining water and removing pollutants; a more urban application of a rain garden; a dry well, built with concrete in and around; pervious pavement and pavers. Grasscrete is not used due to Fire Department concerns. Finally, a photo was shown

of an infiltration trench with gravel and grates. A plat near Grass Lawn Park in Redmond with poor soil for infiltration was fully able to infiltrate all the stormwater generated at the development with just 4 percent site's area, and using dry wells and a bio-retention facility. Hence, at even at a site with poorly draining soils, less than 5 percent would be needed to fulfill the set aside requirement and fulfill the associated, specific NPDES permit requirement. Commissioner MacNichols asked how the property in this example is measured to determine the amount of land set aside for LID infiltration facilities. Mr. Holte replied that the entire area of the plat is measured, and the surface area of dry wells and bioretention swale made up 4 percent of the entire area.

Chairman Biethan asked to review the dry well photograph and asked what area was measured to determine the 5 percent set aside, and Mr. Holte replied that square footage of the surface of the infiltration facility, not depth, was used. A triangle property was shown as an example how the set aside might work in Downtown Redmond. Mr. Holte stated due to overlapping NPDES LID requirements, agreements –with Washington Department of Ecology, and goals of the Comprehensive Plan, the goal in Downtown Redmond is to infiltrate clean roof water runoff. Commissioner MacNichols stated that the photograph was a good illustration that the 5 percent figure was not necessarily surface area. Mr. Holte stated that the figure of 5 percent was a conservative estimate based on modeling, and used as a communication tool for developers early in the process to ensure that permit requirements would be met, property protected, people kept safe and City goals are met. Commissioner Nichols clarified that developers would be required to meet the standards that a 5 percent set aside would achieve but could set aside less land if the LID goals could be achieved in some other way. Vice Chairman Captain asked for clarification that 5 percent was the goal. Mr. Holte explained that the goal of the five percent set is to alert developers -that they will need to consider early on where they will place their small storm infiltration facilities. The five percent is a conservative estimate on the amount of land that will be needed, and depending on modelling, it may –be possible to reduce the size of the set aside. Mr. Holte presented another slide which showed another example of an infiltration facility on a site with an infiltration pipe.

Chairman Biethan asked if issue 4 could be closed and the Commission agreed. Issue 7 had been answered and was also closed.

Mr. Holte presented a comparison in neighboring jurisdictions for issue 8. He stated that it is difficult to do a one-to-one comparison. The LID requirements may be achieved differently because Redmond, Bellevue, Kirkland and Sammamish use different stormwater manuals--the King County Design Manual or the Stormwater Manage Manual for Western Washington. -- .. The jurisdictions also have different review processes and different physical landscapes. In addition, Redmond has agreements with regional facilities and Ecology. Bothell was approached for comparison information but the person in charge of the program was unavailable

Mr. Holte distributed the comparison chart and explained that again the intention was to keep an eye to infiltration in the early stages of design and planning. He summarized that his counterparts in other jurisdictions are grappling with questions around how to integrate LID into maintenance and operations and determining budgetary needs. Mr. Holte characterized –the Technical Committee's proposed changes as: adding definitions and making clarifications, with the most

significant change being the Small Storm Infiltration. He used this characterization as the baseline to compare to neighboring jurisdictions.

Bellevue has reduced the maximum impervious lot coverage by 10 percent, 20 percent in various zoning designations and increased the requirement for impervious pavement on green roofs by 10 percent - 20percent.. Sammamish and Kirkland, use the King County Manual. This manual states that if a site is declared infeasible for infiltration or LID, the impervious area coverage must still be reduced by 10 percent. Mr. Holte then summarized conversation he had had with Redmond's consultant, SvR who summarized conversations and engagement among Redmond staff as above average compared to other jurisdictions, and characterized Redmond's acceptance and rigor of LID requirements as on the high-side of average.

Chairman Biethan asked what entity publishes the Stormwater Technical Notebook and Mr. Holte replied that the Stormwater Manual for Western Washington was altered to fit the Redmond landscape. Chairman Biethan expressed concern around the fact that Redmond has a different landscape than other cities, but encouraged by the presentation of the deep vault and the potential flexibility to be able to engineer the five percent down. Chairman Biethan asked if the development community liked the flexibility in Redmond to reduce infiltration and Mr. Holte replied that there was absence of comment on the subject. Two comments from the development community initiated conversations that lead to the five percent site aside requirement. . Chairman Biethan closed issue 8.

Commissioner Miller asked, in regard to issue 9, the relative impact of roads in the big picture as opposed to what the updates focused on. Mr. Holte replied that high traffic roads see more pollution loading but roads in residential areas have relatively low pollution concentrates. The amount of stormwater generated by impervious areas was the bigger issue. Chairman Biethan stated that the topic was how to address building sites but that Mr. Holte had not been asked to review transportation and water systems. Commission Miller explained that use of pervious pavements was desired and used the different approach at Boeing as an example. Commissioner Miller requested an acknowledgment in the Zoning Code reflecting that stormwater is a rapidly evolving field technologically. Commission Miller suggested robust language to accommodate Zoning Code changes in response to technical advancement that does not foreclose the use of pervious payment. Basically language which frames the appropriate use of pervious pavement in a more positive way. Verbiage should reflect the desire to find paving applications suitable for the context and not to simply say Only Low Traffic. Mr. Holte replied that Low Traffic had been defined as 400 trips per day. Commissioner Miller stated agreement with the updates, but wanted to encourage innovation. Mr. Holte replied that Redmond is monitoring pervious pavement performance and isolating problems. As with all development techniques, there would be a period of adaptive management.

Commissioner Nichols stated that this was not just a wear and tear issue, but an aquifer issue also. Chairman Biethan stated that Mr. Holte would not need to do any technical writing, to respond to Commissioner Miller's inquiry. Commissioner Miller asked that there be a quick assessment to be sure that the best possible performance, where applicable, would be required as well as a Code amendment which would hold up over time. Chairman Biethan asked if Mr. Holte understood the question, as the term Holding Up Over Time was an open-ended question.

Commissioner Miller stated that his desire would be to see code language framed positively rather than establishing limits upfront in certain circumstances. Mr. Holte asked for clarification that staff needed to review the recommendations to be sure they allow for the appropriate use of pervious technologies in correct situations. Commission Miller replied yes, to expand the tool box where appropriate. Mr. Holte asked for clarification that a change was not asked for but a re-examination and Commissioner Miller replied yes. Commissioner Biethan asked if the issue could be closed subject to further description by email and Commissioner Miller replied yes.

Commissioner Miller stated that issues 10 and 11 were satisfied. Chairman Biethan asked if issues 12 and 13 were satisfied and the Commission replied yes. The one outstanding issue, issue 14, would be handled via email. Chairman Biethan closed the written Public Comment session.

MOTION by Commissioner Miller to recommend adoption of the recommended amendments from the Technical Committee subject to clarification via email on issue 14, MOTION seconded by Commissioner Haverkamp. The MOTION passed unanimously.

Commissioner Biethan thanked Mr. Holte for the presentation and for being very knowledgeable in the subject area.

5 Minute Break

Chairman Biethan turned the meeting over to Vice Chairman Captain.

Study Session, Comprehensive Plan and Zoning Code Amendments for the Historic Core – Package 2, presented by Ms. Kim Dietz and Ms. Sarah Stiteler, Redmond Planning Department.

Vice Chairman Captain asked if the Commission would prefer to ask questions during or at the end of the presentation and the Commission replied at the end. Vice Chairman Captain asked if the items should be covered in an existing matrix or in a new matrix and the Commission replied one document. Chairman Biethan asked if a parking presentation would be given next week and staff replied yes and that preliminary questions tonight would be welcome in order to incorporate more information next week.

Ms. Fani stated that Vice Chairman Captain was the liaison to the Historic Core, facilitating this segment of the agenda only.

Ms. Dietz began the presentation by noting that topics in Package 2 included the building cap, building corners, on-site parking requirements and an alternative process for design review specific to the historic core only. Stakeholder comments on the building cap were around allowances for additional roof form in reference to the 2015 recommendation for only flat roof forms being allowed and Ms. Dietz stated that the additional roof forms being proposed would be consistent with the general character of the historic core and with period photographs.

Any space designed for occupancy would be counted as a floor for a consistent measure and predictability.

Ms. Stiteler explained that wording regarding building corners had been recommended in 2015 for change from “Should” to “Shall” because the existing Code relies on adhering to the Code on a voluntary basis. Stakeholder comments were in agreement but requested allowing some flexibility when architecture restricted corner designs. Staff agreed that the existing administrative design flexibility process could be used case by case for this purpose. Corner treatments such as signage, additional transparency or art work could meet the intent of the design criteria. As an example at Cleveland and Gilman, a proposed garage entry would not be feasible and flexibility would be called for.

Ms. Dietz stated that stakeholder comments also included a request for further reduction to the ratios required for on-site parking or off-street parking. A minimum ratio of .35 parking spaces per bed for residential suites, to allow for a combination of shared parking between day and evening uses, and a street guest parking credit were suggested. The Technical Committee recommendation was that the Zoning Code be maintained as is, because the Code provides for flexibility if a developer proposes alternatives. There is a process in which an applicant who proposes a reduction would be required to demonstrate how it would maintain the parking demanded by the uses of the site and would not lead to other parking impacts in the vicinity.

Additional comments were to reduce parking near transit centers though the code already allows for this reduction based on use; reducing or eliminating existing parking in favor of additional commercial floor area; and a request to consider a more stringent parking program in which new development would not have the ability to propose alternatives to required parking ratio. Staff recommendation was to maintain the current standard, which includes flexibility and site and use specific consideration.

Ms. Stiteler continued that another comment received was to consider a performance process for developments that propose exemplary design to allow additional flexibility and less review time. The current Zoning Code already includes a process for design alternatives and so staff proposed to maintain the current Code. Package three would also address specific materials and transparency departures.

Commissioner Miller asked about the hip roof with deck and if there was a historic precedent for the technique in Redmond. Ms. Dietz replied that in general, staff is seeing an interest in activation at the roof level. Also, this roof form could facilitate blending between historic and modern designs. Commissioner Miller asked if other roof types would meet the performance goal, and Ms. Dietz replied that the recommendation looked to open opportunities for variety. The Technical Committee had recommended that shed roofs not be permitted being a more modern form, and it was possible that shed roofing could be the limit of what the section of Code would include; that roof forms are open and the shed roof is the only type not permitted.

Commissioner Miller asked for clarification around building corner treatments and the comment around reasonableness and flexibility, and the recommendation of changing the word Should to Shall. Ms. Stiteler replied that staff acknowledged the fact that there would be some situations where a traditional entry at a corner was not reasonable or feasible, but the corner would need to still be treated in some way. The word Shall indicated that something needed to be done and the corner could not be ignored. Chairman Biethan stated that this also would carry a legal meaning.

Commissioner MacNichols asked about the design significance of a corner, possibly being a gateway to another area. Ms. Stiteler replied that a focal entry was the natural expectation of a pedestrian at a corner or other treatment such as additional storefront transparency or setting back. Ms. Dietz stated that the pedestrian experience would be addressed in Package three, and staff's research found that corners were a key element and key opportunity for creating a high quality pedestrian experience. Commissioner Haverkamp suggested that a pedestrian would be likely to be waiting on a corner at crossings. Ms. Dietz stated that there were ten total corners.

Commissioner MacNichols asked if there was a current standard around the stakeholder comment regarding parking ratio and number of beds. Ms. Dietz replied that residential suites were rental dormitory style apartments with shared utilities. In this case, the bed is the measurement for considering how much parking would be provided. Commissioner Miller asked if the intention could be clarified regarding residential suites versus a short term hotel application. Commissioner Nichols asked if the ratio number would be rounded up or down, and Ms. Stiteler replied that the number was rounded up at .5.

Vice Chairman Captain asked for clarification regarding using the Code that addressed opportunity for residents in commercial uses in order to not rely on vicinity parking supply. Ms. Dietz replied that for a resident living in a residential suite in a downtown environment, there may not be as much demand for parking in comparison to a three bedroom apartment. The use would provide the on-site parking that is required based on different categories of units. During next week's study session, staff will present information regarding parking demand management and code administration for parking in the Downtown, particularly for on-site parking standards.

Vice Chairman Captain asked for clarification that some restaurants on Cleveland Street currently rely on vicinity parking. Ms. Dietz replied that they rely on both vicinity and on-site parking. A new restaurant would provide parking based on square footage and if on-site parking could not be provided, partnerships elsewhere could be pursued. The first step is to look onsite, however.

Commissioner Nichols asked if consideration had been given to charging for curb parking to increase parking supply downtown. Ms. Dietz replied yes, and timed parking would also be discussed further at the next presentation.

Chairman Biethan stated that extension of light rail to Downtown may come faster than anticipated and asked that if the transit station comes, the city should not plan in the future around something that is not certain and instead, should review potential impacts beforehand. Commissioner Miller asked, in more specific terms, for an overview around the new timeline which puts rail in Redmond in seven years rather than 12, and what this would do to the Comprehensive Plan docket. The accelerated timeline will have real impact on the work that the City does.

Commissioner Haverkamp stated that the potential for driverless cars may need to be considered as well, in possibly as soon as five years. Ms. Dietz asked specifically what Redmond might need to adjust, and Commissioner Haverkamp replied around parking further away and this

could be a huge benefit to developers in that parking onsite would not be necessary. Commissioner Nichols stated that there were many unknowns and five years would be optimistic. Commissioner Miller agreed that conceptually the topic should be addressed, also being aware of what other jurisdictions are planning.

Vice Chairman Captain stated that the proximity of light rail to the historic core was of concern and asked if there were any further additions from the Commission for the presentation next week or if questions could be emailed to staff, and Commissioner Miller replied that the elasticity of fee-based parking and existing capacity should be addressed. Comments indicated that people want more parking but he is curious whether the implication is for free parking. A fee may negate any capacity issue but in real numbers this should be reviewed, and if fee-based parking would solve a problem or create a new one. Commissioner Nichols asked if there was data on utilization of parking now. Commissioner Miller asked if there was data on employee and contractor parking. Ms. Dietz replied that if the information is available it would be included in the presentation next week.

Vice Chairman Captain thanked staff and expressed that these items would be added to the matrix. Next steps were to continue the study session at the next meeting, hold a public hearing on June 22, and review Package 3 with a continued public hearing and a recommendation in September or October. Commissioner Miller believed that knowing the evolution of the Packages was good information.

Chairman Biethan thanked Vice Chairman Captain, and staff for their hard work.

REPORTS/SCHEDULING/TOPICS FOR NEXT MEETING(S):

Ms. Fani announced that the June 15, 2016 meeting would include Historic Core Package 2 and a Study Session. A **Public Hearing** would be held on June 22, 2016. The Technical Committee's recommendation regarding amendments to the Transportation Facilities Plan would be presented on June 29, 2016.

Council adopted Zoning Code updates for Retail Marijuana and unanimously agreed to expand the allowance for retail marijuana in Downtown mixed use and Overlake Village zones to treat marijuana as other retail issues. Retail marijuana stores will continue to not be allowed in business or manufacturing park zones. Buffers for retail marijuana stores would be reduced for sensitive uses where allowed to 100', but not contradicting State Law for a 1,000-foot buffer for elementary or secondary schools and play grounds. The review period of 24 months or at the time of a change in State Law or new data would trigger a check. Commissioner Miller asked if the designation of trails as parks was addressed and Ms. Fani didn't believe there had been a change and would check.

Council will hold another study session for Temporary Encampments on July 12, 2016.

Ms. Fani mentioned the earlier question from Commissioner Miller regarding what the schedule for Eastside light rail meant to the docket, and reported that the docket was being worked on currently with a proposal this summer.

ADJOURNMENT:

MOTION by Commissioner MacNichols to adjourn, MOTION seconded by Commissioner Haverkamp. The meeting adjourned at approximately 8:35 p.m.

Minutes Approved On:

6/29/2016

Planning Commission Chair



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Attachment C: Final Planning Commission Issue Matrix

Issue/ Question	Discussion Notes	Status
<p>1. When is LID considered infeasible? (Biethan)</p>	<p><u>Planning Commission Discussion</u> (5/25) Commissioners sought more information regarding the feasibility of Low Impact Development (LID) at development sites. They asked for specific examples of the infeasibility criteria.</p> <p><u>Staff Response/Recommendations</u> (5/31) The Department of Ecology’s <i>Stormwater Management Manual for Western Washington</i> (SWMMWW) provides infeasibility criteria for the infiltration of stormwater and also provides separate infeasibility criteria for bioretention (rain gardens) and pervious pavement. These criteria are based on technical considerations; economic considerations cannot be used as justification for infeasibility. According to the SWMMWW, if soils at a development project site do not soak up water at a rate of 0.3 inches per hour or greater, the site is considered infeasible for infiltration. Additional criteria then also may apply, for example:</p> <ul style="list-style-type: none"> • Sites with contaminated soils are infeasible for infiltration. • Sites with close proximity to steep slope or landslide hazard areas are infeasible for infiltration. • Dispersing runoff and allowing it to drain in septic fields is not considered feasible. • Pervious pavements are infeasible for roads that are not “low traffic volume” (i.e., less than 400 vehicle trips per day). • Bioretention (e.g. rain gardens) is considered infeasible within a quarter mile of lakes and other areas where phosphorus control is an issue. <p>City Development Review engineers review materials submitted by development project proponents and determine if the submittals provide a justification for infeasibility. Because LID includes actions such as tree retention, site planning, and native soil protection, some amount of planning for LID is appropriate at most development sites.</p> <p><u>Public Comment</u></p>	<p>Closed (6/8)</p>
<p>2. What will be the fiscal impact to the City of implementing the new LID requirements in the <i>Western Washington</i></p>	<p><u>Planning Commission Discussion</u> (5/25) Commissioners sought more information regarding the additional costs to City associated with meeting the NPDES LID-related requirements.</p> <p><u>Staff Response/Recommendations</u> (5/31) Incorporating LID into the City’s daily operations will require additional time, energy, and equipment. LID uses a</p>	<p>Closed (6/8)</p>

<p>Phase II Municipal Stormwater (NPDES) Permit? (Miller)</p>	<p>greater degree of pre-construction analysis and numerous, small, dispersed stormwater facilities at individual development sites. As a result, additional staff time will be needed to: review project development submittals, inspect facilities during construction, monitor facilities after construction, and maintain facilities so that they properly function. These considerations have been included within the Stormwater Utility and the Development Services 2017 – 2018 budget offers. Project costs for City capital improvement projects (CIP) also have been updated to reflect low impact development where needed.</p> <p><u>Public Comment</u></p>	
<p>3. Do master plans vest to today's stormwater regulations? Will they be exempt from LID requirements at time of development? (Biethan)</p>	<p><u>Planning Commission Discussion</u> (5/25) Commissioners sought more information regarding the vesting for development projects that have undergone a Master Planning process. In particular, are the individual projects within the area encompassed by the master plan vested to the standards at the time the master plan agreement has been activated?</p> <p><u>Staff Response/Recommendations</u> (5/31) Master Planning processes often result in a negotiated development agreement. Development agreements typically created vested rights for all future projects within the Master Plan area to the development standards at the time the agreement is activated. In some cases, the City has negotiated development agreements to include specific requirements for the use of LID.</p> <p><u>Public Comment</u></p>	<p>Closed (6/8)</p>
<p>4. What would a 5% set aside look like on a development site? (MacNichols)</p>	<p><u>Planning Commission Discussion</u> (5/25) Commissioners sought more information regarding what the <i>Small Storm Infiltration Set Aside</i> requirement would look like: a) in terms of the technologies used, and b) in terms of location on a site.</p> <p><u>Staff Response/Recommendations</u> (5/31) Staff has conducted table top exercises that help illustrate what the LID infiltration facility requirement might look like at various sites. This information is supplied during the June 8, 2016 study session.</p> <p><u>Public Comment</u> (4/25) During a public workshop, members of development community asked if the set aside is a requirement or a suggestion.</p>	<p>Closed (6/8)</p>

<p>5. Do proposed LID regulations allow for innovative approaches? (Miller)</p>	<p><u>Planning Commission Discussion</u> (5/25) The Commissioners sought more information on how prescriptive or descriptive the NPDES permit LID requirements are.</p> <p><u>Staff Response/Recommendations</u> (5/31) The LID-related permit regulations are written as a response to a 2008 ruling from the <i>Washington State Pollution Control Hearing Board</i>. As such, the requirements are quite specific in their intent to make low impact development the preferred and common method for managing stormwater. The Washington State Department of Ecology provides guidance and training which further defines the boundaries that jurisdictions must operate within to meet NPDES LID-related permit requirements. The 5% set-aside is an example of an innovative approach to working within these boundaries to meet the intent of the permit and provide greater clarity and predictability to developers.</p> <p>The NPDES permit requires design engineers to use specific LID methodologies, design assumptions, and criteria. The permit also requires development projects to use specific LID facilities at development project sites, or design stormwater facilities that will manage stormwater to a specified standard. This performance standard offers the design engineers a less prescriptive means by which to meet the permit’s LID regulations, and allows innovative approaches as approved by the city plan review process.</p> <p><u>Public Comment</u></p>	<p>Closed (6/8)</p>
<p>6. Is there a plan to evaluate how the performance of 5% set-aside is working against a trend that may be showing a systematic trend to reduce the set aside to 3%, for example? (Miller)</p>	<p><u>Planning Commission Discussion</u> (5/25) The Commissioners express interest in seeing the set aside requirement adaptively managed to determine if the set aside requirement can be reduced.</p> <p><u>Staff Response/Recommendations</u> (5/31) The set aside requirement of 5% is based on a conservative hydrologic modeling exercise—i.e. modeling with soils that have moderate to poor infiltration capacities. The proposed set aside requirement language allows for a reduction in the set aside if modeling (i.e., soil conditions) supports this reduction. The City has an interest creating fair and justifiable, yet conservative sizing for this set aside in order to: (a) ensure compliance with the NPDES permit, (b) protect public safety and property, and 3) provide predictability for developers. The City is currently reviewing a proposal to better map soils within Redmond. Geotechnical reports from development projects would be part of this soil mapping process. As more information becomes available about the Redmond’s soils, the City may be able to provide more specific information regarding the infiltration rates for specific areas in the City; this depends on the distribution and level of heterogeneity of soils within a given area of the city.</p> <p><u>Public Comment</u></p>	<p>Closed (6/8)</p>

<p>7. Is it correct to say that surface water issues can be separated into two categories: water quality issues and water quantity issues? (Miller)</p>	<p><u>Planning Commission Discussion</u> (4/27) Commissioners discussed the nature of stormwater issues, and the need to clean stormwater runoff and address issues related to volume of runoff generated.</p> <p><u>Staff Response/Recommendations</u> (5/13) This is a correct characterization. In general, urbanization results in faster runoff (water quantity) and more polluted runoff (water quality) from impervious surfaces such as roads and parking lots.</p> <p><u>Public Comment</u></p>	<p>Closed (6/8)</p>
<p>8. How do the City's proposed amendments compare to what is proposed for in neighboring jurisdictions? (Biethan)</p>	<p><u>Planning Commission Discussion</u> (5/25) The Commissioners would like information regarding how Redmond's attempts to meet the NPDES LID requirements compare to Kirkland, Bellevue, Bothell, and Sammamish. The Commissioners asked if this information could be supplied in a manner similar to comparisons made on other topics that have been brought before them.</p> <p><u>Staff Response/Recommendations</u> (5/31) Staff asked a land use planning consultant, SvR, to rate Redmond's LID-integration process relative to other jurisdictions with which they work. Based on a scale from 1 (low) to 5 (high), the consultant felt that for staff engagement and communication in Redmond rated a "5," and adoption of LID practices and regulatory rigor, Redmond is about "3," --"on the high side of average."</p> <p>More detailed comparisons need to consider differences among jurisdictions:</p> <ul style="list-style-type: none"> • Some jurisdictions use the <i>King County Stormwater Manual</i> rather than the SWMMWW; as a result they will address NPDES LID requirements differently. • Some jurisdictions have different development review processes and hence may address topics in a manner that makes direct comparisons difficult. • Some jurisdictions have different physical landscapes. <p>A meeting is scheduled on June 8th with NPDES coordinators from neighboring jurisdictions. The goal of this meeting is to discuss specific actions jurisdictions are taking to meet the LID integration requirement, and use this information to summarize differences and similarities.</p> <p><u>Public Comment</u></p>	<p>Closed (6/8)</p>

<p>9. Given Redmond’s high water table, how do we use impervious pavement and protect our aquifer from auto-related contaminates? (Miller)</p>	<p><u>Planning Commission Discussion</u> (4/27) Commissioners discussed and sought information regarding Redmond’s relatively shallow groundwater and the use of the aquifer for drinking water and treatment of polluted stormwater runoff. They were particularly interested in how the City might be able to treat runoff from roads.</p> <p><u>Staff Response/Recommendations</u> (5/13) The Washington State Department of Ecology has not certified pervious pavement as a treatment for polluted stormwater runoff. Further, Department of Ecology’s guidance also specifies that pervious pavement roads should only be used in areas with low traffic volumes due to the wear and tear considerations. Currently, pervious pavement is not allowed in areas where the ground water table is high (Wellhead Protection Zones). Given these factors, staff recommends allowing the use of pervious pavement from pollution generating surfaces in locations, such as residential, where there is sufficient distance to groundwater and where streets meet the low traffic criterion.</p> <p><u>Public Comment</u></p>	<p>Closed (6/8)</p>
<p>10. What land uses (zoning designations) do the NPDES LID integration requirement impact? (Miller)</p>	<p><u>Planning Commission Discussion</u> (4/27) Commissioners wanted to know what land use designations are subject to the pending NPDES LID requirements.</p> <p><u>Staff Response/Recommendations</u> (5/13) This requirement applies to all zoning designations. Because there are multiple, overlapping NPDES LID permit requirements – and due to other state-mandated stormwater requirements – LID activities will be required to some degree in all parts of Redmond unless it is determined infeasible as per criteria in the SWMMWW.</p> <p><u>Public Comment</u></p>	<p>Closed (6/8)</p>

<p>11. If different stormwater management actions had been taken in Overlake in previous years, how would this have affected our management decisions now? (Miller)</p>	<p><u>Planning Commission</u> (4/27) Commissioners discussed changes in stormwater management standards, and the fact that older standards were less protective of natural waterways in the past. The question arose: to what degree do the current stormwater management activities address past management decisions?</p> <p><u>Staff Response/Recommendation</u> (5/13) The characterization that current stormwater management practices attempt to address past and present management decisions is valid. There is currently no requirement to retrofit development constructed using an older standard.</p> <p><u>Public Comment</u></p>	<p>Closed (6/8)</p>
<p>12. Does site design in LID integration include building design? (Biethan)</p>	<p><u>Planning Commission</u> (4/27) Commissioners sought information on how LID might affect building design.</p> <p><u>Staff Response/Recommendation</u> (5/13) The proposed changes to the RZC do not directly address above-ground building design. In some cases, a developer may choose to meet LID requirements by incorporating features into the building design, such as by limiting the building footprint to reduce runoff, or installing a green roof. To meet NPDES requirements, developers will need to ensure they have set aside room for the placement of LID infiltration facilities on their sites. As part of the proposed changes, developers will be required to ensure that subsurface structures, such as parking lots, do not impede stormwater infiltration into the ground. These considerations may indirectly influence building design.</p> <p><u>Public Comment</u></p>	<p>Closed (6/8)</p>

<p>13. How much will this cost developers? What is the nature of these costs? (Biethan)</p>	<p><u>Planning Commission</u> (4/27) Commissioners discussed the cost of the NPDES LID requirements to development projects. They asked if there are valid case studies. They also requested some examples detailing the character or nature of these costs.</p> <p><u>Staff Response/Recommendation</u> (5/13) This is difficult to answer because of the numerous variables involved, and because the variable change from site to site. Pacific Northwest case studies on this topic are not plentiful. Some generalizations can be made:</p> <ul style="list-style-type: none"> • There are cases in Western Washington where development projects have voluntarily chosen to use a LID approach because it was less expensive relative to traditional stormwater management techniques (pipes, vaults, ponds). • The cost of upfront on-site analysis and planning will increase. • In some cases, in areas where soils readily soak up stormwater, the added expense of analysis may be off-set by savings resulting from a reduction in the size of traditional detention facilities—i.e. smaller stormwater ponds and vaults. • In areas where soil infiltrates poorly, the use of LID within the overall stormwater management strategy could increase costs. • The State provides an “infeasibility criteria” for green stormwater infrastructure. If stormwater does not soak into the ground at a specified rate, the site is exempt from the NPDES on-site LID infiltration requirement. • In the Overlake Neighborhood, LID will allow reductions in the size of regional facilities. This will save on the order of tens of millions of dollars. <ul style="list-style-type: none"> --Without LID, City would need between 6 – 8 acres of land for regional detention facilities --With a “moderate level” of LID the City needs about 4 acres for regional detention facilities --Savings due to cost of land, construction --Reducing the size of regional facilities created additional saving in maintenance --The savings generated by a reduction in the size of regional facilities will be passed on to the development projects and Overlake stormwater utility rate payers <p><u>Public Comment</u></p>	<p>Closed (6/8)</p>
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<p>14. Please review the Technical Committee RZC changes to ensure that they allow the appropriate use of pervious pavement and also provide support for future advances in pervious pavement technology. (Miller)</p>	<p><u>Planning Commission</u> (6/8) Commissioner Miller asked staff to review the Technical Committees recommendations to ensure that the language does not discourage or preclude the appropriate use of pervious pavements. He also mentioned that technologies and methodologies associated with pervious pavement are rapidly changing, and would like staff to review the Technical Committee Recommendations to ensure proposed language changes have the necessary flexibility to respond to these advancements. The Commissioners acknowledged that this topic crosses over to a discussion of infiltration from pollution generating surfaces in wellhead protection areas.</p> <p><u>Staff Response/Recommendation</u> (6/24) Staff appreciates this comment. In response, the staff conducted a review of the Technical Committee Recommendation. Staff did not find any direct references in the Technical Committee Recommendation that prohibit or discourages the use of any specific type of LID facility.</p> <p>This result reflects the different roles that the RZC and Stormwater Technical Notebook (STN) play in Redmond’s overall regulatory landscape. The RZC addresses land use issues, regulating the size of developments and the type of activities within various zones of the City. The Stormwater Technical Notebook provides technical information regarding the type of stormwater infrastructure facilities required within Redmond, and how these facilities must be designed. The STN and the RZC must support and align with one another to avoid conflicts and confusion. The intent of the Technical Committee Recommendation now under review by the Commission is to ensure that the RZC can fully support—and do not conflict—with the City’s adoption of NPDES requirements that must be incorporated into STN.</p> <p>During the LID integration policy review discussions, staff considered low impact development as a desired stormwater management performance outcome, as opposed to merely just placing green stormwater infrastructure facilities. In order to ensure that the City has the tools and information necessary to better protect natural waterways, Redmond has been evaluating a number of LID technologies—including pervious pavement. Other groups within the region are conducting similar investigations. As the design, implementation, and maintenance of various LID facilities improves, the City’s STN will update the STN to reflect these advancements. The proposed RZC changes appear to be broad enough to support the majority of anticipated, future LID-related changes to the STN.</p> <p><u>Public Comment</u></p>	<p>Closed</p>
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TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

Staff Contacts: Peter Holte, Division of Natural Resources, ext. 2822
Jeff Churchill, Long-Range Planning, ext. 2492
Jerallyn Roetemeyer, Division of Natural Resources, ext. 2824

Date: May 13, 2016

File Numbers: LAND-2016-00722; SEPA-2016-00723

Project Name: Redmond Zoning Code Amendments for Low Impact Development

Applicant: City of Redmond

**Recommendation
and Reasons:**

The Technical Committee recommends adoption of the proposed amendments to the Redmond Zoning Code (RZC) for the following reasons:

- These changes are necessary to comply with a state mandate within the Western Washington Phase II Municipal Stormwater Permit. This mandate requires the City to revise codes in order to remove barriers to the implementation of Low Impact Development (LID) stormwater management practices.
- The proposed changes support numerous policies within Redmond's Comprehensive Plan that call for and support the use of LID.
- The proposed changes will align the RZC with the requirements and guidance found within other development-related regulatory documents such as the Stormwater Technical Notebook.

I. APPLICANT PROPOSAL

The purpose of this proposal is to revise portions of the Redmond Zoning Code to address gaps and remove barriers that may inhibit the use of an approach to stormwater management commonly referred to as Low Impact Development (LID). Removing these barriers will ensure the City's compliance with state requirements associated with the federal Clean Water Act. The mandate requires compliance by December 31, 2016.

II. RECOMMENDATION

The Technical Committee recommends amending the Redmond Zoning Code to address the gaps and barriers identified by the staff interdepartmental review team. *Exhibit A* includes these proposed revisions. In summary, the Technical Committee recommends the adoption of a number of relatively minor revisions, consisting of:

- *Clarifications*—for example, clarifying language regarding roles and responsibilities associated with the maintenance of certain LID stormwater facilities.
- *Added definitions*—to ensure that necessary terms are defined in the RZC and that the definitions in the Zoning Code are identical to those found in other City documents.
- *Additional guidance*—for example, information added to a table in the RZC that provides details on how to incorporate rain gardens within parking lots.
- *Removal of a bonus density incentive*—for the use of certain LID-related methods which will soon be mandatory.

The Technical Committee also recommends the adoption of a new requirement for development projects to include a set aside of 5% of the *Net Buildable Area* to infiltrate stormwater generated by small storm events. These infiltration areas:

- May be co-located within other required set aside areas such as building setbacks, landscaping areas, and open spaces.
- May be located within structures that accommodate infiltration beneath impervious surfaces.
- Can be reduced in size if such a reduction is supported by stormwater modeling.
- Must infiltrate into the ground; underground structures that reduce the opportunity to infiltrate stormwater into the ground or prevent maintenance of infiltration facilities are prohibited within these areas.
- Must not be located within critical buffer areas such as stream or wetland buffers.

III. BACKGROUND, FACTORS CONSIDERED AND ALTERNATIVES

A. BACKGROUND AND REASON FOR THE PROPOSAL

In order to comply with the federal *Clean Water Act (CWA)*, the Washington State Department of Ecology issued the *2013 – 2018 Western Washington Phase II Municipal Stormwater Permit* to 87 county and city jurisdictions. These permits allow jurisdictions to discharge stormwater runoff into waters of the state (rivers, streams, lakes, etc.) in a manner that complies with the CWA so long as all of the permit requirements have been met. The permit is commonly referred to as the “NPDES Permit”—an acronym derived from the section of the CWA that authorizes it.

The current NPDES permit contains two provisions requiring jurisdictions to integrate a method of stormwater management referred to as, low impact development (LID). LID attempts to reduce the amount of stormwater flowing from developed sites through the use of: a) pre-construction site design and planning activities, b) preservation of native vegetation and soils, and c) construction of “green stormwater infrastructure facilities”—such as rain gardens, pervious pavement, and green roofs.

The current NPDES LID-related requirement states that jurisdictions must:

1. Conduct a comprehensive, citywide process to “...review, revise and make effective their local development related codes, rules, standards, and other enforcement documents to incorporate and require LID principles and LID Best Management Practices (BMPs)...The intent of the revision shall be to make LID the preferred and commonly-used approach to site development. Revisions shall be designed to minimize impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations.”
2. Require that new development projects that result in 2000 square feet or more of impervious area, and re-development construction projects that result in 7000 square feet or more of new plus replaced impervious area, incorporate certain LID stormwater infiltration facilities into their on-site stormwater management strategies.

The deadline for meeting both mandates is December 31, 2016. These mandates require Redmond to consider multiple aspects associated with the City’s development review process and stormwater operation and maintenance practices.

To comply with the first of these two requirements, an interdepartmental staff team reviewed and drafted proposed amendments to relevant enforceable documents, including the RZC. As noted, most of the proposed changes to the RZC are minor, designed to place the City in compliance with this NPDES permit mandate and assist the integration of LID into City operations.

The most substantial proposed amendment, the addition of the *Small Storm Infiltration Set Aside* requirement, intends to address a number of identified gaps and needs in order to more effectively incorporate LID into Redmond's development review process. The intent of the set aside requirement is to:

Address a gap in the Zoning Code. Current code accepts infiltration into soil above impervious underground structures—such as parking lots—as a LID response which is equal to that of infiltration into the ground. Infiltration into a layer of soil above an impervious barrier does not fully achieve the desired outcomes associated with infiltration. Once the soil above the underground structure becomes saturated, any additional rainfall onto this soil will flow off the developed site as stormwater runoff. The proposed code language closes this gap by requiring infiltration into the ground. Addressing this gap places the City in compliance with the requirement stipulation stating that code revisions must "...minimize stormwater runoff in all types of development situations."

Clarify how much land will be needed for on-site infiltration facilities. At a recent Redmond-sponsored workshop for members of the development community, a stakeholder noted that greater clarity was needed regarding the amount of land that will be needed for the placement of on-site LID facilities. The permit and other state documents do not provide guidance on this topic. In response, City staff conducted a stormwater modeling analysis to investigate this topic, and drafted the proposed code language in order to provide clarity and a greater degree of predictability.

Clarify where on-site infiltration facilities can be placed. This proposed amendment clarifies that developers can co-locate facilities within certain other required set aside areas. It also provides the flexibility to infiltrate stormwater below impervious surfaces and within building basements, so long as maintenance and operational needs have been addresses.

B. FACTORS CONSIDERED

During the review of the RZC, the interdepartmental team considered the following factors:

NPDES permit requirements and state guidance regarding these requirements. The permit references, *Integrating LID into Local Codes: A Guidebook for Local Governments* (Puget Sound Partnership, 2012), as the guidance document detailing the scale and scope at which the revision process must be conducted. The Washington State Department of Ecology has also provided training and other information detailing what topics should be considered and by whom. This additional guidance defines barriers to LID as either: a) an outright prohibition on the use of a specific LID methodology or b) a requirement specifying that special permission--beyond those normally associated with a development review process--is needed to implement a specific LID methodology.

Not meeting NPDES requirements would place the City at risk of penalties levied by the Washington State Department of Ecology. Not meeting the permit also would place Redmond at risk of third party lawsuits as allowed by the Clean Water Act.

Policy guidance. The *Redmond Comprehensive Plan* and other City documents contain numerous policies and guidance supporting environmental protection and the use of LID. Examples of such policies include:

- **NE-12**--Encourage environmentally friendly construction practices, such as Leadership in Energy and Environmental Design (LEED), King County Built Green, and low-impact development.
- **NE-13**--Encourage projects which utilize alternative technologies, engineering, and plans which emphasize low-impact development strategies through incentives and flexibility in meeting regulatory requirements.

In addition, the *Redmond Comprehensive Plan* policies related to the wellhead protection and aquifer management also came into consideration. This is necessary because so many LID techniques infiltrate stormwater. Examples of policies considered in relation to this topic include:

- **NE-37**--Protect the quality of groundwater used for public water supplies to ensure adequate sources of potable water for Redmond and the region. Ensure that the level of protection provided corresponds with the potential for contaminating the municipal water supply aquifer.
- **NE-38**--Periodically review and update land use policies, regulations, or development or operating standards that ensure appropriate levels of groundwater recharge and apply to uses involving hazardous materials located in Wellhead Protection Zones 1 and 2. Ensure that any revisions to code or policy to address wellhead protection are balanced with the desire for infiltration and recharge.

Aligning multiple stormwater requirements. The technical and policy considerations associated with the required placement of LID infiltration facilities needed to be considered in conjunction with the RZC code review, in order to ensure actions taken to meet both requirements complement one another. In addition, Redmond has created other binding agreements with the Washington State Department of Ecology, and these agreements also require consideration. Further, not all NPDES requirements apply equally to all locations within the City. These considerations influenced the language within the proposed *Small Storm Infiltration Set Aside* requirement.

Some areas within the City are allowed to discharge runoff directly to large waterbodies without providing stormwater detention—much of Downtown Redmond is one such area. These “flow control exempt” areas are not subject to the NPDES requirement that new and redeveloped construction sites incorporate on-site LID infiltration facilities. Nonetheless,

the City must allow LID in Downtown Redmond to meet the NPDES LID-code review requirement, and must require LID to meet stipulations associated with a separate agreement with the Department of Ecology. As a result, the City must require LID in Downtown in order to meet applicable state-mandated requirements. However, the application of LID in this area will be different from other areas in the City—consisting mainly of infiltration of clean roof water runoff.

During code review, staff considered these factors to ensure different locations in the City receive the appropriate level of regulatory oversight. The language within the proposed *Small Stormwater Infiltration Set Aside* requirement addresses these considerations by allowing developers to co-locate infiltration facilities with other required set aside areas (e.g. building setbacks) and by offering developers the flexibility to adapt LID-infiltration techniques to match various site specific circumstances (e.g. allowing infiltration facilities beneath impervious areas).

Economic Considerations. Staff considered economic impacts for property owners and developers. With regard to the proposed *Small Storm Infiltration Set Aside* requirement, the proposed language intends to provide flexibility and the correct level of regulatory oversight—in part to remove unnecessary economic burdens for developers. To this end, the set aside requirement includes a provision allowing developers to reduce the size of the set aside if such a reduction is supported by a stormwater modeling analysis.

Redmond’s Regulation Framework. Multiple development-related enforcement documents create the City’s regulatory framework for stormwater management. During this policy and code review, staff considered the role of each document within this framework in order to ensure: a) that the right information was placed within the appropriate document, and b) that City documents align and complement one another.

Customer service. Staff strove to provide clear, concise, and predictable code.

C. ALTERNATIVES

The NPDES permit language and subsequent guidance from the Washington State Department of Ecology define the boundaries within which the City must consider the amendments to the RZC. Within these boundaries the City has a limited degree of discretion. The factors summarized in the previous section applied within these boundaries.

The permit allows municipalities to limit the use of specific LID techniques in order to: a) protect public health and safety, or b) if changing the code to allow or require specific techniques will create conflicts with federal law. The City used this discretion in two instances:

- The City is using the City’s *Wellhead Protection Ordinance* (RMC 13.07) and the federal *Safe Drinking Water Act*, to justify the need to maintain a prohibition on the infiltration of stormwater from pollution-generating surfaces in areas of the City where the depth-to-groundwater is not great enough to provide ample treatment

prior to the water entering the aquifer. Maintaining this prohibition is a barrier to the use of LID, but necessary to protect Redmond's drinking water resources. Guidance in the Washington State Department of Ecology's *Stormwater Management Manual for Western Washington* allows this justification.

- After consultation with the Fire Department, no recommended changes have been proposed for street widths in order to maintain space for emergency response vehicles a pass one another.

IV. COMPLIANCE WITH CRITERIA FOR COMPREHENSIVE PLAN AND ZONING CODE AMENDMENTS

Redmond Comprehensive Plan Policy PI-16 direct the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan. Items 1 through 6 apply to all proposed amendments. The following is an analysis of how this proposal complies with the requirements for amendments.

1. Consistency with Growth Management Act (GMA), State of Washington Department of Commerce Procedural Criteria, VISION 2040 or its successor, and the King County Countywide Planning Policies.

The proposed amendments are consistent with the Growth Management Act, including the goal to protect the environment and quality of life, including air and water quality and the availability of water. The amendments are also consistent with the King County Countywide Planning Policies which encourage use of low impact development approaches and VISION 2040, which calls for maintaining natural hydrological functions within the region's ecosystems.

2. Consistency with the Redmond Comprehensive Plan.

References supporting the use of LID are included throughout the Comprehensive Plan. An electronic search for the term "low impact development," found this term on at least 17 different pages within the document—either within a policy statement or at part of discussion of policy statements. The following Comprehensive Plan Policies make specific references supporting the use of LID, and LID methodologies:

- **NE-12**—Encourage environmentally friendly construction practices, such as Leadership in Energy and Environmental Design (LEED), King County Built Green, and low-impact development.
- **NE-13**—Encourage projects which utilize alternative technologies, engineering, and plans which emphasize low-impact development strategies through incentives and flexibility in meeting regulatory requirements.

- **UT-41**—Encourage incorporation of natural systems into building designs to minimize runoff. Examples of such designs are sod roofs or rainwater capture to provide on-site landscape watering.
- **UT-42**—Pursue the development of street standards that incorporate natural systems into the design of the streets. Examples of this are swales planted with native vegetation, such as the Street Edge Alternative (SEA) project, a natural drainage roadway in Seattle’s Broadview neighborhood.
- **N-EH-42**—Use a variety of methods to encourage development practices and infrastructure maintenance practices that promote sustainability, such as Street Edge Alternative (SEA) streets, green streets, and low-impact development and associated technologies.
- **N-ID-4**—Encourage greater reductions in impervious surfaces by offering guidelines and allowing use of innovative stormwater infrastructure techniques where feasible in the Idylwood Neighborhood. Use methods, such as the low-impact development techniques found in Redmond’s Stormwater Technical Notebook. Seek opportunities as part of new development, redevelopment, and for existing land uses throughout the neighborhood.
- **N-ID-8**—Consider bioretention within the right-of-way in appropriate locations throughout the Idylwood Neighborhood. Promote 180th Avenue NE for demonstration of this stormwater management technique and other low-impact development techniques, such as permeable sidewalks and site-appropriate, native vegetation. Consider designs similar to Seattle’s SEA-Street.

3. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources, including whether development will be directed away from environmentally critical areas and other natural resources.

A large canon of scientific literature supports the use of LID as a means of protecting local streams from potential impacts associated with stormwater runoff. Relative to traditional stormwater management methods, LID reduces the amount of stormwater discharged from developed sites, and also provides greater treatment before runoff is discharged. As a result, LID reduces the erosion of stream banks that can occur when large amounts of runoff enter a stream in a short period of time. LID also reduces the amount of pollutants entering the stream, and thus improves water quality.

4. Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.

The proposed changes are not expected to negatively impact the capacity of public facilities. In parts of the City serviced by larger regional facilities, on-site stormwater

management facilities are needed to accommodate smaller storms in order to maintain capacity in the larger regional facilities.

5. Potential general economic impacts, such as impacts for business, residents, property owners, or City Government.

Comparing the cost of LID to traditional stormwater management techniques is difficult. Pacific Northwest cost analyses are not plentiful. Additionally, the calculations would require analysis of numerous, site specific variables. Still, some generalizations can be made regarding the anticipated economic impacts of the proposal:

- Upfront cost of site analysis and planning will increase.
- At sites where soils readily soak-up stormwater, the added expense of pre-construction analysis and placement of LID infiltration facilities may be offset by a reduction in the size of detention facilities—i.e., smaller stormwater pond or vaults.
- At sites where soils infiltrate poorly, the placement of LID infiltration facilities may not be enough to reduce the size of detention facilities, and the cost of stormwater management may be greater.

The state provides an “infeasibility criteria” for green stormwater infrastructure. If stormwater does not soak into the ground at a specified rate, the site is exempt from the NPDES on-site LID infiltration requirement.

6. For issues that have been considered within the last four 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.

This amendment has not been considered within the last four annual updates.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

Redmond Zoning Code (RZC) 21.76.070.AE and 21.76.050.K require that amendments to the Comprehensive Plan and Zoning Code be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. Subject Matter Jurisdiction

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed amendment.

C. Washington State Environmental Policy Act (SEPA)

A SEPA checklist was prepared and a Determination of Non-Significance was issued for this non-project action on April 27, 2016 (please see Exhibit C).

D. 60-Day State Agency Review

State agencies will be sent a 60-day notice of this proposed amendment no later than May 13, 2016.

E. Public Involvement

The public has opportunities to comment on the proposed amendment through the Planning Commission review process and public hearing to be held on June 8, 2016. Public notice of the hearing was published in the *Seattle Times* on May 18, 2016 (see Exhibit B). Notice of the Planning Commission hearing was posted in City Hall and the Redmond Library. Notice of the hearing was provided on the Planning Commission agendas and extended agendas.

The City also held a webinar on April 25, 2016 for members of the construction and development community. During this webinar, Redmond staff summarized the draft proposed amendments to the RZC, provided information on how comments can be made, and took comments and responded to questions. Also on April 25, 2016, Redmond staff attended a *Sustainable Redmond* event and offered members of this non-profit environmental organization with the same information. Stakeholders from both groups were provided details and invited to attend the June 8, 2016 Planning Commission Public Hearing. (To review stakeholder comments and the City responses please refer to *Exhibit D*.)

F. Appeals

RZC 21.76 identifies Comprehensive Plan and Zoning Code amendments as a Type VI permit. Final action is by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements of the Board.

G. LIST OF EXHIBITS

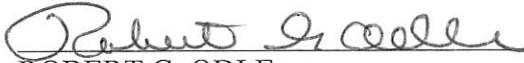
Exhibit A: Recommended Amendments to the Redmond Zoning Code

Exhibit B: Public Hearing Notice

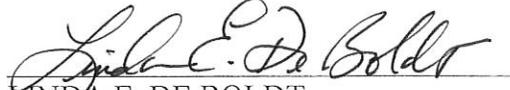
Exhibit C: SEPA Threshold Determination

Exhibit D: Public Outreach Summary

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).



ROBERT G. ODLE,
Director of Planning and
Community Development



LINDA E. DE BOLDT,
Director of Public Works

Exhibit A: Recommended Amendments to the Redmond Zoning Code

Zoning Code	Nature of the Proposed Change	Rationale	Location
Regulations for the Willows/Rose Hill Neighborhood (21.08.180.F.2.a.viii)	Clarifies responsibilities for maintenance of bioretention (i.e., rain gardens).	The current language is unclearly written.	Attachment 1
Regulations for the N. Redmond Wedge Area and Bear Creek Neighborhood (21.08.180.E.2.e.i, e.ii, & e.iii)	<ul style="list-style-type: none"> Removes language requiring the use of “two additional low impact development (LID) actions” from a list of potential LID actions. Moves remaining code language to 21.67.010 <i>Green Building Incentive Program</i>. 	Starting in 2017, State regulations will require numerous LID-related actions; the City cannot require only “two additional actions.” Moving the remaining language to the <i>Green Building Incentive Program</i> consolidates the information.	Attachment 2
21.12.130 Landscaping Regulations in the Overlake Neighborhood	Clarifies that bioretention facilities can be used as landscaping buffers.	Removes uncertainty within the code.	Attachment 3
Landscaping Ecological Scoring (21.32.060)	Removes incentives for installing LID facilities.	The City should not incentivize required actions.	Attachment 4
Parking Lot Landscaping Standards (21.32.070)	<ul style="list-style-type: none"> Removes the need to seek a “deviation” when placing bioretention in parking lots in Wellhead Zone 4. Clarifies that bioretention can be used to meet parking lot landscaping requirements. Details bioretention landscaping requirements within parking lots, and allows “curb cuts” so runoff can flow to bioretention facilities. 	<ul style="list-style-type: none"> Requiring a deviation can be interpreted as a barrier to placement of bioretention facilities. Removes uncertainty within the code. Curb cuts are often necessary when installing LID facilities. 	Attachment 5
21.67.010 Green Building and Green Infrastructure Incentive Program	Removes incentives for installing LID facilities.	The City should not incentivize required actions.	Attachment 6
21.78 Definitions; Definition of Impervious Area	Ensures that the <i>Redmond Zoning Code (RZC)</i> and the <i>Stormwater Technical Notebook (STN)</i> use the same definition for “impervious surface,” “rain gardens” and “bioretention.”	<ul style="list-style-type: none"> Having different in different City document invites confusion. Missing definitions invites confusion. 	Attachment 7
21.17.010.E Surface Water Management and tables and text within zoning code designations 21.06, 21.08, 21.10, 21.12, 21.13, and 21.14	<ul style="list-style-type: none"> Clarifies the area which developers will need to set aside to meet State mandated “On-site Stormwater Management” as per <i>The Western Washington Phase II Municipal Stormwater Permit</i> (the NPDES Permit). Clarifies that areas set aside to meet this new requirement can be used to satisfy other set aside requirements (e.g. building set-back, landscaping, and open space requirements). Adds to this requirement into the tables or text associated with each zoning designation. 	<ul style="list-style-type: none"> Provides predictability to developers regarding new LID requirements taking effect in 2017. Helps ensure that on-site stormwater management considerations are taken into account early in the site design process. Tables—and in some cases text—within each of the noted chapters, details set aside requirements. 	Attachment 8 & 9

ATTACHMENT 1

21.08.180 F.2.a.viii.B Residential Development Regulations

B. Drainage swales shall be designed to minimize maintenance required by the City and adjacent property owners. The adjacent property owner is responsible for landscape maintenance, including irrigation of the swale as needed. The City will provide best management practices for swales so that property owners can conduct this landscaping maintenance. The City will provide maintenance to elements of the swale associated with the drainage and stormwater conveyance.~~The City will provide maintenance regarding the function of the drainage facility and a description of best management practices for swales for property owners.~~

ATTACHMENT 2:

~~21.08.180 Residential Development and Architectural, Site, and Landscape Design Regulations – 21.08.180.E.2.e.i, e.ii, & e.iii~~

~~Low Impact Development within North Redmond Wedge Subarea and Bear Creek Neighborhood. Sustainable and low impact development (LID) techniques shall be incorporated into new residential development within the Wedge Subarea and Bear Creek Neighborhood. Refer to RZC 21.67, *Green Building and Green Infrastructure Incentive Program*, for definitions and guidelines, with the exception of the additional density incentive. Additional density by way of the Green Building and Green Infrastructure Incentive Program shall not be allowed within the Wedge subarea.~~

~~i. All of the following Green Building and Green Infrastructure techniques are required within the Wedge subarea; bioretention or infiltration (where feasible) and at least two other techniques are required in the Bear Creek neighborhood:~~

~~A. Site assessment;~~

~~B. Green Building Certification – Demonstrate ability to meet BuiltGreen 4-star/LEED Silver, Salmon Safe, or Evergreen Sustainable Development standard minimum;~~

~~C. Drought-tolerant landscaping;~~

~~D. Native vegetation retention – refer to points awarded for flexibility in meeting this requirement;~~

~~E. Native soil preservation;~~

~~F. Native soil restoration;~~

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~~G. Impervious surface area reduction – refer to points awarded for flexibility in meeting this requirement;~~

~~H. Minimal excavation foundation – where feasible;~~

~~I. Bioretention or infiltration – where feasible.~~

~~ii. The following incentives may be used within the Wedge subarea, in accordance with the Green Building and Green Infrastructure Incentive Program (GBP):~~

~~A. Sustainable development award;~~

~~B. Priority building permit processing;~~

~~C. Online and print recognition;~~

~~D. Lot size reduction of 15 percent, 25 percent or 30 percent;~~

~~E. Clustered node; and~~

~~F. Alternative road standard.~~

~~iii. All incentives described in the Green Building and Green Infrastructure Incentive Program (GBP) are available within the Bear Creek neighborhood.~~

ATTACHMENT 3

21.12.130 Overlake Landscaping

- A. **General Requirement.** All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas, and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and applied toward this standard if the existing vegetation meets the landscaping requirements of this section, is healthy, and is likely to survive development. The requirements specified in [RZC 21.32, Landscaping](#), shall apply except to the extent that they conflict with landscaping practices appropriate to an urban center. In addition, supplemental landscaping requirements for Overlake Village are defined below.
- B. **Plantings Along Streets.** At a minimum, planting strips along streets shall include street trees per the City's standards for type and species. Where space allows, planting areas should include other vegetation suitable for an urban setting. Tree planting pits on streets that include Furniture Zones per RZC [21.12.150, OV Street Cross Sections](#), shall be covered with cast-iron tree grates of a type that meets ADA requirements.
- C. **Open Space and Plazas.**
1. Plazas and common usable open spaces shall be landscaped to create visual interest by providing a variety of colors, heights, and forms of foliage; soften building edges; and reduce the impact of elements such as noise or wind.
 2. The quantity of trees, shrubs, and other plant materials shall be designed to meet the size and function of the plaza or open space.
- D. **Zone 5 Buffers.**
1. Properties in Zone 5 shall provide a landscape buffer at least 20 feet in width along street frontages where any portion of the street bordering the development site borders a residential zone within a neighboring jurisdiction.
 2. The buffers shall be planted with the following materials:
 - a. Minimum of one tree per 200 square feet of buffer area. No more than 40 percent of trees may be deciduous.
 - b. Evergreen shrubs, a minimum of five gallon in size. The area covered by the shrubs shall equal at least one-third of the buffer frontage.
 - c. Groundcover plantings to cover the ground within three years.
 - d. Plant materials shall be drought tolerant and at least 50 percent native species by area.
 - e. Trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development; rather it should screen it.

3. Up to 20 percent of the buffer area may be used for streets, driveways, utility crossings, trails, or ground level features such as patios. Other structures may not be placed in required buffers.
4. Buffers may be counted towards required open space, required pervious surfaces, setbacks, and other requirements in the Use and Bulk Regulations that they meet.
5. Buffers may include landscaped on site stormwater management BMPs such as bioretention or raingardens.

ATTACHMENT 4

21.32.060 Ecological Score Requirements

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

Technique: 40% Tree Preservation

Additional Point: 10% of 40 = 44% Tree Preservation

5. Every landscape plan shall include a minimum of three different techniques to achieve the total score and any one technique cannot exceed a maximum score of 10 points.
6. Techniques incorporating stormwater solutions shall comply with RMC Chapter 15.24, *Clearing, Grading, and Stormwater Management*.

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

**Table 21.32.060
Ecological Score Requirements**

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

Note: any necessary remembering of the preceding code will occur upon its acceptance.

ATTACHMENT 5

21.32.070 Parking Lot Landscaping Standards

- A. **Scope.** Parking Lot landscaping standards apply to all vehicle use areas such as parking lots, including driveways, and service areas. Landscaping shall be provided for both the interior and perimeter landscape areas and may be used to meet site area and linkage system landscape requirements. The placement of rain gardens or bioretention may be used to help satisfy these landscaping requirements.
- B. **General Requirements.**
1. Parking lots with less than 20 spaces shall not be required to provide any interior landscaping with the exception of Neighborhood Commercial zones. All Neighborhood Commercial uses shall provide parking lot landscaping in accordance with this section and with the Parking Lot Landscaping Table 21.32.070, for 20-150 spaces, when providing any amount of parking less than 20 spaces. (Ord. 2614)
 2. Landscaping islands shall be placed at the end of every parking row with a maximum spacing of one (1) island for every 10 parking spaces. Islands shall be a minimum of 64 square feet measured from the edge of the landscaping. The placement of rain gardens and bioretention within these islands must meet the the performance, design and location requirements detailed in the Stormwater Technical Notebook, and minimum dimensions and plant spacing spacing-detailed in Table 21.32.070.
 3. Trees shall be planted within interior landscape areas at a minimum of one tree per four parking stalls and shall be evenly spaced (see illustration below). When combined with rain gardens or bioretention, spacing shall be as detailed in Table 21.32.070.
 4. Permanent curbs or structural barriers/dividers shall enclose planting areas; however, gaps or breaks in the barriers are acceptable at locations where surface water conveyance is desired. When gaps or breaks in the barrier occur, they shall be spaced no less than 6 feet on center.
 5. Trees may be planted no closer than four feet from pavement edges where vehicles overhang planted areas.
 6. Wheelstops and/or curbs shall be installed to prevent vehicles from overhanging landscaping islands.
 7. Narrow parking lot islands or peninsulas and planting strips should not be planted in grass because of potential problems with maintenance. Location of larger parking spaces adjacent to islands is suggested to reduce damage to plant materials.
 8. Parking lot perimeter landscaping shall be measured from the property line.

Table 21.32.070 Parking Lot Interior Landscaping Table		
Interior Landscaping		
	20-150 spaces	151+ spaces
Landscaping required	5 percent	7 percent
Maximum contiguous landscape area	500 square feet	1,500 square feet
Perimeter Landscaping		
	Minimum width of planter strip from property line	
	Street Frontage	Interior Lot Line
Parking spaces:	-	-
0—100	5 feet	5 feet
100—499	10 feet	5 feet
500—1,000	15 feet (10 feet)*	10 feet
1,000+	20 feet (10 feet)*	10 feet
* Planter width may be reduced with provision of three-foot-high fence or hedge between parking lot and street side planter, subject to review and approval by the Design Review Board.		

Table 21.32.070 Parking Lot Interior Landscaping Table		
Interior Landscaping		
	20-150 spaces	151+ spaces
Landscaping required	5 percent	7 percent
Maximum contiguous landscape area	500 square feet	1,500 square feet
Perimeter Landscaping		
	Minimum width of planter strip from property line	
Parking spaces	Street Frontage	Interior Lot Line
0 – 100	5 feet	5 feet
100 – 499	10 feet	5 feet
500 – 1,000	15 feet (10 feet)**	10 feet
1,000+	20 feet (10 feet)**	10 feet
Landscaping Co-located with Rain Gardens or Bioretention (Interior or Perimeter)		
Minimum width in all directions	12 feet	12 feet
Maximum Tree Spacing	40 feet on center	40 feet on center
Minimum Size of Mature Canopy (Deciduous Species)	30 feet	35 feet
Minimum Quantity of Conifers (% of total trees)	NA	30%
** If a rain garden or bioretention facility is not co-located within the planter, the planter width may be reduced with provision of three-foot-high fence or hedge between parking lot and street side planter, subject to review and approval by the Design Review Board.		

ATTACHMENT 6

RZC 21.67 GREEN BUILDING ~~AND GREEN INFRASTRUCTURE~~ INCENTIVE PROGRAM

21.67.010 Purpose

A. The purposes of the Green Building and ~~Green Infrastructure Incentive~~ Program (GBP) provisions are to:

1. Provide incentives to implement green building ~~and green infrastructure~~ development techniques in all types of development within the City;
2. Reduce the carbon footprint of existing and proposed developments by promoting energy efficient design and construction methods;
3. Reduce the negative impact of development on the natural environment by reducing impacts through green development techniques and mitigating environmental impacts;
4. Reduce development costs related to construction and the provision of utilities; and
- ~~5. Manage stormwater in a way that mimics natural stormwater management.~~

21.67.020 Applicability

A. The provisions of this chapter specific to residential incentives and bonuses may be applied to residential developments in the Neighborhood Commercial (NC-1 and NC-2) zones and all residential (R) zones, including new single-family and multifamily developments, applied in conjunction with the requisite land use permit, such as subdivision, binding site plan, or site plan entitlement.

B. This chapter does not eliminate the requirement to obtain a conditional use permit if required, unless specifically noted in this chapter.

C. The provisions of this chapter specific to nonresidential incentives and bonuses can be applied to developments in all Downtown Zones, OV1-5, RR, GC, OBAT, BP, MP, and I zones. They may apply to new construction and additions to nonresidential and mixed-use buildings, in conjunction with the requisite required land use entitlement permit, such as a master planned development, conditional use permit, binding site plan, boundary line adjustment, or site plan entitlement.

D. Not all incentives established in this chapter apply to all types of land development.

21.67.030 Required Elements

A. Site Review.

~~1. As part of the pre-application conference or other initial land use permit application meeting with the City, the applicant shall submit specific elements required as part of this program in accordance with the applicable submittal checklist, and include a brief report outlining how~~

the site's features lend themselves to the application of green infrastructure (i.e., low impact development) techniques.

~~B. All proposals incorporating native soil preservation or restoration, permeable materials, minimal excavation foundations, or bioretention (described below in RZC 21.67.050, *Techniques Explained*) shall require a Site Assessment for LID consistent with the requirements of the Redmond Stormwater Technical Notebook. The Site Assessment for LID is optional for proposals submitted under this chapter that do not incorporate the techniques listed above.~~

~~C. **Operations and Maintenance.** As a condition of approval, the City shall require a maintenance agreement to be prepared and distributed to property owner(s) for projects employing on-site stormwater management facilities that will be privately maintained. The maintenance agreement shall conform to the requirements of the Redmond Stormwater Technical Notebook, Chapter 2, Section 2.5.10, or its successor. The agreement shall legally bind current and future property owners to maintain the stormwater facilities in perpetuity. Notice of the agreement shall be provided on the face of the plat, short plat, binding site plan, or boundary line adjustment, if applicable.~~

~~D. **Notice.** As a condition of approval, the following notice shall be recorded against properties, excluding commonly owned tracts, on which privately maintained stormwater management facilities will be located: "This property contains a stormwater management facility, such as a green roof or rain garden, that the owner of this property is required to maintain. Stormwater management facilities help collect, treat, and discharge or infiltrate rainwater. These facilities protect public health and safety, and protect the health of the natural environment. For more information about the facilities located on your property, refer to the stormwater facility maintenance agreement provided by the developer of this property, a copy of which is on file with the City of Redmond."~~

21.67.040 Techniques and Incentives for Development

Techniques and Incentives Tables. The tables below summarize the sustainable development techniques for which points are awarded and the incentives toward which points may be used based on the type of development proposed. Sections RZC 21.67.050, *Techniques Explained*, and RZC 21.67.060, *Incentives Explained*, explain the techniques and incentives. Definitions and descriptions of on-site natural stormwater management techniques [within Table 21.67.040A](#) can be found in the most recently adopted edition of the Redmond Stormwater Technical Notebook or its successor document.

A. Green Building and Green Infrastructure Incentive Program Techniques

Table 21.67.040A Green Building and Green Infrastructure Incentive Program Techniques		
Technique	Points Awarded – Residential Development	Points Awarded - Nonresidential Development
1. Site assessment	2 (when optional)	2 (when optional)
* Assessments plus identification of amenities	1 additional	1 additional
2. Green Building Certification		

▪ Demonstrate ability to meet BuiltGreen 4-star/LEED silver	2	N/A
▪ Demonstrate ability to meet BuiltGreen 5-star/LEED gold	3	N/A
3. Drought-tolerant landscaping	1	1
4. Native vegetation retention		
▪ 20 percent	1	1
▪ 30 percent	2	2
▪ 50 percent	3	3
5. Impervious surface area reduction		
*-10 percent	1	1
*-20 percent	2	2
6. Permeable materials		
*-50 percent	4	4
*-100 percent	2	2
5.7. Green Roofs		
▪ First 10,000 square feet of green roof area proposed under this program	1 point per 1,000 square feet of green roof area	1 point per 1,000 square feet of green roof area
▪ Next 20,000 square feet of green roof area proposed under this program	1 point per 2,000 square feet of green roof area	1 point per 2,000 square feet of green roof area
▪ 25 percent of roof area	1	1
▪ 50 percent of roof area	2	2
6.8. Roof rainwater collection	1	1
7.9. Minimal excavation foundation		
▪ First 10 structures constructed under this program using this technique	1 point per structure	1 point per structure
▪ Next 20 structures constructed under this program using this technique	1 point per two structures	1 point per two structures
▪ Thereafter, developments using this technique for all structures	3	3
10. Bioretention or infiltration		
*-50 percent detained or infiltrated	1	1
*-75 percent detained or infiltrated	2	2
*-100 percent detained or infiltrated	3	3
8.44. Water Sense Program	2	N/A
9.42. Alternative forms of energy that power 50 percent of the	3	3
10.43. Two Electric Vehicle Charging Stations located on-site or 5	N/A	1
11.44. Demonstrate ability to meet Salmon Safe Certification Program or equivalent in alternative certification program	3	3
12.45. Demonstrate ability to meet LEED silver standards or	N/A	3
13.46. Demonstrate ability to meet LEED Gold standards or equivalent	N/A	5
14.47. Demonstrate ability to meet LEED Platinum standards or	N/A	7
15.48. Demonstrate ability to meet Evergreen Sustainable Development Standard or equivalent in alternative certification program	4	N/A

B. Green Building and ~~Green Infrastructure Incentive~~ Program Incentives

Table 21.67.040A
Green Building ~~and Green Infrastructure~~ Incentive Program Techniques

Incentive	Points Required – Residential Development	Points Required – Nonresidential Development
1. Sustainable development award	0	0
2. Priority building permit processing	0	0
3. Online and print recognition	2	2
4. Unit type flexibility		
▪ Duplex	3	N/A
▪ Triplex	4	N/A
▪ Fourplex	5	N/A
5. Lot size reduction		
▪ 15 percent	2	N/A
▪ 25 percent	3	N/A
▪ 30 percent	4	N/A
6. Density bonus		
▪ 5 percent	3	N/A
▪ 10 percent	5	N/A
7. Clustered node	4	N/A
8. Alternative road standard	2	N/A
9. FAR Bonus*	5	5
10. Building Setback Flexibility*	N/A	3
11. Height Bonus*	N/A	4

TABLE NOTES: Where permitted in the underlying zone and shall be permitted without the purchase of TDR's (see RZC 21.67.050, *Techniques Explained*)

21.67.050 Techniques Explained

Many of the techniques below are described in more detail in the most recent edition of the Redmond Stormwater Technical Notebook. These techniques, as explained, apply to both residential and nonresidential developments, provided they are an identified option in their respective tables above in RZC 21.67.040.A, *Green Building and Green Infrastructure Incentive Program Techniques*.

Within the Wedge subarea only the following incentives may be used:

A. Sustainable development award;

B. Priority building permit processing;

C. Online and print recognition;

D. Lot size reduction of 15 percent, 25 percent or 30 percent;

E. Clustered node; and

F. Alternative road standard.

~~A. Site Assessment. (Three points possible)~~

~~1. In addition to the required site review described in RZC 21.67.030.A, Site Review, no later than the time of land use permit application, the applicant shall prepare a Site Assessment for LID consistent with the requirements of the Redmond Stormwater Technical Notebook. The Site Assessment for LID is required when certain natural stormwater management techniques are used (see RZC 21.67.030.B). When the technique is optional, it shall be worth two points.~~

~~2. No later than the time of land use permit application, the applicant shall describe in written and graphic form how some or all of the elements identified in subsection A.1 of this section will be used as amenities for future residents or occupants. This shall, at a minimum, include identification of open space tracts, nonmotorized trail corridors, or both, that would not ordinarily be required. (One point)~~

B. Residential Green Building Certification. Use the table below to determine the appropriate type of green building certification for the proposed development. Applicants may certify using BuiltGreen, LEED, or another program determined by the Technical Committee to have similar standards.

C. Drought-Tolerant Landscaping. (One point)

1. All required street and open space tract landscaping areas shall be landscaped with drought tolerant, noninvasive vegetation appropriate for site conditions, including but not limited to levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing or future dwellings. Recreation areas, such as for pickup games and picnicking, and private yard areas, except as noted in subsection C.2 below in this section, are specifically exempt from this requirement. In those areas, the use of noninvasive, drought-tolerant landscaping is encouraged. Applicants shall choose from the Drought-Tolerant Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator.

2. A minimum of 51 percent of the planted area shall be native and appropriate for site conditions, including but not limited to, levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing future dwellings. For residential projects, this option shall refer to 51 percent of the planted area in the front yard of each lot. For nonresidential projects, this option shall refer to 51 percent of the planting area anywhere on the site. Plantings shall include a mix of trees or shrubs and living ground cover. Applicants shall choose from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator. Native plantings shall be identified on landscaping plans.

D. Native Vegetation Retention. For residential development, 20 percent (one point), 30 percent (two points), or 50 percent (three points) of the native vegetation area shall be retained in native vegetation and set aside in Native Growth Protection Areas. For nonresidential development, 10 percent (one point), 20 percent (two points), or 30 percent (three points) of the native vegetation area shall be retained and set aside in Native Growth Protection Areas.

1. For calculation purposes, total native vegetation area shall include the following, in order from highest priority to lowest priority:
 - a. Critical areas and associated buffers;
 - b. Forested stands of native trees, including a five-foot buffer from the exterior drip line;
 - c. Contiguous areas of native vegetation;
 - d. Other native trees, including a five-foot buffer from the drip line; and
 - e. Noncontiguous areas of native vegetation.

2. Once calculated, native vegetation shall be preserved in the following ways, in order from highest priority to lowest priority:
 - a. In critical areas tracts, when critical areas are being preserved;
 - b. In Native Growth Protection Areas;
 - c. As common open space; and
 - d. For residential projects, on individual lots in areas no less than 100 square feet, where no dimension is less than 10 feet, and where the native vegetation is delineated with a split rail fence.

3. When a lower priority area is proposed for retention instead of a higher priority area, the applicant shall:
 - a. Provide a written explanation of why the higher priority area is not proposed to be retained; and
 - b. Enhance the lower priority vegetation according to a native revegetation plan.

4. When native vegetation is proposed to be preserved in a lower priority manner before a higher priority manner, the applicant shall provide a written explanation of why the higher priority method of preservation is not proposed; the applicant shall demonstrate that the proposed preservation scheme meets the objectives of this chapter at least as well as the scheme described in subsection D.3 of this section.

5. When required, a native revegetation plan shall conform to the following:
 - a. Plants shall be selected by a qualified professional based upon site suitability and shall include a multilayered canopy at maturity of large trees (covering 50 percent of the plan area), small trees, and shrubs unless the professional determines in written form that the revegetation area is not suitable for such a mix;
 - b. In Native Growth Protection Areas larger than 0.5 acres, the ratio of evergreens to deciduous trees shall be 2:1; and
 - c. Plantings shall be native to western Washington and suitable for the site and for suburban residential areas. Species shall be selected from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or from the guide, Plants of the Pacific Northwest Coast: Washington, Oregon or British Columbia and Alaska, or as approved by the Administrator. Trees shall measure at least two-and-one-half inches in caliper (deciduous) or six feet in height (evergreen) at time of planting.

6. In the North Redmond neighborhood, native vegetation retention at the 50 percent level is required to use the 10 percent density bonus.

~~E. **Impervious Surface Area Reduction.** Maximum impervious surface area created through a development proposal pursuant to the requirements set forth in the zone use chart for the zone in which the property is located (RZC 21.08.020 through 21.08.140), shall be reduced by either at least 10 percentage points (one point) or at least 20 percentage points (two points) of the total site area (e.g., maximum impervious surface in the R-4 zone would be reduced from 60 percent to 50 percent for one point or 40 percent for two points). Impervious surface area may be calculated on a development-wide basis to provide lot-by-lot flexibility, per RZC 21.08.170.L.2.b.~~

~~F. **Permeable Materials Used to Reduce Effective Impervious Surface Area.**~~

~~1. Permeable materials shall be used for 50 percent (one point) or 100 percent (two points) of proposed impervious surfaces, including but not limited to patios, walkways, sport courts, and sidewalk areas, subject to the provisions in subsections F.2, F.3, and F.4 of this section.~~

~~2. Permeable materials may be used on all soil types where information has been generated by a certified professional (e.g., a geotechnical engineer) and approved by the Public Works Director, demonstrating that the pervious material will function as designed.~~

~~3. Permeable materials are allowed to replace pollution-generating impervious surfaces only in Wellhead Protection Zones 3 and 4, in accordance with the Redmond Stormwater Technical Notebook. Permeable materials may only replace nonpollution-generating impervious surfaces in Wellhead Protection Zones 1 and 2, in accordance with the Redmond Stormwater Technical Notebook.~~

~~4. Permeable materials shall be considered a stormwater facility and so must be included in the required maintenance agreement.~~

~~5. In instances where the City prohibits permeable materials in the right-of-way, impervious surfaces within the right-of-way shall not count against the applicant when calculating the number of points earned through this subsection.~~

G. Green Roofs.

1. Green roofs shall be designed according to the guidelines of the Redmond Stormwater Technical Notebook.

2. Compliance with this stormwater management technique shall require review and approval by the Building Official.

3. The first 10,000 square feet of green roof area proposed under this chapter shall earn one point per 1,000 square feet; the next 20,000 square feet of green roof area shall earn one point per 2,000 square feet; thereafter, applicants shall earn one point when designed for 25 percent of total project roof area and two points when designed for at least 50 percent of total project roof area.

H. Roof Rainwater Collection. (One point)

1. Rainwater from all roofs shall be collected for nonpotable water purposes (i.e., rainwater

harvesting). Construction, design, and maintenance specifications for rainwater collection shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.

2. This technique is only allowed when consistent with state law.

I. Minimal Excavation Foundation.

1. Construction, design, and maintenance specifications of minimal excavation foundations shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.

2. The first 10 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per structure; the next 20 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per two structures; thereafter, developments incorporating minimal excavation foundations for all structures within a proposed development shall earn three points.

J. ~~Bio-retention or Infiltration.~~

~~1. Where soils permit infiltration, infiltration elements shall infiltrate at least 50 percent (one point), 75 percent (two points) or 100 percent (three points) of the 50-year storm.~~

~~2. Where soils do not permit infiltration, bioretention elements, such as rain gardens and bioretention swales, shall detain at least 50 percent (one point), 75 percent (two points), or 100 percent (three points) of the six-month storm.~~

K. Water Sense Program. (Two points)

1. Single-family residential developments that comply with the EPA Water Sense Program shall be awarded two points.

2. Points may be awarded for subsections RZC 21.67.050.D and 21.67.050.E or this subsection, but not both.

L. Alternative Energy. (Three points) Buildings or residences shall be designed with alternative energy systems that provide the building or residence with 50 percent of its energy needs through forms, such as solar energy, wind energy, geothermal, biomass, or other forms of alternative energy sources.

M. Electric Vehicle Charging Station/Parking Reduction. (One point) One point can be earned either by installing two electric vehicle charging stations on-site or by providing reserved parking for electric vehicles, hybrids, or plug-in electric vehicles for five percent of the total required vehicle parking on-site.

N. Salmon Safe Program. For residential and nonresidential developments, demonstrate ability to meet Salmon Safe Program standards or equivalent in alternative certification program project compliance.

O. LEED Silver. (Three points) For nonresidential developments, demonstrate ability to meet LEED Silver standards or equivalent in alternative certification program project compliance.

P. **LEED Gold.** (Five points) For nonresidential developments, demonstrate ability to meet LEED Gold standards or equivalent in alternative certification program project compliance.

Q. **LEED Platinum.** (Seven points) For nonresidential developments, demonstrate ability to meet LEED Platinum standards or equivalent in alternative certification program project compliance.

R. **Evergreen Sustainable Development Standard.** (Four points) For residential developments, demonstrate ability to meet Evergreen Sustainable Development standards or equivalent in alternative certification program project compliance.

21.67.060 Incentives Explained

These incentives, as explained, apply to both residential and nonresidential developments unless otherwise specified below, or identified in the program incentive table above in RZC 21.67.040.B, *Green Building ~~and Green Infrastructure~~ Incentive Program Incentives.*

A. **Sustainable Development Award.** The City shall develop and maintain a Sustainable Development Award to be awarded annually to no more than one residential project and one nonresidential project that best implements the provisions of this chapter. The City reserves the right not to grant an award in a given year. (Zero points)

B. **Priority Building Permit Processing.** Building permit applications for projects that seek BuiltGreen 4-star or LEED Silver certification or higher shall be eligible for the City's Green Expedited Permitting Program or its successor. (Zero points)

C. **Online and Print Recognition.** The applicant may request that the City publish a "Featured Sustainable Development" article in a City newsletter and on the City website, and that the City publish a press release publicizing the sustainable development techniques used in the project. (Two points)

D. **Unit Type Flexibility for Residential Development.** (Three points for incorporating duplexes; four points for duplexes and/or triplexes; five points for duplexes, triplexes, and/or fourplexes.)

1. Two-unit, three-unit, and four-unit attached dwellings may be included in proposed subdivisions as permitted uses.

2. Such structures shall comply with RZC 21.08.260, Attached Dwelling Units, except that such structures shall not be required to access directly to an arterial.

3. In no case shall the allowed density be exceeded unless allowed by neighborhood regulations, nor shall neighborhood or subarea requirements for attached dwelling unit permitting or separation be superseded.

4. When average minimum lot size is reduced through this chapter, the reduced average minimum lot size shall serve as the baseline for calculating the required minimum lot size for lots with attached dwelling units.

E. **Lot Size Reduction for Residential Development.** In residential zones where minimum average lot sizes apply, the minimum average lot size may be reduced up to 30 percent,

depending on the number of points used, according to the table in RZC 21.67.040.B and subsection RZC 21.67.040.D of this section. The proposed average lot size of all lots included in a development shall define all other site requirements (as shown in zone use chart for the residential zone in which the property is located, RZC 21.08.020 through 21.08.140, with the exception of provisions relating to allowed density, which shall remain with the underlying zone, and of provisions otherwise modified by this chapter). For example, a subdivision with an R-4 zone with an average lot size of 4,900 square feet would be subject to the site requirements, with the noted exceptions, of an R-5 zone since that is the nearest zone to which the average lot size would apply. (Two points for 15 percent lot size reduction; three points for 25 percent; four points for 30 percent.)

F. Density Bonus for Residential Development. Eligible developments shall be permitted a five percent or 10 percent density bonus, provided that the overall impervious surface of the development is not increased over what is allowed by this chapter. Use of cottages, size-limited dwellings, attached structures, and carriage units is encouraged to achieve the bonus. (Three points for up to five percent density bonus; five points for up to ten percent.)

G. FAR Bonus for Nonresidential Development and Residential Development in the Neighborhood Commercial (NC) Zone. Eligible developments shall be granted a floor area bonus where permitted by the underlying zone without the purchase of Transfer of Development Rights (TDRs). (Five points)

H. Height Bonus for Nonresidential Development. Eligible developments shall be granted a height bonus where permitted by the underlying zone without the purchase of TDRs. (Four points)

I. Building Setback Flexibility for Nonresidential Development. Developments proposed in the RR, CG, BP, MP, and I zones shall be allowed to reduce setbacks by 50 percent, unless they are located adjacent to a residential zone, in which case they shall be allowed to reduce setbacks by 25 percent. The setback flexibility shall not apply to developments located along Willows Road, north of NE 95th Street, which requires a 100-foot setback, as provided for in RZC 21.14.030.C, *Business Park*. Setback reductions shall be required to comply with the International Building Code, Fire Resistive Rating based on separation distance. (Three points)

J. Clustered Node for Residential Developments. Applicants may propose clusters of up to three residential structures containing no more than five dwelling units. Clusters may include two-unit attached dwelling units or three-unit attached dwelling units, but not four-unit attached dwelling units.

1. Structures within nodes shall be subject to a six-foot building separation requirement or the minimum separation required by the Building Code, whichever is greater. Citywide and neighborhood-specific building separation and setback requirements apply to the perimeter of the clustered node.

2. Minimum lot size, minimum lot width circle, and minimum lot frontage requirements do not apply within the node. Minimum lot sizes for lots within the node do count toward the minimum average lot size calculation. Points for reducing lot sizes are not required to propose a clustered node.

3. A clustered node must be separated from another clustered node on all sides by a single family detached home, or lot or tract meeting size requirements for such, a street, or the height of the tallest structure within the clustered node, whichever is greatest.

4. Dwelling units within clustered nodes shall share vehicular access.

5. Applicants are encouraged to use techniques, such as zero lot line, yard use easements, and other creative structure arrangement techniques, to provide functional private open space.

6. Density bonus points are required when clustered nodes result in project densities that are in excess of the underlying maximum zone density. (Four points)

K. Alternative Road Standard for Residential Developments. Applicants may propose local access streets that are consistent with the Green Infrastructure Street preliminary drawing, which is available from the Development Services Center. When this street is proposed, at least one on-street parking space shall be provided per dwelling unit proposed. The applicant may propose a lower standard if he/she submits a parking study demonstrating that a lower standard would adequately serve the development and not adversely impact the safety of residents or occupants in or near the development. (Two points)

21.67.070 Neighborhood and Supplemental Requirements

A. Nothing in this chapter shall supersede neighborhood-specific regulations or neighborhood plan policies and objectives, except where specifically noted.

B. Single-family developments proposed through this chapter must meet the regulations specified in RZC [21.08.180](#), *Residential Development and Architectural, Site, and Landscape Design Regulations*.

Note: any necessary renumbering of the preceding code will occur upon its acceptance.

ATTACHMENT 7

Revised Definitions:

Impervious Surface. Any material or ground treatment that prevents or substantially reduces absorption of stormwater into the ground (i.e., concrete, asphalt, sidewalks, buildings, etc.). A non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling.

Added Definitions:

Bioretention-- Engineered facilities that treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the *Stormwater Management Manual for Western Washington (SWMMWW)*, Chapter 7 of Volume V for Bioretention BMP types and design specifications.

Rain garden--A non-engineered shallow landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile

Stormwater Technical Notebook--describes the requirements for new development and redevelopment projects within the City of Redmond. Land developers and development engineers use the Notebook to help design site plans and determine stormwater infrastructure.

All definitions are consistent with the Stormwater Technical Notebook

Attachment 8

Proposed Revision to RZC 21.17.010.E

E. Surface Water Management

All new development shall be served by an adequate surface water management system complying with the policies of the Comprehensive Plan; ~~and meeting~~ the requirements of RMC Chapter 15.24, Clearing, Grading, and Stormwater Management; and the Stormwater Technical Notebook. Stormwater management includes infiltration of stormwater from smaller storms, and flow control and runoff treatment for larger storms.

1. Small Storm Infiltration Area

Infiltrating stormwater from small storms recharges the drinking water aquifer, provides baseflow to streams, and reduces stormwater runoff. For the purpose of infiltrating small storms, all new development shall set aside an Infiltration Area equal to five percent (5%) of the Net Buildable Area.

This Infiltration Area may be co-located within other required set aside areas such as building setbacks, landscaping areas, and open spaces. Areas set aside to meet this provision may not be located within buffers of: fish and wildlife habitat conservation areas; wetlands; or geologically hazardous areas.

Structures that accommodate the infiltration of stormwater into the ground are allowed within this set aside area. Infiltration facilities may be placed beneath impervious surfaces. Above ground and below ground structures that reduce the opportunity to infiltrate stormwater into the ground or prevent maintenance of infiltration facilities are prohibited within these areas.

Stormwater modeling and engineering may be used to reduce the size of the Infiltration Area, provided that Stormwater Technical Notebook infiltration targets are met. Performance, sizing, and location of infiltration facilities must adhere to design requirements found in the Stormwater Technical Notebook. Sites where stormwater infiltration is infeasible, or development thresholds are not triggered, as determined by the Stormwater Technical Notebook, are exempt from this requirement.

2. Large Storm Runoff Management Facilities

Controlling stormwater from larger storms reduces erosion, flooding, and water quality impacts from stormwater runoff. Some sites will require additional areas for stormwater flow control, infiltration, or runoff treatment, to manage larger storms, as described in the Stormwater Technical Notebook. Sites served by regional stormwater facilities may

meet this requirement by paying a fee in lieu of having to construct detention and treatment facilities.

Attachment 9

The following tables and text will include language that notes and refers to the requirement for the 5% of the Net Buildable Area be set aside for infiltration facilities as per RZC 21.17.010.E.1.

21.06.10 URBAN RECREATION

B. Regulations Common to all uses.

Table 21.06.010A Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Lot Area per Dwelling Unit	10 acres	Not applicable to accessory dwelling units.	
	Building Site Circle	100 feet in diameter		
	Lot Frontage	300 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath hard surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	Front	Front	
	Rear	Rear	Rear	
	Side	Side	Side	
	Building Separation	Building Separation	Building Separation	
Maximum	Number of Dwelling Units per Acre	Number of Dwelling Units per Acre	Number of Dwelling Units per Acre	
	Impervious Surface	Impervious Surface	Impervious Surface	
	Building Height	Building Height	Building Height	
	Drive-through	Drive-through	Drive-through	

21.08.020 RA-5 Semirural Residential

C. Regulations Common to All Uses.

Table 21.08.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Average Lot Size	4.5 acres	
	Required Density	80 percent of net acres	
	Lot Width Circle	100 feet	
	Lot Frontage	20 feet	
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
	Setbacks		
	Front	30 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 30 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.
	Side / Interior (each side)	30 feet	
	Side Street	20 feet	
	Rear	30 feet	
Alley	4 feet		
Lake Sammamish	35 feet		
Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages , size-limited dwellings , small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.	
Open Space	N/A		
Maximum	Lot Coverage for Structures	2.5 percent of total lot area	
	Impervious Surface Area	20 percent of total lot area	
	Building Height	35 feet	30 feet within the Shoreline Jurisdiction
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.030 R-1 Single-Family Constrained Residential

C. Regulations Common to All Uses

Table 21.08.030B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	35,000 sq. feet		
	Required Density	80 percent of net acres		
	Lot Width Circle	85 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	30 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 20 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Side / Interior (each side)	20 feet		
	Side Street	20 feet		
	Rear	30 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages , size-limited dwellings , small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.	
Open Space	N/A			
Residential Parking	2 spaces per dwelling unit			
Maximum	Lot Coverage for Structures	12 percent of total lot area		
	Impervious Surface Area	20 percent of total lot area		
	Building Height	35 feet	30 feet within the Shoreline Jurisdiction	

Table 21.08.030B
Regulations Common to All Uses

	Regulation	Standard	Exceptions
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.040 R-2 Single-Family Constrained Residential

C. Regulations Common to All Uses.

Table 21.08.040B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	18,000 square feet		
	Required Density	80 percent of net acres		
	Lot Width Circle	70 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	30 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Side / Interior (each side)	5 feet / 10 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for size-limited dwellings , accessory dwelling units, and locations where these structures adjoin larger dwelling units.	
	Open Space	N/A		

Table 21.08.040B**Regulations Common to All Uses**

	Regulation	Standard	Exceptions
Maximum	Lot Coverage for Structures	30 percent of total lot area	
	Impervious Surface Area	40 percent of total lot area	
	Building Height	35 feet	30 feet within the Shoreline Jurisdiction
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.050 R-3 Single-Family Constrained Residential

C. Regulations Common to All Uses.

Table 21.08.050B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	12,000 square feet		
	Required Density	80 percent of net acres		
	Lot Width Circle	60 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	20 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Side / Interior (each side)	5 feet / 10 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	10 feet		Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for size-limited dwellings , accessory dwelling units, and locations where these structures adjoin larger dwelling units.
Open Space	20 percent of total lot area			
Maximum	Lot Coverage for Structures	30 percent of total lot area		
	Impervious Surface Area	60 percent of total lot area		
	Building Height	35 feet	30 feet within the Shoreline Jurisdiction	

Table 21.08.050B**Regulations Common to All Uses**

Standard	Exceptions		
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.060 R-4 Single-Family Urban Residential

C. Regulations Common to All Uses.

Table 21.08.060B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	7,000 square feet		
	Required Density	80 percent of net acres		
	Lot Width Circle	40 feet		
	Lot Frontage	20 feet		
	<u>Stormwater Infiltration Set Aside</u>	<u>5% Net Buildable Area</u>	<u>Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1</u>	
	Setbacks			
	Front	15 feet	For <u>zero lot line development</u> , a dwelling unit may be placed on one interior <u>side property line</u> , giving it one zero side/interior setback. If it is an <u>interior lot</u> line, the setback from the other side <u>property line</u> shall be 10 feet. See RZC <u>21.08.390</u> , Zero Lot Line Development, for additional requirements.	
	Garage	18 feet		
	Side / Interior (each side)	5 feet / 10 feet		
	Side Street	15 feet		
	Rear	10 feet		
	<u>Alley</u>	4 feet		
	Lake Sammamish	35 feet		
Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, <u>size-limited dwellings</u> , small-lot <u>short plats</u> , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.		
Open Space	20 percent of total lot area			
Maximum	<u>Lot Coverage</u> for Structures	35 percent of total lot area		
	Impervious Surface	60 percent of total lot area		
	Building Height	35 feet	30 feet within the Shoreline Jurisdiction	

Table 21.08.060B

Regulations Common to All Uses

	Regulation	Standard	Exceptions
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.070 RIN (Residential Innovative) Single-Family Urban Residential

B. Regulations Common to All Uses.

Table 21.08.070A Regulations Common to All Uses				
	Regulation	Site area of 30,500 square feet or greater	Site area less than 30,500 square feet	
Minimum	Average Lot Size	4,000 square feet	7,000	
	Required Density	80 percent of net acres	80 percent of net acres	
	Lot Width Circle	35 feet	40 feet	
	Lot Frontage	20 feet	20 feet	
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	15 feet	15 feet	
	Garage	18 feet	18 feet	
	Side / Interior (each side)	5 feet / 10 feet	5 feet / 10 feet	
	Side Street	15 feet	15 feet	
	Rear	10 feet	10 feet	
	Alley	4 feet	4 feet	
	Lake Sammamish	35 feet	35 feet	
	Building Separation	15 feet; 10 feet for cottages , size-limited dwellings , small-lot short plats , accessory dwelling units , and locations where these structures or cottages adjoin larger dwelling units.	15 feet; 10 feet for cottages, size-limited dwellings, small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.	
Open Space	20 percent of total lot area	20 percent of total lot area		

Table 21.08.070A**Regulations Common to All Uses**

	Regulation	Site area of 30,500 square feet or greater	Site area less than 30,500 square feet
Maximum	Density	5 units per acre, except when participating in cottage housing or programs with bonus density provisions	4 units per acre, except when participating in cottage housing or programs with bonus density provisions
	Lot Coverage for Structures	35 percent of total lot area	35 percent of total lot area
	Impervious Surface	65 percent of total lot area	60 percent of total lot area
	Building Height	25 feet; 30 feet in Shoreline Jurisdiction	25 feet; 30 feet in Shoreline Jurisdiction
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.080 R-5 Single-Family Urban Residential

C. Regulations Common to All Uses.

Table 21.08.080B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	5,500 square feet		
	Required Density	80 percent of net acres		
	Lot Width Circle	35 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	15 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Garage	18 feet		
	Side / Interior (each side)	5 feet / 10 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings , small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.		
Open Space	20 percent of total lot area			
Maximum	Lot Coverage for Structures	40 percent of total lot area	Maximum lot coverage for structures shall be 35 percent in the following neighborhoods: Education Hill, North Redmond, and Willows / Rose Hill.	
	Impervious Surface	60 percent of total lot area		
	Building Height	35 feet	30 feet in Shoreline Jurisdiction	

Table 21.08.080B

Regulations Common to All Uses

	Regulation	Standard	Exceptions
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.090 R-6 Single-Family Urban Residential

C. Regulations Common to All Uses.

Table 21.08.090B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	4,000 square feet		
	Required Density	80 percent of net acres		
	Lot Width Circle	35 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	15 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Garage	18 feet		
	Side / Interior (each side)	5 feet / 10 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings , small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.		
Open Space	20 percent of total lot area			
Maximum	Lot Coverage for Structures	45 percent of total lot area	Maximum lot coverage for structures shall be 35 percent in the following neighborhoods: Education Hill, North Redmond, and Willows / Rose Hill.	
	Impervious Surface	65 percent of total lot area		
	Building Height	35 feet	30 feet in Shoreline Jurisdiction	

Table 21.08.090B**Regulations Common to All Uses**

	Regulation	Standard	Exceptions
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.100 R-8 Single-Family Urban Residential

C. Regulations Common to All Uses.

Table 21.08.100B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	3,000 square feet		
	Required Density	75 percent of net acres		
	Lot Width Circle	30 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	10 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Garage	18 feet		
	Side / Interior (each side)	5 feet		
	Side Street	10 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	10 feet		Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows / Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings , small-lot short plats , accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.
Open Space	20 percent of total lot area			
Landscaping	50 percent of total lot area			
Maximum	Lot Coverage for Structures	50 percent of total lot area		
	Impervious Surface	70 percent of total lot area		

Table 21.08.100B**Regulations Common to All Uses**

	Regulation	Standard	Exceptions
	Building Height	35 feet	30 feet in Shoreline Jurisdiction
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.110 R-12 Multifamily Urban Residential

C. Regulations Common to All Uses.

Table 21.08.110B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	3,000 square feet		
	Required Density	75 percent of net acres		
	Lot Width Circle	30 feet		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	10 feet	For zero lot line development , a dwelling unit may be placed on one interior side property line , giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390 , <i>Zero Lot Line Development</i> , for additional requirements.	
	Side / Interior (each side)	5 feet; 3 feet for detached single family dwellings		
	Side Street	10 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	10 feet	6 feet for single-family dwellings. 20 feet for stacked housing	
	Open Space	20 percent of total lot area		
Landscaping	50 percent of total lot area			
Maximum	Lot Coverage for Structures	55 percent of total lot area		
	Impervious Surface	70 percent of total lot area		
	Building Height	45 feet	30 feet in Shoreline Jurisdiction	

Table 21.08.110B**Regulations Common to All Uses**

	Regulation	Standard	Exceptions
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

21.08.120 R-18 Multifamily Urban Residential

C. Regulations Common to All Uses.

Table 21.08.120B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	2,500 square feet		
	Required Density	65 percent of net acres		
	Lot Width Circle	N/A		
	Lot Frontage	20 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	10 feet		
	Side / Interior (each side)	5 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	15 feet	6 feet for single-family dwellings. 10 feet for 2-unit to 4-unit attached dwelling units .	
Open Space	20 percent of total lot area			
Landscaping	50 percent of total lot area			
Maximum	Lot Coverage for Structures	60 percent of total lot area		
	Impervious Surface	75 percent of total lot area		
	Building Height	45 feet	30 feet in Shoreline Jurisdiction	
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.	

21.08.130 R-20 Multifamily Urban Residential

C. Regulations Common to All Uses.

Table 21.08.130B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	N/A		
	Required Density	65 percent of net acres		
	Lot Width Circle	N/A		
	Lot Frontage	30 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	20 feet		
	Side / Interior (each side)	15 feet	5 feet for detached dwelling units	
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	15 feet	6 feet for single-family dwellings. 10 feet for 2-unit to 4-unit attached dwelling units .	
	Open Space	20 percent of total lot area		
Landscaping	50 percent of total lot area			
Maximum	Lot Coverage for Structures	60 percent of total lot area		
	Impervious Surface	75 percent of total lot area		
	Building Height	60 feet	30 feet in Shoreline Jurisdiction	
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.	

21.08.140 R-30 Multifamily Urban Residential

C. Regulations Common to All Uses.

Table 21.08.140B Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Average Lot Size	N/A		
	Required Density	65 percent of net acres		
	Lot Width Circle	N/A		
	Lot Frontage	30 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Setbacks			
	Front	20 feet		
	Side / Interior (each side)	15 feet		
	Side Street	15 feet		
	Rear	10 feet		
	Alley	4 feet		
	Lake Sammamish	35 feet		
	Building Separation	15 feet		
Maximum	Open Space	20 percent of total lot area		
	Landscaping	50 percent of total lot area		
	Lot Coverage for Structures	60 percent of total lot area		
Maximum	Impervious Surface	75 percent of total lot area		
	Building Height	60 feet	30 feet in Shoreline Jurisdiction	
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.	

21.10.030 Old Town (OT) Zone

B. Regulations Common to All Uses.

Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	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.
Front and side street (residential use on ground floor)		Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, <i>Downtown Pedestrian System</i> .
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, <i>Residential Setback Requirements</i>	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs	5 Stories	Building height is limited to three stories for some parcels fronting Leary Way. See RZC 21.10.110.B, <i>Height Limit Overlay</i> .
Maximum Building Height with TDRs and GBP	6 Stories	A. Building height is limited to three stories for some parcels fronting Leary Way. See RZC 21.10.110.B, <i>Height Limit Overlay</i> . B. 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 (TDRs)</i> , or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> .
<u>Stormwater Infiltration Set Aside</u>	<u>5% Net Buildable Area</u>	<u>A. Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1</u>

**Table 21.10.030B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart, RZC 21.10.130.B.
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs or the GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, <i>Using Transfer Development Rights (TDRs)</i> , and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> . B. All legal lots are entitled to 10,000 ft gfa without the use of TDRs or GBP, provided that other site requirements can be met.
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.

21.10.040 Anderson Park

B. Regulations Common to All Uses.

Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	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.
Front and side street (residential use on ground floor)	See RZC 21.10.130.D, <i>Residential Setback Requirements</i>	Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, <i>Residential Setback Requirements</i>	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	5 Stories	

**Table 21.10.040B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
Maximum Building Height with TDRs or GBP	6 Stories	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 (TDRs)</i> , or RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> .
Stormwater Infiltration Set Aside Area	5% Net Buildable Area	A. Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> .
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or Green Building requirements. See RZC 21.10.160, <i>Using Transfer Development Rights (TDRs)</i> , and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> . B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> .
Drivethrough	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

21.10.050 Town Center (TWNC) Zone

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	A. 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. B. 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 – eight stories; other hotel - six stories. 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.
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. 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)
Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
Maximum Lot Coverage	Varies	Governed by the Downtown Element of the Comprehensive Plan and the Town Center Master Plan and Design Guidelines.

**Table 21.10.050B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
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, above eight stories/100 feet, and that a minimum of 140,000 square feet be reserved for a hotel and conference center, full service. 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, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

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

B. Regulations Common to All Uses.

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, <i>Downtown Pedestrian System</i>	A. 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.
Front and side street (residential use on ground floor)	See Map 10.3, <i>Downtown Pedestrian System</i>	A. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5 , <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D , <i>Residential Setback Requirements</i>	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, <i>Downtown Pedestrian System</i>	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	2 Stories	A. The maximum height may be increased to four stories when the site's development plan can demonstrate the goals and objectives outlined in Comprehensive Plan Policy DT-37, and the design guidelines outlined in RZC 21.62.020.C are met through the site plan entitlement process.
Maximum Building Height with TDRs or GBP	3 Stories	A. 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).

**Table 21.10.060B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. 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	80 percent	A. For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart. B. Lot coverage percentage equals: The total site area measured to the property line, less pedestrian systems measured to the curb line, on-site sidewalks, landscaping, and plazas, divided by the site area measured to the curb line.
<u>Stormwater Infiltration Set Aside</u>	<u>5% Net Buildable Area</u>	<u>A. Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1</u>
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, <i>Using Transfer of Development Rights (TDRs)</i> , and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> . B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	A. See RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> .
Drive-through	n/a	A. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

21.10.070 Sammamish Trail (SMT) Zone

C. Regulations Common to All Uses

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	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.
Front and side street (residential use on ground floor)	See RZC 21.10.130.D, Residential Setback Requirements	Not permitted on ground floor street fronts of Type I pedestrian streets (as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	2 Stories	Minimum height two stories, except single-story retail is allowed (through December 31, 2023) on (a) the south block of NE 83rd Street between 158th Avenue NE and 160th Avenue NE; i.e., in Lots 2 and 3 of Lot Line Revision 90-01), and (b) the portions of Lot 6 of the Redmond Center Plat lying west of 158th Avenue NE if extended south. RZC 21.62.020.G (rather than RZC 21.62.020.H shall apply to single-story retail development within those two areas except that RZC 21.62.020.G.2.a.ii shall not apply to the above-referenced portions of Lot 6 of the Redmond Center Plat and except that RZC 21.62.020.G.2.a.i shall not apply to the above-referenced portion of the south block of NE 83rd Street.
Maximum Building Height without TDRs or GBP	5 Stories	

**Table 21.10.070B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
Maximum Height Within Shorelines (SMP)	35 feet	<p>A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP)</p> <p>B. 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)</p>
<u>Stormwater Infiltration Set Aside</u>	<u>5% Net Buildable Area</u>	<u>Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1</u>
Base FAR Without TDRs or GBP	1.25	<p>A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, <i>Using Transfer Development Rights (TDRs)</i>, and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i>.</p> <p>B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs, provided that other site requirements can be met.</p>
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.

21.10.080 Town Square (TSQ) Zone

C. Regulations Common to All Uses

Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	A. 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.
Front and side street (residential use on ground floor)	See Map 10.3, Downtown Pedestrian System	A. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, <i>Residential Setback Requirements</i>	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	2 Stories	
Maximum Building Height without TDRs or GBP	5 Stories	Building height is limited in certain areas. See RZC 21.10.110.B, <i>Height Limit Overlay</i> .

**Table 21.10.080B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
Maximum Building Height with TDRs or GBP	8 Stories	<p>A. Building height is limited in certain areas. See RZC 21.10.110.B, <i>Height Limit Overlay</i>.</p> <p>B. One floor of additional height may be achieved with the use of Transfer of Development Rights. See RZC 21.10.160, <i>Using Transfer of Development Rights (TDRs)</i>, or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i>, except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions.</p> <p>C. Maximum height for buildings is five stories without Transfer of Development Rights (TDRs) or bonuses. Bonus to eight stories granted for provision of 20 percent on-site usable open space in the form of plazas/arcades with water features that are accessible to the public during extended business hours, public meeting rooms, day care services, or the preservation of historic buildings or sites. The amenities shall be on the project site or within the zone in which the building is located. Such approval shall be granted through the site plan entitlement review process. TDRs or GBP may not be used to exceed the eight-story height allowed through these bonuses</p>
<u>Stormwater Infiltration Set Aside</u>	<u>5% Net Buildable Area</u>	<u>Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1</u>
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart.
Base FAR Without TDRs or GBP	1.25	<p>A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR and GBP requirements. See RZC 21.10.160, <i>Using Transfer of Development Rights (TDRs)</i>, and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i>.</p> <p>B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.</p>
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.

21.10.090 River Bend (RVBD) Zone

B. Regulations Common to All Uses.

Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	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.
Front and side street (residential use on ground floor)	n/a	Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System Map.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, <i>Residential Setback Requirements</i>	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	5 Stories	
Maximum Building Height with TDRs or GBP	6 Stories	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, <i>Using Transfer of Development Rights (TDRs)</i> , or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> .
Maximum Height Within Shorelines (SMP)	35 feet	<ol style="list-style-type: none"> 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)

**Table 21.10.090B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B , <i>Downtown Residential Densities Chart</i> .
Base FAR without TDRs or GBP	1.25	<ol style="list-style-type: none"> 1. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, <i>Using Transfer of Development Rights (TDRs)</i>, and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i>. 2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
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.

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

C. Regulations Common to All Uses.

Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian	A. 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.
Front and side	See Map 10.3,	A. Setbacks along Downtown streets are regulated by RZC 21.10.150, Pedestrian System, which
Setback Line (distance from property line)		
Side Commercial	Depends on size of building	A. See RZC 21.10.130.D, <i>Residential Setback Requirements</i> .
Rear Commercial	10 feet	
Side Residential	Depends on size of building	A. See RZC 21.10.130.D, <i>Residential Setback Requirements</i> .
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	4 Stories	
Maximum Building Height with TDRs or GBP	5 Stories	A. 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 (TDRs)</i> , or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (BDP)</i> .
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. 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)
Stormwater Infiltration Set Aside Area	5% Net Buildable Area	A. Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
Maximum Lot Coverage	See Downtown Residential Densities Chart.	A. For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . B. For nonresidential uses, maximum allowable lot coverage is 75 percent.
Base FAR	1.0	A. Applies to commercial uses only B. Residential space within a mixed-use building is exempt from FAR requirements. See RZC 21.10.160, <i>Using Transfer Development Rights (TDRs)</i> . C. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.

**Table 21.10.100B Regulations
Common to All Uses**

Regulation	Standard	Notes and Exceptions
	Depends on Lot Size	A. See RZC 21.10.130.B , <i>Downtown Residential Densities Chart</i> .

OVERLAKE REGULATIONS

21.12.035 Regulations Common to All Uses

- A. Drive-through facilities are prohibited in all OV zones except where expressly permitted in the Allowed Uses and Basic Development Standards tables in RZC [21.12.040](#), [21.12.050](#), [21.12.060](#), [21.12.070](#), and [21.12.080](#)
- B. All sites are required to set aside a 5% of the Net Buildable Area for stormwater infiltration facilities. Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC [21.17.010.E.1](#)

21.12.200 OBAT Regulations Common to All Uses

A. Regulations Common to All Uses

Table 21.12.200A Regulations Common to All Uses				
	Regulation	Standard	Exceptions	
Minimum	Setbacks			
	Front and Street	10 feet	A. Improvements less than 30 inches above grade, including decks, patios, walks and driveways, are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas. B. See Map 12.4, <i>Overlake Business and Advanced Technology (OBAT) Setbacks</i> , below for front and street setbacks along 148th Avenue NE. Setbacks shall be: 1. 20 feet for buildings 20 feet or less in height; or 2. 30 feet for buildings greater than 20 feet in height. C. See Map 12.4 below for Front and Street setbacks along Bel-Red Road.	
	Rear	20 feet		
	Side	30 feet		
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1	
	Landscaping			
	Landscaping	20 percent		
Maximum	Setbacks			
	Front and Street	45 feet	Applies in the locations noted on Map 12.4 below only.	
	Impervious surface area, Height, and FAR			
	Impervious surface area	80 percent		
	Height	Varies	A. 9-story buildings shall not exceed 134 feet. B. 10-story buildings shall not exceed 148 feet.	
FAR	Varies	A. All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met. B. The FAR for nonresidential and residential uses within a given development are individually calculated and may be added to together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.		
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below	

21.13.010 Marymoor Design District 3

D. Regulations Common to All Uses: Performance Standards MDD3.

Table 21.13.010C Regulations Common to All Uses: Performance Standards MDD3			
	Regulation	Standard	Exceptions
Minimum	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
	Setbacks		
	Front	15 feet	
	Side/Interior	5 feet	
	Side street	10 feet	
	Rear	10 feet	
	Alley	4 feet	
	FAR	0.90	Incentives can be used to increase FAR to 1.35.
Landscaping	40%	Ecological score of 30 or greater required.	
Maximum	Lot coverage by structures	55%	
	Height	4 stories	Incentives can be used to increase to 5 stories.
	FAR	0.99 with required	Incentives can be used to increase FAR to 1.35.
		1.35 with 20% affordable housing	
Impervious surface area	70%	A. Incentives can be used to increase to 75%. B. Nonpollution-generating impervious surfaces shall be infiltrated.	
	Truck Traffic	See RMC	
	Drive-through	Drive-through facilities are prohibited except where expressly permitted	

21.13.020 Northeast Design District (NDD1)

D. Regulations Common to All Uses.

Table 21.14.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Lot Frontage (ft)	30	
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
	Setbacks (ft)		
	Front	10	<p>A. A 10-foot rear and side setback shall apply if a structure abuts property in a residential zone.</p> <p>B. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:</p> <ol style="list-style-type: none"> Side setback distances may be modified to permit a zero side setback to accommodate clustering. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. <p>C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>D. Projections or equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment are not allowed in a required setback abutting a residential zone. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone.</p> <p>E. Setbacks may be reduced by 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.</p>
	Street	10	
	Landscaping	25 percent	
Maximum	Impervious Surface Area	75 percent	
	Height (feet)	Varies	<p>A. Maximum height in shoreline areas is 35 feet, except that 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)</p> <p>B. Maximum height for mixed-use structures is three stories without TDRs or GBP and four stories with TDRs or compliance with the GBP.</p>
	FAR	0.35	<p>A. In mixed-use structures, maximum FAR for residential uses and for other uses in additive (i.e., up to 1.15 without TDRs or GBP and up to 1.60 with TDRs or compliance with the GBP).</p> <p>B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.</p>
	Drive-through	n/a	<p>A. Drive-through facilities are permitted.</p> <p>B. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street.</p> <p>C. Type II landscaping shall screen drive-through lanes.</p>

21.14.030 Business Park
C. Regulations Common to All Uses

**Table 21.14.030B Regulations
Common to All Uses**

	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1.5	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage (ft)	30	
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
	Setbacks (ft)		
	Front and Street	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas. D. Setbacks from Willows Road north of NE 95th Street shall average 100 feet and in no instance be less than 75 feet. This setback shall also apply to parking areas. E. Setbacks may be reduced by 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through RZC 21.67 , <i>Green Building and Green Infrastructure Incentive Program</i> (GBP), except as required along Willows Road north of NE 95th Street, as provided above.
	Rear	20	
	Side	40	
	Landscaping	20 percent	
Maximum	Impervious surface area	75 percent	Limited to 60 percent in the Willows/Rose Hill Neighborhood north of NE 95th Street.
	Height	Varies	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. 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)
	FAR (Floor Area Ratio)	Varies	A. In mixed-use structures, maximum FAR for residential uses and for other uses is additive (i.e., up to 1.13 without TDRs or GBP and up to 2.00 with TDRs or GBP). B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.

21.14.040 Manufacturing Park
C. Regulations Common to All Use

Table 21.14.040B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1.5	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage (ft)	30	
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
	Setbacks (ft)		
	Front and street	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures and no accessory structures are permitted in setback areas. D. Setbacks may be reduced to 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.
	Rear and side	10	
Landscaping	20 percent		
Maximum	Impervious surface area	80 percent	
	Height	Varies	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)
	FAR (Floor Area Ratio)	Varies	All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP provided that other site requirements can be met.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

21.14.050 Industry

C. Regulations Common to All Uses.

Table 21.14.050B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
	Tract Area (acres)	1	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage (ft)	30	
	Stormwater Infiltration Set Aside	5% Net Buildable Area	Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
	Setbacks (ft)		
	Front and street	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas. D. Setbacks may be reduced to 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.
	Rear and side	10	
	Landscaping	20 percent	
Maximum	Impervious surface area	80 percent	Industrial uses on sites less than 10 acres may exclude lined ponds that are part of a water treatment facility from impervious surface area calculations.
	Height (stories)		
	Without TDRs or GBP	5	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)
	With TDRs or GBP	6	
	FAR (Floor Area Ratio)		
	Without TDRs or GBP	0.5	All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP provided that other site requirements can be met.
With TDRs or GBP	1.0		
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

21.14.070 Bear Creek Design District

E. Site and Design Requirements.

1. Where conflicts between this chapter and other chapters of the Redmond Zoning Code exist, the provision of this chapter shall control.
2. Development in this zone shall substantially conform to the conceptual site plan submitted as an exhibit to [Ordinance 2370](#) adopting this chapter.
3. As a condition of site plan entitlement, the applicant shall convey to the City the following easements:
 - a. Conservation easements for all BCDD land outside PA-1 not already conveyed or purchased for other purposes, such as the wetland mitigation bank and trail easements.
 - b. Easements through the southern and eastern portions of the site, as depicted on the Bear and Evans Creek Confluence-Open Space Plan, to allow the City of Redmond to connect City trails.
4. Buildings shall be designed to achieve LEED, BuiltGreen, or other similar green building specifications. Certification shall include third-party auditing.
5. Site design shall incorporate low-impact development technologies to the extent feasible and practicable, including but not limited to, infiltration of nonpollution-generating stormwater and use of pervious paths. At a minimum, of 5% the Net Buildable Area shall be set aside to –for infiltration facilities to infiltrate small storm events as defined in the Stormwater Technical Notebook. Infiltration facilities may be located within other required sets aside areas, within structures, and beneath impervious surfaces as detailed in RZC 21.17.010.E.1
6. The piped and culverted subterranean watercourse that flows southwest from the northwest corner of the site shall be rerouted.
 - a. For the portion of the watercourse that is within PA-1, the rerouting and daylighting shall occur in the following manner:
 - i. The watercourse riparian corridor shall contain plantings that reinforce the bank structure and provide shade;

**NOTICE OF PUBLIC HEARING
CITY OF REDMOND**

Amendments to the Redmond Zoning Code Regarding Low Impact Development

The City of Redmond, Planning Commission will hold a Public Hearing in the **Council Chambers, 15670 NE 85th Street, Redmond, Washington** on June 8, 2016 at **7:00 p.m.** or as soon thereafter as possible, on:

SUBJECT: This proposal would revise portions of the Redmond Zoning Code to support the use of an approach to stormwater management commonly referred to as Low Impact Development (LID). The amendments are proposed in order to meet requirements associated with the federal Clean Water Act. In summary, the Zoning Code amendments would require development projects to include a set aside of 5% of the net buildable area to infiltrate stormwater generated by small storm events, remove incentives for the use of certain LID-related actions that will soon be mandatory, add definitions, and add guidance and clarifications related to LID actions.

REQUESTED ACTION: Planning Commission review and recommendation on the proposed amendments.

All persons are invited to comment in person at the hearing, or in writing prior to the hearing, to the Planning Department at City Hall, P.O. Box 97010, Redmond, Washington, 98073-9710. Telephone number: (425) 556-2440, Fax Number: (425) 556-4242, or e-mail planningcommission@redmond.gov.

Contact Peter Holte (425-556-2822, pholte@redmond.gov) for more information.

A copy of the proposal will be available no later than May 13, 2016 from the Planning Department, 4th Floor of City Hall and on the City's website on the City's website at www.redmond.gov/planningcommission

If you are hearing or visually impaired, please notify the Planning Department at (425) 556-2440 one week in advance of the hearing in order to be provided assistance.

LEGAL NOTICE: May 18, 2016



STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: LID Integration Redmond Code Change

SEPA FILE NUMBER: SEPA-2016-00723

PROJECT DESCRIPTION:

This is a non-project action: to amend the Redmond Zoning Code to comply with a State mandate requiring the City to remove barriers within code that inhibit the use of Low Impact Development (LID).

PROJECT LOCATION:

SITE ADDRESS:

APPLICANT: Peter Holte

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Cathy Beam

PHONE NUMBER: 425-556-2429

EMAIL: cbeam@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 05/13/2016.**

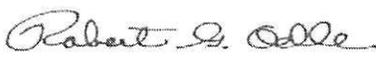
APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, no later than 5:00 p.m. on 05/27/2016, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: April 29, 2016

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND
ENVIRONMENTAL CHECKLIST
NON-PROJECT ACTION
(Revised 5/27/15)

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Planner Name: Cathy Beam
Date of Review: 4/21/16

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Code changes to the City of Redmond Zoning Code must occur by December 31, 2016 in order to comply with the Western Washington Phase II Municipal Stormwater Permit (aka the NPDES permit.)</p>	CB
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>This question does not apply to this proposed action.</p>	CB
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>There is a lengthy cannon of literature describing the benefits of LID on the environment. No environmental information has been prepared or will be prepared that relates directly to this proposal.</p>	CB
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>Changes to the Redmond Zoning Code require the approval of the Redmond City Council.</p>	CB

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Changes to the Redmond Zoning Code require the approval of the Redmond Council.</p>	<p>CB Planning Commission recommendation, City Council approval</p>
<p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</p> <p>The City of Redmond is required by the Federal Clean Water Act and the Washington State Department of Ecology to review and address barriers in codes that will prohibit the use of LID. Proposed updates to the City Zoning Code will remove these barriers, address gaps, and place the City in compliance with these requirements.</p>	<p>CB</p>
<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist</p> <p>The changes will apply to zoning classification throughout the City.</p>	<p>CB citywide</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>B. <u>SUPPLEMENTAL</u></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p> <p>LID is a method of stormwater management that has been proven to reduce the environmental impacts of polluted stormwater runoff.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>LID is a method of stormwater management that has been proven to reduce the environmental impacts of polluted stormwater runoff.</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>LID is a method of stormwater management that has been proven to protect surface water resources. By reducing pollution and reducing the "flashiness" of stormwater runoff, LID can help protect riparian habitat.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p>LID is a method of stormwater management that has been proven to protect surface water resources. By reducing pollution and reducing the "flashiness" of stormwater runoff, LID can help protect riparian habitat.</p>	<p>CB</p> <p>CB</p> <p>CB</p> <p>CB</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>No impacts of these sorts are anticipated due to the proposed action.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>No impacts of these sorts are anticipated due to the proposed action. Proposed changes to the City Zoning Code should be energy neutral. LID is a method of stormwater management that has been proven to protect surface water resources. By reducing pollution and reducing the "flashiness" of stormwater runoff, LID can help protect riparian habitat.</p>	<p>CB</p> <p>CB</p>
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p>LID is compatible with the conservation of sensitive areas, and the building of stormwater facilities other than conveyance pipes is prohibited by City code.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>No such protective measures are required -- in fact maintaining sensitive areas is an "LID principle."</p>	<p>CB</p> <p>CB</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>Changes in the Zoning Code allowing for greater use of LID should address stormwater quality and quantity issues, and therefore benefits shorelines. Use of some LID stormwater facilities are not allowed in phosphorous control areas.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>The infiltration of water in Phosphorous Controls areas is not allowed by the Washington Department of Ecology and thus is not part of the proposed Zoning Code changes.</p>	<p>CB</p> <p>CB</p>
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>No such impacts are anticipated as a result of this action.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>No such impacts are anticipated as a result of this action.</p>	<p>CB</p> <p>CB</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>The proposed action will place the City of Redmond in compliance with State issued Western Washington Phase II Municipal Stormwater Permit, and the Federal Clean Water Act.</p>	<p>CB</p>

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Peter Holte Digitally signed by Peter Holte
DN: cn=Peter Holte
Date: 2016.03.11 15:23:36 -08'00'

Name of Signee: Peter Holte

Position and Agency/Organization: NPDES Coordinator, City of Redmond

Relationship of Signer to Project: LID Integration Staff Lead

Date Submitted: 4/13/2016

EXHIBIT D: PUBLIC OUTREACH SUMMARY FOR LID-RELATED CODE CHANGES

Outreach Action	Date	Number of Participants	Stakeholder Question / City Responses/ Notes
Updates to the City of Redmond LID webpage (www.redmond.gov/LID)	On-going	NA	Note: The City has placed presentations to stakeholders, the City Council, and Planning Commission on its LID webpage.
Two Workshops to introduce new requirements within the Stormwater Technical Notebook (STN)	April 23 and March 1, 2016	65 members of the development community (a combined total for the two meetings)	Stakeholder Question: How much land should developers expect to set aside in order to meet the state-mandated LID-infiltration facility requirement for new and redeveloped projects? City response: The City proposes a 5% <i>Small Storm Infiltration Set Aside Area</i> requirement, and proposes allowing this area to be co-located with other set aside areas such as building setbacks.
Four separate sets of emails sent to individuals who signed-up on the “Redmond LID Code Update Notification List”	April 1, 2016 April 13, 2016 April 21, 2016 April 25, 2016	Emailed to 65 members of the development community	Note: Emails offered: notification of proposed LID-related amendments to the Redmond Zoning Code (RZC), reminders that amendment could be reviewed by going to the City’s LID webpage, and an invitation to join a webinar on April 25, 2016, reviewing the proposed RZC amendments.
Placement of proposed LID-related RZC Amendments on the LID webpage	April 11, 2016	NA	Note: Proposed amendments can be found at www.redmond.gov/LID .
Webinar to summarize and take comment on proposed LID-related amendments to the RZC	April 25, 2016	17 members from the development community	Stakeholder Question: Is the <i>Small Storm Infiltration Set Aside</i> a requirement or a suggestion? City response: It is a requirement. Its intent is to provide clarification and predictability regarding the state-mandated LID–infiltration facility requirement for new and redevelopment construction sites. It is hoped that this requirement will also encourage project proponents to consider LID early in the development site design process. Stakeholder Question: When would the RZC changes take effect? Is my project vested? Response: RZC revisions would not take effect until fall of this year— after adoption by City Council. These requirements do not impact any projects that are currently vested.
Staff presentation to the non-profit environmental group, Sustainable Redmond	April 25, 2016	12 members from this group	No comments, questions, or concerns of note.