Exhibit C: Recommended Zoning Code Amendments

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Exhibit C1: RZC 21.04, General Provisions

21.04.010 Land Use Zones Introduction

A. **Zones.**

1. Purpose. The purpose of establishing zones is to:

   a. Provide a pattern of land use that is consistent with and fulfills the vision of Redmond's Comprehensive Plan;

   b. Maintain stability of land uses and protect the character of the community by encouraging groupings of uses that have compatible characteristics;

   c. Provide for appropriate, economic, and efficient use of land within the city limits; and

   d. Provide for coordinated growth and ensure that adequate public facilities and services exist or can be provided in order to accommodate growth.

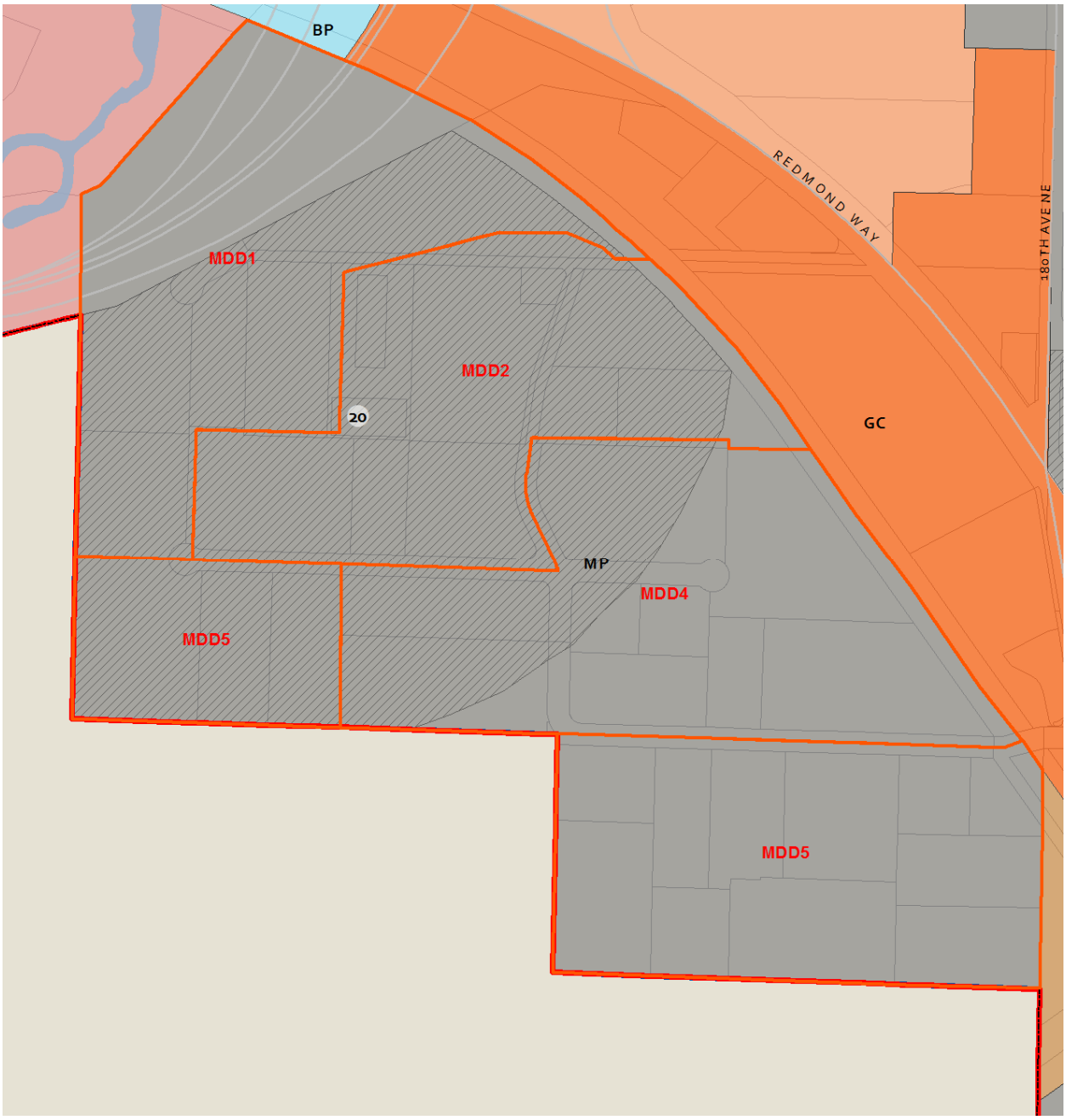
2. Establishment of Zones. Zoning districts in the City of Redmond are hereby established as follows:

   - Urban Recreation zone - UR
   - Semi-Rural zone - RA-5
   - Single-Family Constrained zones - R-1, R-2, R-3
   - Single-Family Urban zones - R-4, R-5, R-6, R-8, RIN
   - Multifamily Urban zones - R-12, R-18, R-20, R-30
   - Neighborhood Commercial zones – NC-1, NC-2
   - General Commercial zone – GC
   - Business Park zone - BP
   - Manufacturing Park zone - MP
   - Industry zone - I
   - Regional Retail Design District - RR
   - Bear Creek Design District – BCDD1, BCDD2
   - Marymoor Design District – MDD1, MDD2, MDD3, MDD4, MDD5~~3 - MDD3~~
   - Northeast Design District - NDD1, NDD2, NDD3
   - Downtown Mixed-Use (DT) zones – Old Town (OT), Anderson Park (AP), Town Center (TWNC), Valley View (VV), Trestle (TR), Bear Creek (BC), Sammamish Trail (SMT), Town Square (TSQ), River Bend (RVBD), River Trail (RVT), Carter (CTR), East Hill (EH)
   - Overlake Mixed-Use (OV) zones – OV1, OV2, OV3, OV4, OV5, OBAT

21.04.020 Zoning Map

Amendments to Redmond Zoning Map

- The MP zone east of Marymoor Park and southeast of SR 520 is rezoned to four Marymoor Design District zones: MDD1, MDD2, MDD4 and MDD5 (MDD3 already exists). See illustration below showing existing MP zone and new MDD zones.



Note: the Zoning Map contains several numbered "special regulations" as a matter of convenience to the user. While the notes are non-regulatory, the ordinances and policies to which they refer are often regulatory. As part of this action staff plans to remove Special Regulation 20 from the map because the rezone accomplishes the policy

intent of Special Regulation 20. The policies to which Special Regulation 20 refers are not proposed to change, but there reference on the map is no longer needed.

21.04.030 Comprehensive Allowed Uses Chart

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

B. **Residential Zones.**

No Changes

C. **Nonresidential Zones.**

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones											
Online Users: Click on District Abbreviation to View Map -->	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Residential											
Detached dwelling unit	P	P						P			
Size-limited dwelling	P	P									
Cottage	P	P									
Accessory dwelling unit	P	P									
Attached dwelling unit	P	P									
Manufactured home	P	P									
Multifamily structure	P	P	P					P			
Dormitory											
Residential suite											
Mixed-use residential structure	P	P	P	P							
Housing services for the elderly								P			
Adult family home											
Long-term care facility								P			
Residential care facility								P			
Retirement residence								P			
General Sales or Service											
General Sales or Service										P	

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones											
Online Users: Click on District Abbreviation to View Map -->	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Automobile sales, rental, or service establishment		P	P	C	P	P				P	
Heavy consumer goods sales, rental, or service			P	P	P		P			P	P
Durable consumer goods sales, rental, and service			P	P	P		P			P	P
Consumer goods, other	P	P	P		P		P			P	P
Membership wholesale / retail warehouse					P						
Grocery, food, beverage, or dairy sales	P	P	P				P			P	
Marijuana retail sales			P				P				
Health and personal care		P	P		P					P	
Convenience store			P	P						P	
Finance and insurance		P	P	P	P		P	P		P	
Real estate services	P	P	P		P		P			P	
Professional services	P	P	P	P	P	P	P			P	P
Administrative services			P	P	P		P			P	P
Services to buildings or dwellings				P	P		P			P	P
Travel arrangement and reservation services							P			P	
Investigation and security services							P			P	
Full-service restaurant	P	P	P	P	P	C	P			P	P
Cafeteria or limited-service restaurant	P	P	P	P	P	C	P			P	P
Bar or drinking place			P	P	P					P	P
Caterer					P	P				P	P
Food service contractor					P	P				P	P
Animal kennel/shelter			P		P					P	P
Personal services	P	P	P	P	P					P	P
Pet and animal sales or service (except veterinary)			P		P					P	P
Hotels, motels and other accommodation services											
Bed and breakfast inn											
Hotel or motel			P				P				
Manufacturing and Wholesale Trade											

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones											
Online Users: Click on District Abbreviation to View Map -->	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Manufacturing and Wholesale trade				P	P	P	P			P	P
Marijuana processing				P	P	P	P				
Transportation, Communication, Information, and Utilities											
Rail transportation				P	P	P				P	P
Road, ground passenger, and transit transportation			P	P	P	P				P	P
Truck and freight transportation services					P	P				P	P
Towing operators and auto impoundment yards					P	P					P
Postal services					P					P	P
Courier and messenger services				P						P	
Heliport				C	C	C					C
Float plane facility											
Rapid charging station	P	P	P	P	P	P	P			P	P
Battery exchange station	P	P	P	P	P	P	P			P	P
Communications and Information	P	P	P	P	P	P	P			P	P
Large Satellite Dish	P	P	P	P	P	P	P			P	P
Amateur radio tower	P	P	P	P	P	P	P	P	P	P	P
Antenna array	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C		P/C	P/C
Base station	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C		P/C	P/C
Antenna support structures	C	C	C	C	P/C	P/C	C	C		P/C	C
Local utilities	P	P	P	P	P	P				P	P/C
Regional utilities	C	C	C	P	P	P				P	P/C
Solid waste transfer and recycling					P	P				P	
Hazardous waste treatment and storage, incidental			P	P	P	P				P	
Hazardous waste treatment and storage, primary					C	P				C	
Water extraction well											
Arts, Entertainment, and Recreation											
Arts, entertainment, and recreation										P	P
Performing arts or supporting establishment			P							P	

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones											
Online Users: Click on District Abbreviation to View Map -->	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Sports team or club venue										P	
Museums and other special purpose recreational institutions	P	P	P							P	
Zoos, Botanical Gardens, Arboreta, Etc.			P							P	
Amusement, sports, or recreation establishment	P	P	P	P	P					P	
Golf course										P	
Natural and other recreational park	P	P	P	P	P	P		P	P	P	P
Adult entertainment facilities				C	C	C	C				
Community indoor recreation											
Parks, open space, trails and gardens											
Athletic, sports, and play fields											
Marine recreation											
Commercial swimming pool											
Education, Public Administration, Health Care, and other Institutions											
Education, Public Administration, Health Care, and other Institutions										P	P
Educational services										P	P
Grade schools				P						P	P
Colleges and universities				P				P		P	P
Technical, trade, specialty schools				P	P		P			P	P
Public administration		P	P				P			P	P
Government functions, other	P	P	P							P	P
Public safety			P							P	P
Health and human services										P	P
Ambulatory or outpatient services		P	P	P	P			P		P	P
Nursing, supervision, and other rehabilitative services								P		P	P
Day care center		P	P	P	P		P			P	P
Family day care provider										P	P
Social assistance, welfare, and charitable service		P						P		P	P

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones											
Online Users: Click on District Abbreviation to View Map -->	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Religious institutions			P		P/C					P/C	P
Funeral homes and services			P							P	P
Cremation services and cemeteries			P							P	P
Associations, nonprofit organizations, etc.				P						P	P
Secure community transition facility				C	C	C					
Construction related business											
Construction related business				P	P	P				P	P
Mining and Extraction Establishments											
Mining and extraction establishment						C					
Agriculture											
Crop production								P	P	P	
Marijuana production								P			
Animal production											
Equestrian facility											
Other											
Drive-up stand	P	P	P	P	P					P	P
Roadside produce stand										P	
Home business											
Automobile parking facilities				P						P	
Kiosk	P	P	P	P	P					P	P
Vending cart	P	P	P	P	P					P	P
Water-enjoyment use	P	P	P	P	P						
Wetland mitigation banking								P	P		
Piers, docks, and floats											
Water-oriented accessory structure											

D. **Mixed Use Zones.**

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones									
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5
Residential									
Detached dwelling unit									
Size-limited dwelling									
Cottage									
Accessory dwelling unit									
Attached dwelling unit									P
Manufactured home									
Multifamily structure	P	P	P	P	P	P	P	P	P
Dormitory	P	P	P	P	P	P	P	P	P
Residential suite	P	P	P	P	P	P	P	P	
Mixed-use residential structure	P	P	P	P	P	P	P	P	P
Housing services for the elderly	P	P	P	P	P		P	P	P
Adult family home									
Long-term care facility	P	P	P	P	P		P	P	P
Residential care facility	P	P	P	P	P		P	P	P
Retirement residence	P	P	P	P	P		P	P	P
General Sales or Service									
General Sales or Service	P	P	P/C	P	P	P/C	P	P	P
Automobile sales, rental, or service establishment	P	P	P/C	P	P		P	P	P
Heavy consumer goods sales, rental, or service	P	P	P/C	P	P		P	P	P
Durable consumer goods sales, rental, and service	P	P	P/C	P	P		P	P	P
Consumer goods, other	P	P	P/C	P	P		P	P	P
Membership wholesale / retail warehouse									
Grocery, food, beverage, or dairy sales	P	P	P/C	P	P		P	P	P
Marijuana retail sales	P		P	P	P				

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones									
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5
Health and personal care	P	P	P/C	P	P		P	P	P
Convenience store	P	P	P/C	P	P		P	P	P
Finance and insurance	P	P	P/C	P	P		P	P	P
Real estate services	P	P	P/C	P	P	P	P	P	P
Professional services	P	P	P/C	P	P		P	P	P
Administrative services	P	P	P/C	P	P		P	P	P
Services to buildings or dwellings	P	P	P/C	P	P		P	P	P
Travel arrangement and reservation services	P	P	P/C	P	P		P	P	P
Investigation and security services	P	P	P/C	P	P		P	P	P
Full-service restaurant	P	P	P/C	P	P		P	P	P
Cafeteria or limited-service restaurant	P	P	P/C	P	P		P	P	P
Bar or drinking place	P	P	P/C	P	P		P	P	P
Caterer	P	P	P/C	P	P		P	P	P
Food service contractor	P	P	P/C	P	P		P	P	P
Animal kennel/shelter	P	P	P/C	P	P		P	P	P
Personal services	P	P	P/C	P	P		P	P	P
Pet and animal sales or service (except veterinary)	P	P	P/C	P	P		P	P	P
Hotels, motels and other accommodation services	P		P	P	P		P	P	P
Bed and breakfast inn	P		P	P	P		P	P	P
Hotel or motel	P		P	P	P		P	P	P
Manufacturing and Wholesale Trade									
Manufacturing and Wholesale trade			P	P	P	P	P	P	P
Marijuana processing			P	P	P	P			
Transportation, Communication, Information, and Utilities									
Rail transportation									
Road, ground passenger, and transit transportation	P	P	P	P	P	P	P	P	P
Truck and freight transportation services									

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones									
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5
Towing operators and auto impoundment yards							P	P	P
Postal services									
Courier and messenger services									
Heliport									
Float plane facility									
Rapid charging station	P		P	P	P	P	P	P	P
Battery exchange station	P		P	P	P	P	P	P	P
Communications and Information	P	P	P	P	P	P	P	P	P
Large Satellite Dish	P	P	P	P	P	P	P	P	P
Amateur radio tower	P	P	P	P	P	P	P	P	P
Antenna array	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Base station	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Antenna support structures	C	C	C	C	C	C	C	C	C
Local utilities	P	P	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Regional utilities			P/C	P/C	P/C	C	P/C	P/C	P/C
Solid waste transfer and recycling									
Hazardous waste treatment and storage, incidental									
Hazardous waste treatment and storage, primary									
Water extraction well									
Arts, Entertainment and Recreation									
Arts, entertainment and recreation	P	P	P	P	P	P	P	P	P
Performing arts or supporting establishment	P		P	P	P	P	P	P	P
Sports team or club venue	P		P	P	P	P	P	P	P
Museums and other special purpose recreational institutions	P		P	P	P	P	P	P	P
Zoos, Botanical Gardens, Arboreta, Etc.	P		P	P	P	P	P	P	P

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones									
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5
Amusement, sports, or recreation establishment	P	P	P	P	P	P	P	P	P
Golf course									
Natural and other recreational park	P	P	P	P	P	P	P	P	P
Adult entertainment facilities									
Community indoor recreation									
Parks, open space, trails and gardens									
Athletic, sports, and play fields									
Marine recreation									
Commercial swimming pool									
Education, Public Administration, Health Care, and other Institutions									
Education, Public Administration, Health Care, and other Institutions	P	P	P	P	P	P	P	P	P
Educational services	P	P	P	P	P	P	P	P	P
Grade schools	P	P	P	P	P	P	P	P	P
Colleges and universities	P	P	P	P	P	P	P	P	P
Technical, trade, specialty schools	P	P	P	P	P	P	P	P	P
Public administration	P	P	P	P	P	P	P	P	P
Government functions, other	P	P	P	P	P	P	P	P	P
Public safety	P	P	P	P	P	P	P	P	P
Health and human services	P	P	P	P	P	P	P	P	P
Ambulatory or outpatient services	P	P	P	P	P	P	P	P	P
Nursing, supervision, and other rehabilitative services	P	P	P	P	P	P	P	P	P
Day care center	P	P	P	P	P	P	P	P	P
Family day care provider	P	P	P	P	P	P	P	P	P
Social assistance, welfare, and charitable service	P	P	P	P	P	P	P	P	P
Religious institutions	P	P	P/C			P/C		P	P
Funeral homes and services	P	P	P	P	P	P	P	P	P

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones									
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5
Cremation services and cemeteries	P	P	P	P	P	P			
Associations, nonprofit organizations, etc.	P	P	P	P	P		P	P	P
Secure community transition facility									
Construction related business									
Construction related business			P	P	P	P	P	P	p
Mining and Extraction Establishments									
Mining and extraction establishment									
Agriculture									
Crop production									
Marijuana production									
Animal production									
Equestrian facility									
Other									
Drive-up stand								P	P
Roadside produce stand									
Home business									
Automobile parking facilities	P						P	P	
Kiosk	P		P	P	P		P	P	P
Vending cart	P		P	P	P		P	P	P
Water-enjoyment use									
Wetland mitigation banking									
Piers, docks, and floats									
Water-oriented accessory structure									

Note: "Towing operators and auto impoundment yards" are already permitted in the MP and I zones and were only added to the above tables because they have been inadvertently omitted in the past.

Exhibit C2: RZC 21.08, Residential Regulations

No changes to sections .010 through .030

21.08.060 R-4 Single-Family Urban Residential

No changes to subsections A through C

D. **Allowed Uses and Special Regulations.** The following table contains special zoning regulations that apply to uses in the R-4 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process,* for more information. Uses not listed are not permitted.

Table 21.08.060C
Allowed Uses and Special Regulations

Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods. See RZC 21.08.290, Cottage Housing Developments, for specific site development requirements and supplemental neighborhood regulations which may apply.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii, Small Lot Short Plats, for specific regulations which may apply.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220, *Accessory Dwelling Units*, for specific regulations which may apply. B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Education Hill, Grass Lawn, North Redmond, Southeast Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above. B. Please see RZC 21.08.260, *Attached Dwelling Units*, for supplemental neighborhood regulations related to density, design, and review and decision procedures.
7	Manufactured home	Dwelling unit (2.0)	Please see RZC 21.08.320, *Designated Manufactured Homes, Manufactured Homes, and* Mobile Homes, for specific regulations which may apply.

8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, *Retirement Residences*, for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
9	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	
General Sales or Service			
11	Bed and Breakfast Inn	Rental room (1.0)	Permitted use if no more than two rooms. A Conditional Use Permit is required for inns with between three and eight rooms.
Transportation, Communication, Information, and Utilities			
12	Road, Ground, Passenger and Transit Transportation	N/A	Regional light rail transit system only. No vehicle storage.
13	Local utilities	Adequate to accommodate peak use.	
14	Regional utilities		A Conditional Use Permit is required.
15	Heliport	N/A	A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.
16	Float plane facility		A. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. B. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070.E, *Piers, Docks, and Floats*. (SMP) C. Only one float plane per lot is permitted. (SMP) D. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes. (SMP) E. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) F. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
17	Antenna support structures		A. A Conditional Use Permit is required. See RZC 21.76.070.K, *Conditional Use Permit*. B. See RZC 21.56, *Wireless Communication Facilities*, for specific regulations that may apply.
18	Large satellite dish / amateur radio tower		See RZC 21.56, *Wireless Communication Facilities*, for specific regulations that may apply.
19	Antenna array and base station	N/A	A Conditional Use Permit may be required; see RZC 21.56, *Wireless Communication Facilities*, for specific development requirements.
Arts, Entertainment, and Recreation			

20	Community indoor recreation	Adequate to accommodate peak use.	Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
21	Parks, open space, trails and gardens	1,000 sq ft gfa (0, adequate to accommodate peak use.)	Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
22	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
23	Golf course		
24	Marine recreation		
25	Commercial swimming pool		
Education, Public Administration, Health Care, and Other Institutions			
26	Day care center	Employee (1.0)	A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, *Day Care Centers*, for specific regulations which may apply.
27	Family day care provider	Vehicle used by the business (1.0).	Family day care providers are permitted as home businesses. See RZC 21.08.340, *Home Business*, for specific regulations which may apply.
28	Public safety	Adequate to accommodate peak use	A Conditional Use Permit is required.
29	Grade schools (K-12)		
30	Religious Institution	1,000 sq ft gfa for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	A. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280, *Churches, Temples, Synagogues and Other Places of Worship*, for specific regulations which may apply. B. A Traffic Mitigation Plan is required. See RZC 21.08.280.C.5.
Agriculture			
31	Crop production	N/A	
32	Equestrian facility		A Conditional Use Permit is required.
Other			
33	Home Business	Vehicle used by the business (1.0).	See RZC 21.08.340, *Home Business*, for specific regulations which may apply.
34	Roadside produce stand	N/A	
35	Pier, dock, float		See RZC 21.68.070, *In-Water Structures*, for special height, setback and area requirements. (SMP)
36	Water-oriented accessory structure		See RZC 21.68.070.G, Water-Oriented Accessory Structures, for special height, setback and area requirements. (SMP)

No changes to remainder of chapter.

Exhibit C3: RZC 21.13, Southeast Redmond Regulations

Table of Contents *[not part of ordinance]*

21.13.010	*Repealed*
21.13.020	Northeast Design District *[no changes]*
21.13.030	Regional Retail Design District *[no changes]*
21.13.040	Marymoor Design District Purpose
21.13.050	Marymoor Design District Master Planning
21.13.060	Marymoor Subarea Map
21.13.070	MDD1
21.13.080	MDD2
21.13.090	MDD3
21.13.100	MDD4
21.13.110	MDD5
21.13.120	MDD Site Standards
21.13.130	MDD Access and Circulation
21.13.140	MDD Building Placement and Form
21.13.150	MDD Floor Area
21.13.160	MDD Building Height
21.13.170	MDD Design Standards
21.13.180	MDD Parking Standards
21.13.190	MDD Residential Usable Open Space
21.13.200	MDD Landscaping
21.13.210	MDD Transition Strategy
21.13.220	MDD Incentive Program
21.13.230	References

21.13.010 ***Repealed***

21.13.020 Northeast Design District

No changes.

21.13.030 Regional Retail Design District

No changes.

Note: Section 21.13.040 through the end of the chapter, shown below and on following pages, are new sections.

21.13.040 Marymoor Design District Purpose

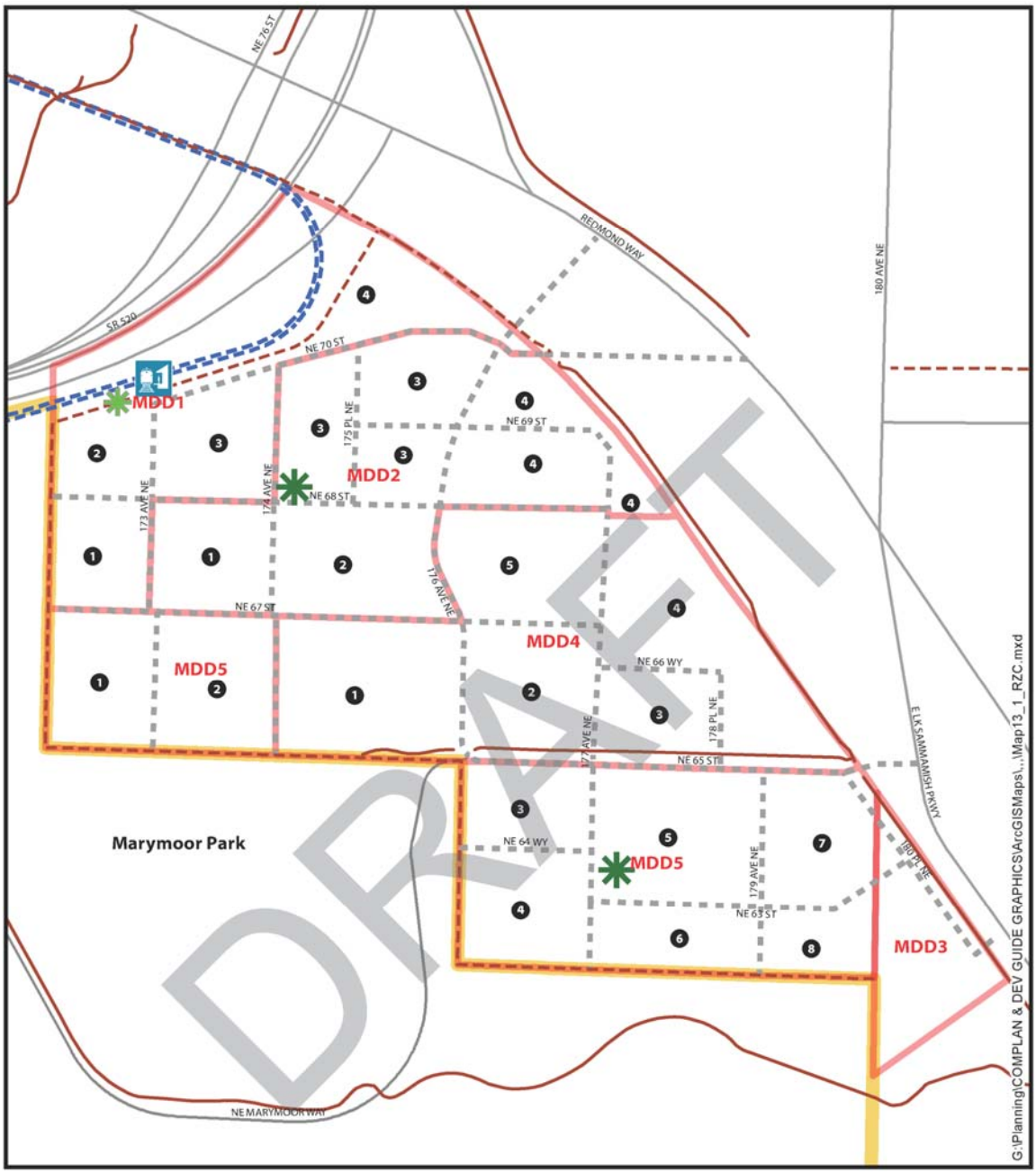
The purpose of the Marymoor Design District (MDD) is to implement policy calling for a walkable subarea that develops in a way that leverages investment in light rail and supports Bear Creek, Lake Sammamish, Redmond's drinking water aquifer and other natural features. Shallow groundwater and lack of a stormwater outfall mean that stormwater must be infiltrated in this area. Regulations are intended to allow developers to work within the natural constraints of the land. The MDD includes opportunities for living, employment, community gathering, education, and small-scale shopping, all enhanced by proximity to Marymoor Park. Regulations for this design district support business growth and adaptation, allow some general retail and service uses while encouraging the location and growth of businesses in primary industries, and take advantage of the planned light rail station for transit-oriented housing and employment. The Marymoor Design District comprises five performance areas called MDD1, MDD2, MDD3, MDD4 and MDD5.

21.13.050 Marymoor Design District Master Planning

Master Plans are required for all developments encompassing at least three acres. Master Plans are optional for all other sites. When a Master Plan has been approved by the City, site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Plan (the "Plan Area") rather than on a site-by-site basis, provided the approved Master Plan demonstrates the ability to comply with the requirement in question. For example, in the case of a development application for a site that is part of an area controlled by an approved Master Plan, if the plan designates the maximum lot coverage of structures and such areas are sufficient to meet maximum lot coverage requirements applied to the entire Plan Area, then an individual site plan need not demonstrate compliance with maximum lot coverage requirements.

Projects with completed master plans earn one story for buildings representing half of the total gross floor area and 0.25 FAR for residential (where allowed) and non-residential uses. *See 21.13.### Incentive Program*.

21.13.060 Marymoor Subarea Map



Legend

- General location of park
- General location of plaza
- Existing trail/path
- Future trail/path
- Street
- Future street network
- MMBlocks
- Light rail route
- Light rail station
- Zone boundary
- City limit
- Block number by zone

CityofRedmond

Map 13.1
Marymoor Subarea Map

Effective: Month, ##, 201#

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

0 500 1,000
Feet

N

21.13.070 MDD1

A. **Purpose.** The purpose of the MDD1 zone is to provide transit-oriented housing and employment adjacent to and integrated with the planned light rail station and parking structure. This zone encourages employment uses closest to the station and also allows upper-story multifamily and ground-floor pedestrian-oriented uses. MDD1 features an active ground plane, accomplished through a well-designed public realm and a range of commercial uses that appeal to commuters, workers and residents alike. Connecting the station and Marymoor Park is critical in this zone. MDD1 allows more intense development than other MDD zones while working within the natural constraints of the land.

B. **Maximum Development Yield**

Table 21.13.070A Maximum Development Yield				
	Minimum	**Bonuses available**	**Maximum**	**Illustrations**
FAR	1.5	1.8	3.0	*To be developed at end of Commission review – see MDD3 graphic as example*
Height	3 stories	3 stories	6 stories	

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD1. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.070B Allowed Uses and Basic Development Standards			
§	**Use**	**Parking Ratio: Unit of Measure (Min. required, Max. allowed)**	**Special regulations**
Residential			

Table 21.13.070B Allowed Uses and Basic Development Standards			
§	**Use**	**Parking Ratio: Unit of Measure (Min. required, Max. allowed)**	**Special regulations**
	Multifamily structure	Unit (1, 1.5) plus 1 guest space per 4 units for projects of 6 units or more	
	Dormitory	Bed (0.5, 0.1)	
	Residential suite	Bedroom (0.5, 1)	
	Mixed-use residential structure	Unit (1, 1) plus 1 guest space per 4 units for projects of 6 units or more	
	Housing services for the elderly	See special regulations	A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: unit (0.5, 1.5) 2. Nursing home or long-term care facility: 4 patient beds (1, 1) 3. Retirement residence with no skilled nursing facility: unit (1, 1) 4. Retirement residence with skilled nursing facility: worker on largest shift (1.25, 1.25) B. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
General sales or service			

Table 21.13.070B Allowed Uses and Basic Development Standards			
§	**Use**	**Parking Ratio: Unit of Measure (Min. required, Max. allowed)**	**Special regulations**
	General sales or service	1,000 sq ft gfa (2, 3)	A. The following uses are prohibited: 1. Gasoline service 2. Outdoor automobile sales, rental or service, except indoor and outdoor sales, rental and service of non-motorized vehicles such as bicycles are permitted B. Limited to less than 75,000 square feet gross floor area in a single use C. Parking standards for restaurant uses: 1,000 sq ft gfa (9, 10) D. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments. E. Mini-warehouses/self-storage shall only have retail or customer service functions facing the building front on the ground floor; all storage units and other functions shall be located on other block faces or on the second level or higher of the building front block face.
	Hotel, motel or other accommodation services	Rental room (1, 1)	
Manufacturing and Wholesale Trade			
	Manufacturing and wholesale trade	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
Transportation, Communication, Information and Utilities			
	Road, ground passenger, and transit transportation	1,000 sq ft gfa (2, 3)	
	Towing operators and auto impoundment yards		A. Auto impoundment yards and other outdoor storage prohibited. B. Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone
	Battery exchange station		

Table 21.13.070B Allowed Uses and Basic Development Standards			
§	**Use**	**Parking Ratio: Unit of Measure (Min. required, Max. allowed)**	**Special regulations**
	Communications and information	1000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Large satellite dish	Adequate to accommodate peak use	See 21.56, Wireless Communication Facilities
	Amateur radio tower		
	Antenna array		A conditional use permit may be required. See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
	Base station		Same
	Antenna support structures		Requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit and RZC 21.56, Wireless Communication Facilities.
	Local utilities		Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070K, Conditional Use Permit.
	Regional utilities		
Arts, Entertainment and Recreation			
	Arts, entertainment and recreation	Adequate to accommodate peak use	A. Parking requirement for natural or other recreational parks: 1,000 sq ft gfa (0, Adequate to accommodate peak use) B. Excludes gold courses
Education, Public Administration, Health Care, and other Institutions			
	Education, public administration, health care and other institutions	Adequate to accommodate peak use	A. Provisions for day care centers: 1. Parking requirement: employee on maximum shift (1, 1) 2. Play equipment shall be located no less than 10 feet from any property line 3. Shall not be located closer than 300 feet from existing day care operation in residential zone B. Excludes religious institutions and crematoriums
Construction-Related Businesses			
	Construction-related businesses	1000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
Other			
	Automobile parking facilities		Surface parking lots are prohibited
	Kiosk		

Table 21.13.070B Allowed Uses and Basic Development Standards			
§	**Use**	**Parking Ratio: Unit of Measure (Min. required, Max. allowed)**	**Special regulations**
	Vending cart		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures

21.13.080 MDD2

A. **Purpose.** The purpose of the MDD2 zone is to be the mixed-use core of the Marymoor Subarea, allowing both employment and mixed-use multifamily development with some ground-floor pedestrian-oriented uses. NE 68th St is the primary activity corridor in this zone, connecting commercial and manufacturing uses to the east with the light rail station and Marymoor Park to the west.

B. **Maximum Development Yield**

Table 21.13.080A Maximum Development Yield				
	Minimum	**Bonuses available**	**Maximum**	**Illustrations**
FAR	1.5	2.3	2.54	*To be developed at end of Commission review – see MDD3 graphic as example*
Height	3 stories	3 stories	5 stories	

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD2. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.080B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
Residential			
	Multifamily structure	Unit (1, 1.5) plus 1 guest space per 4 units for projects of 6 units or more	
	Dormitory	Bed (0.5, 0.1)	
	Residential suite	Bedroom (0.5, 1)	
	Mixed-use residential structure	Unit (1, 1) plus 1 guest space per 4 units for projects of 6 units or more	
	Housing services for the elderly	See special regulations	A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: unit (0.5, 1) 2. Nursing home or long-term care facility: 4 patient beds (1, 1) 3. Retirement residence with no skilled nursing facility: unit (1, 1) 4. Retirement residence with skilled nursing facility: worker on largest shift (1.25, 1.25) B. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
General sales or service			

Table 21.13.080B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
	General sales or service	1,000 sq ft gfa (2, 3)	A. The following uses are prohibited: 1. Gasoline service 2. Outdoor automobile sales, rental or service, except indoor and outdoor sales, rental and service of non-motorized vehicles such as bicycles are permitted B. Limited to less than 75,000 square feet gross floor area in a single use C. Parking standards for restaurant uses: 1,000 sq ft gfa (9, 10) D. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments. E. Mini-warehouses/self-storage shall only have retail or customer service functions facing the building front on the ground floor; all storage units and other functions shall be located on other block faces or on the second level or higher of the building front block face.
	Hotel, motel or other accommodation services	Rental room (1, 1)	
Manufacturing and Wholesale Trade			
	Manufacturing and wholesale trade	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
Transportation, Communication, Information and Utilities			
	Road, ground passenger, and transit transportation	1,000 sq ft gfa (2, 3)	
	Towing operators and auto impoundment yards	1,000 sq ft gfa (2, 3)	A. Auto impoundment yards and other outdoor storage prohibited. B. Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone
	Battery exchange station		
	Communications and information	1000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Large satellite dish		See 21.56, Wireless Communication Facilities

Table 21.13.080B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
	Amateur radio tower	Adequate to accommodate peak use	
	Antenna array		A conditional use permit may be required. See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
	Base station		
	Antenna support structures		Requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit and RZC 21.56, Wireless Communication Facilities.
	Local utilities		Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070K, Conditional Use Permit.
	Regional utilities		
Arts, Entertainment and Recreation			
	Arts, entertainment and recreation	Adequate to accommodate peak use	A. Parking requirement for natural or other recreational parks: 1,000 sq ft gfa (0, Adequate to accommodate peak use) B. Excludes gold courses
Education, Public Administration, Health Care, and other Institutions			
	Education, public administration, health care and other institutions, except those listed below	Adequate to accommodate peak use	A. Provisions for day care centers: 1. Parking requirement: employee on maximum shift (1, 1) 2. Play equipment shall be located no less than 10 feet from any property line 3. Shall not be located closer than 300 feet from existing day care operation in residential zone B. Excludes crematoriums
	Religious institutions	Assembly uses: 1,000 sq ft gfa (10, 10), or number of fixed seats (0.2, 0.2)	A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments) B. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way C. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas D. Maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. E. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system
Construction-Related Businesses			

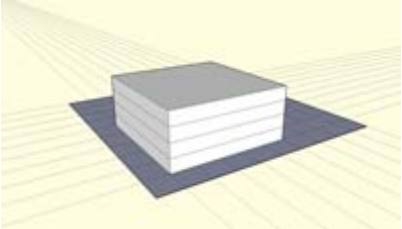
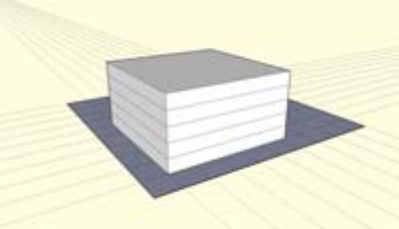
Table 21.13.080B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
	Construction-related businesses	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
Other			
	Automobile parking facilities		Surface parking lots are prohibited
	Kiosk		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures
	Vending cart		
	Drive-up stand		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures F. Must submit circulation plan addressing queueing

21.13.090 MDD3

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

B. **Maximum Development Yield**

Table 21.13.090A Maximum Development Yield

	Base	Bonuses Available	Maximum	Illustrations	
FAR	0.90	Required affordable housing: 0.09 Additional affordable housing: 0.45	0.99 with 10% affordable housing 1.35 with 20% affordable housing	Example of a 4-story building with FAR=0.99 	Example of a 5-story building with FAR=1.35 
Height	4 stories	Incentive program: 1 story	5 stories		

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD1. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

a. § = section number
b. Use = land use
c. Parking Ratio = Parking ratio for the use
d. Special Regulations: Special regulations that apply to the use

Table 21.13.090B
Allowed Uses and Basic Development Standards: MDD3

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

Table 21.13.090B Allowed Uses and Basic Development Standards: MDD3			
7	Multifamily structure	Studio dwelling unit (1.0) 1-bedroom dwelling unit (1.25) 2-bedroom dwelling unit (1.25) 3+-bedroom dwelling unit (1.5)	
8	Dormitory	Bed (0.5, 1)	
9	Residential suite		
10	Housing services for the elderly	See special regulations.	Parking Requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0) B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. A Traffic Mitigation Plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
11	Adult family home	Dwelling unit (2.0)	
Arts, Entertainment, and Recreation			
12	Parks, open space, trails, and gardens	1,000 sq ft gfa (0, adequate to accommodate peak use)	Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
Transportation, Communication, Information, and Utilities			
13	Local utilities	Adequate to accommodate peak use.	
14	Regional utilities		A Conditional Use Permit is required.
15	Antenna support structures	N/A	A. A Conditional Use Permit is required. See RZC 21.76.070.K, *Conditional Use Permit*. B. See RZC 21.56, *Wireless Communication Facilities*, for specific development requirements.
16	Antenna array and base station		A Conditional Use Permit may be required; see RZC 21.56, *Wireless Communication Facilities*, for specific development requirements.
17	Large satellite dish		See RZC 21.56, *Wireless Communication Facilities*, for specific development requirements.
18	Amateur radio tower		
Education, Public Administration, Health Care, and Other Institutions			
19	Family day care provider	Vehicle used by the business (1.0)	Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations that may apply.
Other			
20	Home business	Vehicle used by the business (1.0)	See RZC 21.08.340, *Home Business*, for specific regulations that may apply.
21	Roadside produce stand	N/A	

21.13.100 MDD4

A. **Purpose.** The purpose of the MDD4 zone is to allow existing business to grow, adapt and change over time. This zone allows manufacturing and light industrial uses along with other kinds of employment uses. It is connected to the light rail station area via NE 67th St and NE 68th St. Employees at businesses in the MDD4 zone have easy access to recreation via the East Lake Sammamish Trail and to a variety of goods and services on the other side of the trail.

B. **Maximum Development Yield**

Table 21.13.100A Maximum Development Yield				
	Minimum	**Bonuses available**	**Maximum**	**Illustrations**
FAR	0.5	1.1	1.6	*To be developed at end of Commission review – see MDD3 graphic as example*
Height	3 stories	1 story	4 stories	

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD4. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.100B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
General sales or service			
	Heavy consumer goods, sales or service	1,000 sq ft gfa (2, 5)	Limited to repair and rental of goods
	Durable consumer goods, sales or service		
	Consumer goods, sales or service, other than heavy or durable		
	Professional services	1,000 sq ft gfa (2, 3)	
	Administrative services		
	Services to buildings and dwellings		
	Full-service restaurant		

Table 21.13.100B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
	Cafeteria or limited-service restaurant	Employee on maximum shift (1, 1)	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex B. 50-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply. C. Hours of operation limited to 6 a.m.-12 a.m. daily.
	Bar or drinking place	1,000 sq ft gfa (5, 5)	
	Caterer	1,000 sq ft gfa (2, 3)	
	Food service contractor		
	Animal kennel / shelter		A. Boarding facilities must be located inside of a structure. B. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete. C. The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems.
Manufacturing and Wholesale Trade			
	Manufacturing and wholesale trade	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
Transportation, Communication, Information and Utilities			
	Rail transportation	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Road, ground passenger, and transit transportation		
	Truck and freight transportation services		
	Towing operators and auto impoundment yards		
	Rapid charging station		Shall not be located on a parcel that abuts a residential zone

Table 21.13.100B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
	Battery exchange station	Adequate to accommodate peak use	
	Postal services	1000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Heliport	Adequate to accommodate peak use	A. Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit
	Communications and information	1000 sq ft gfa (2, 3)	
	Large satellite dish	Adequate to accommodate peak use	See 21.56, Wireless Communication Facilities
	Amateur radio tower		
	Antenna array		A conditional use permit may be required. See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
	Base station		
	Antenna support structures		Requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit and RZC 21.56, Wireless Communication Facilities.
	Local utilities		Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070K, Conditional Use Permit.
	Regional utilities		
Arts, Entertainment and Recreation			
	Arts, entertainment and recreation	Adequate to accommodate peak use	A. Parking requirement for natural or other recreational parks: 1,000 sq ft gfa (0, Adequate to accommodate peak use) B. Limited to natural and other recreational parks and athletic club or fitness center
Education, Public Administration, Health Care, and other Institutions			
	Education, public administration, health care and other institutions, except those listed below	Adequate to accommodate peak use	A. Provisions for day care centers: 1. Parking requirement: employee on maximum shift (1, 1) 2. Play equipment shall be located no less than 10 feet from any property line 3. Shall not be located closer than 300 feet from existing day care operation in residential zone

Table 21.13.100B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
	Religious institutions	Assembly uses: 1,000 sq ft gfa (10, 10), or number of fixed seats (0.2, 0.2)	A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments) B. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way C. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas D. Maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. E. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system
Construction-Related Businesses			
	Construction-related businesses	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
Other			
	Kiosk		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures
	Vending cart		
	Drive-up stand		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures F. Must submit circulation plan addressing queueing

21.13.110 MDD5

A. **Purpose**. The purpose of the MDD5 zone is to provide opportunities for community gathering, multifamily living and locally-oriented goods and services, enhanced by proximity to Marymoor Park, while supporting existing buildings and uses. Over time, as buildings reach the end of their useful economic lives or property owners decide to redevelop, a transition will occur, consistent with the vision for the Marymoor Subarea.

B. **Maximum Development Yield**

Table 21.13.110A Maximum Development Yield				
	Minimum	**Bonuses available**	**Maximum**	**Illustrations**
FAR	0.5	2.3	2.0	*To be developed at end of Commission review – see MDD3 graphic as example*
Height	3 stories	3 stories	5 stories	

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD5. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

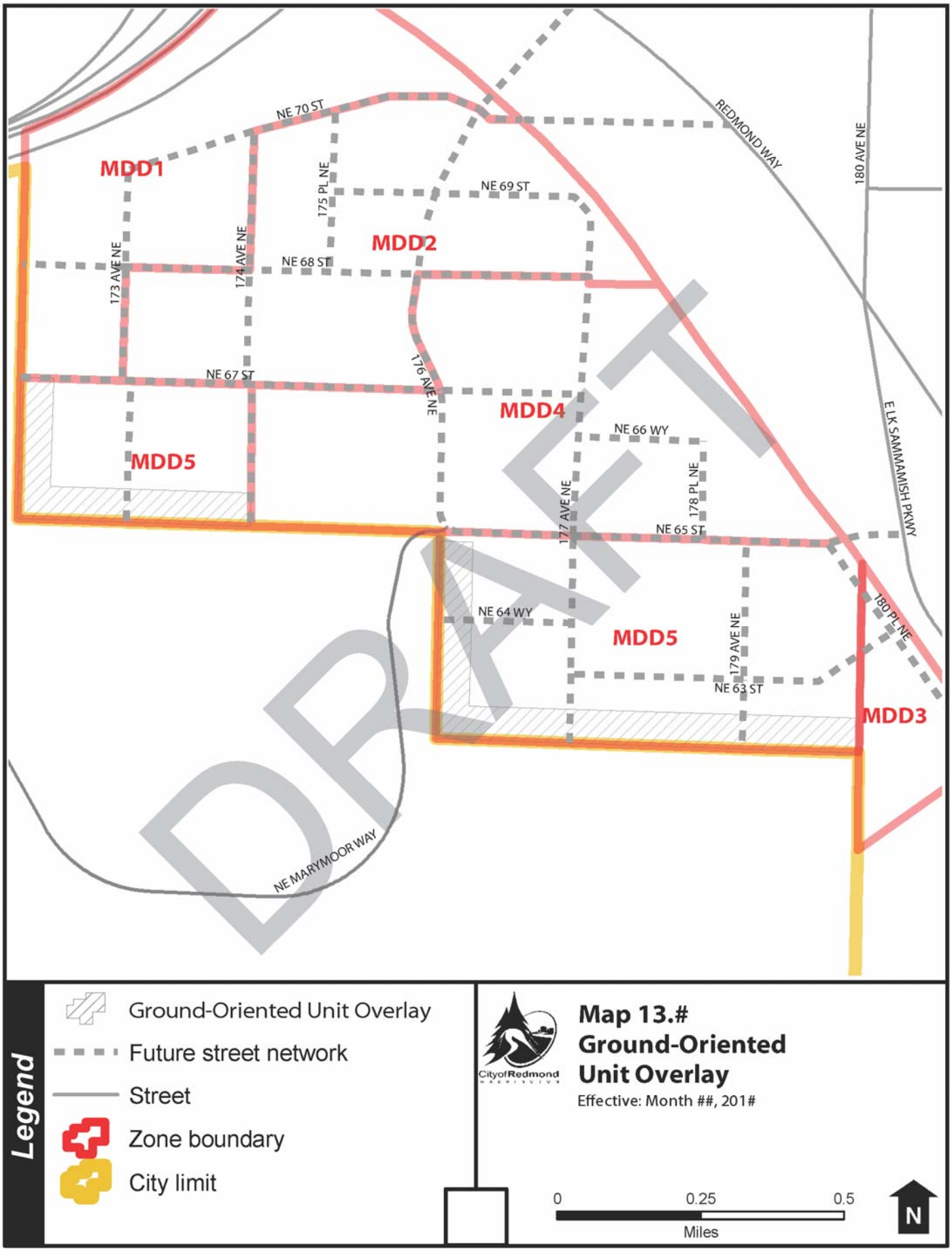
Table 21.13.110B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
Residential			
	Attached dwelling unit	Unit (2, 2)	A. Ground-oriented units only. Permitted only in Ground-Oriented Unit Overlay Area. See Map 13.#, Ground-Oriented Unit Overlay. B. Minimum density: 12 dwelling units per gross acre

Table 21.13.110B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
	Multifamily structure	Ground-oriented units: unit (2, 2) All other structure types: unit (1, 1.5) plus 1 guest space per 4 units for projects of 6 units or more	Ground floor: only ground-oriented units allowed in Ground-Oriented Unit Overlay Area
	Dormitory	Bed (0. 5, 1.0)	Ground floor: ground-oriented units only in Ground-Oriented Unit Overlay Area
	Mixed-use residential structure	Unit (1, 1.5) plus 1 guest space per 4 units for projects of 6 units or more	Prohibited in Ground-Oriented Unit Overlay Area
	Housing services for the elderly	See special regulations	A. Ground floor: ground-oriented units only in Ground-Oriented Unit Overlay Area B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: unit (0.5, 1) 2. Nursing home or long-term care facility: 4 patient beds (1, 1) 3. Retirement residence with no skilled nursing facility: unit (1, 1) 4. Retirement residence with skilled nursing facility: worker on largest shift (1.25, 1.25) C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
General sales or service			

Table 21.13.110B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
	General sales or service	1,000 sq ft gfa (2, 3)	A. The following uses are prohibited: 1. Gasoline service 2. Outdoor automobile sales, rental or service, except indoor and outdoor sales, rental and service of non-motorized vehicles such as bicycles are permitted B. Limited to less than 75,000 square feet gross floor area in a single use C. Parking standards for restaurant uses: 1,000 sq ft gfa (9, 10) D. Mini-warehouses/self-storage shall only have retail or customer service functions facing the building front on the ground floor; all storage units and other functions shall be located on other block faces or on the second level or higher of the building front block face.
Manufacturing and Wholesale Trade			
	Manufacturing and wholesale trade	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
Transportation, Communication, Information and Utilities			
	Road, ground passenger, and transit transportation	1,000 sq ft gfa (2, 3)	
	Towing operators and auto impoundment yards		A. Auto impoundment yards and other outdoor storage prohibited. B. Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone
	Battery exchange station		
	Communications and information	1000 sq ft gfa (2, 3)	
	Large satellite dish	Adequate to accommodate peak use	See 21.56, Wireless Communication Facilities
	Amateur radio tower		
	Antenna array		A conditional use permit may be required. See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
	Base station		
	Antenna support structures		Requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit and RZC 21.56, Wireless Communication Facilities.
	Local utilities		Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070K, Conditional Use Permit.
	Regional utilities		

Table 21.13.110B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
Arts, Entertainment and Recreation			
	Arts, entertainment and recreation	Adequate to accommodate peak use	A. Parking requirement for natural or other recreational parks: 1,000 sq ft gfa (0, Adequate to accommodate peak use) B. Excludes gold courses
Education, Public Administration, Health Care, and other Institutions			
	Education, public administration, health care and other institutions, except those listed below	Adequate to accommodate peak use	A. Provisions for day care centers: 1. Parking requirement: employee on maximum shift (1, 1) 2. Play equipment shall be located no less than 10 feet from any property line 3. Shall not be located closer than 300 feet from existing day care operation in residential zone B. Excludes crematoriums
	Religious institutions	Assembly uses: 1,000 sq ft gfa (10, 10), or number of fixed seats (0.2, 0.2)	A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments) B. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way C. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas D. Maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. E. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system
Construction-Related Businesses			
	Construction-related businesses	1000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
Other			
	Kiosk		

Table 21.13.110B Allowed Uses and Basic Development Standards			
§	**Use**	**Min/max parking**	**Special regulations**
	Vending cart		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures
	Drive-up stand		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures F. Must submit circulation plan addressing queueing


NE 70 ST
REDMOND WAY
180 AVE NE
MDD1
175 PL NE
NE 69 ST
MDD2
173 AVE NE
174 AVE NE
NE 68 ST
NE 67 ST
176 AVE NE
MDD4
NE 66 WY
MDD5
178 PL NE
177 AVE NE
NE 65 ST
ELK SAMMAMISH PKWY
NE 64 WY
MDD5
179 AVE NE
180 PL NE
NE 63 ST
MDD3
NE MARYMOOR WAY
DRAFT
Legend
Ground-Oriented Unit Overlay
Future street network
Street
Zone boundary
City limit
CityofRedmond
Map 13.#
Ground-Oriented
Unit Overlay
Effective: Month ##, 201#
0
0.25
0.5
Miles
N

21.13.120 MDD Site Standards

Table 21.13.120A Site Standards						
	MDD1	MDD2	MDD3	MDD4	MDD5	Notes
FAR for residential uses	Base: 0.38 Max with incentives: 1.28	Base: 0.76 Max with incentives: 1.91	Base: 0.90 (0.99 with required affordable housing) Max with incentives: 1.35	Base: 0 Max: 0	Base: 0.5 Max with incentives: 1.65	
FAR for non-residential uses	Base: 0.76 Max with incentives: 1.66	Base: 0.38 Max with incentives: 1.53	Base: 0.90 Max with incentives: Max: 0.90	Base: 0.5 Max with incentives: 1.4	Base: 0 Max with incentives: 1.15 or amount existing on [eff. date of adopting ord.], whichever is greater	
Combined FAR	Min: 1.5 Max: 3.0	Min: 1.5 Max: 2.54	Max: 1.35	Min: 0.5 Max: 1.4	Min: 0. 5 Max: 2.0	
Required residential floor area as percentage of total floor area	Min: 25%	Min: 50%	No standard	0%	Min: 50%	
Maximum lot coverage by structures	70%	65%	55%	55%	55%	
Maximum impervious surface area	75%	70%	Base: 70% Max with incentives: 75%	70%	70%	
Minimum landscaping	25%	30%	40%	30%	40%	1. Ecological score of 30 or greater required 2. See RZC 21.60.040.C, Landscaping for landscape design standards

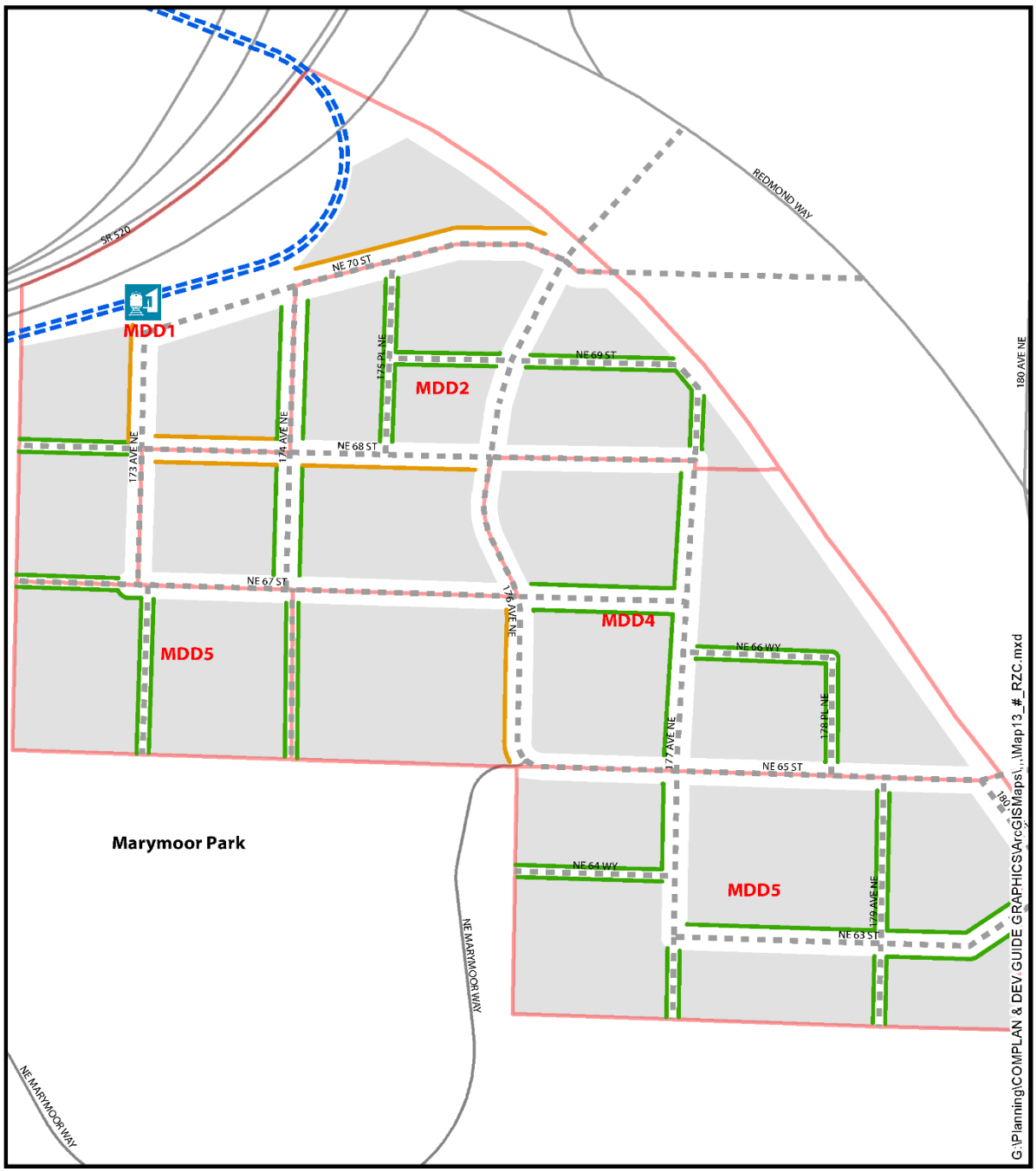
Table 21.13.120A Site Standards						
	MDD1	MDD2	MDD3	MDD4	MDD5	Notes
Minimum land area for stormwater infiltration	7%	7%	7%	7%	7%	Stormwater shall be infiltrated. See RZC 21.17.010.E, Surface Water Management
Minimum residential usable open space	15%	15%	No standard		15%	See RZC 21.13.190, Residential Usable Open Space

A. Floor area ratio. The base floor area ratio (FAR) is the FAR allowed without use of any incentives. The minimum FAR is the minimum allowed FAR for a development proposal that requires a land use entitlement, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.

21.13.130 MDD Access and Circulation

A. Street Cross Section Requirements.
    1. RZC Appendix 8 describes typical mid-block street and pathway cross section requirements for streets in the Marymoor Subarea. The widths and existence of cross section components may vary at intersections, as determined by the Technical Committee
    2. The Technical Committee shall review and approve each component of the street cross section on a project-by-project basis and has the authority to alter street cross section widths and uses, including utility locations.
    3. Intersection design shall be based upon the Pedestrian System Plan, and Bicycle System Plan, and Design Guidance chapters of the Transportation Master Plan; the Bicycle Facilities Design Manual; the City's Construction Specifications and Design Standards for Streets and Access; and any corridor study adopted by the City Council for the street(s) in question.
    4. Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes and collision history, and using recognized engineering standards, such as those published by AASHTO, ITE, or other recognized authority.
    5. Utilities, such as power, telephone, and cable, shall be placed under the sidewalk.
    6. When designing multimodal corridors refer to the Modal Corridors section of Transportation Master Plan. Corridors shall support all modes.

The map below shows which block faces permit vehicle access. Where vehicle access is shown as "limited," vehicle driveways shall be permitted only if the City determines that no other vehicle access is feasible or a vehicle access point is required for emergency response or traffic circulation purposes. In the event of required emergency access, access shall be limited to emergency response vehicles unless needed for general traffic circulation purposes. Unless otherwise indicated, primary vehicle access shall be from lowest-classification street (see RZC 21.52.030.E).



Legend

- Vehicle access limited
- Vehicle access permitted
- Future development blocks
- Street
- Future street network
- Light rail route
- Light rail station
- Zone boundary

CityofRedmond WASHINGTON

Map 13.#
Marymoor Subarea
Vehicle Access

Effective: Month, ##, 201#

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

0 400 800
Feet

N

Table 21.13.130A Access and Circulation					
	MDD1	MDD2	MDD3	MDD4	MDD5
Nonmotorized access	• Primary access shall be provided along all block faces requiring or encouraging ground-floor pedestrian-supportive uses • Secondary access is permitted from other block faces • Access to the Marymoor Park perimeter path shall be provided at the end of Type 3 streets abutting Marymoor Park	• Primary access shall be provided along all block faces requiring or encouraging ground-floor pedestrian-supportive uses • Access to the East Lake Samm. Trail shall be provided along block faces abutting the trail. • Secondary access is permitted from other block faces	• Primary access shall be provided along 180th Pl NE • Secondary access shall be provided on at least one other side of the development	• Primary access shall be from building front • Secondary access shall be provided from any Type 1 street • Access to the East Lake Samm. Trail shall be provided along block faces abutting the trail. • Access to the Marymoor Park perimeter path shall be provided at the end of Type 3 streets abutting Marymoor Park.	• Primary access shall be from building front • Secondary access shall be provided from any Type 1 street and the Marymoor Park perimeter path • Access to Marymoor Park shall be provided at the end of Type 3 streets abutting Marymoor Park • Ground-oriented residential units facing a street or pathway shall have individual entries
Truck traffic	See RMC 10.76.050				
Drive-through	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.				

21.13.140 MDD Building Placement and Form

The map below shows which block faces require or encourage pedestrian-oriented uses. Where not specified, pedestrian-oriented uses are permitted provided they are listed in the allowed uses table for the zone.

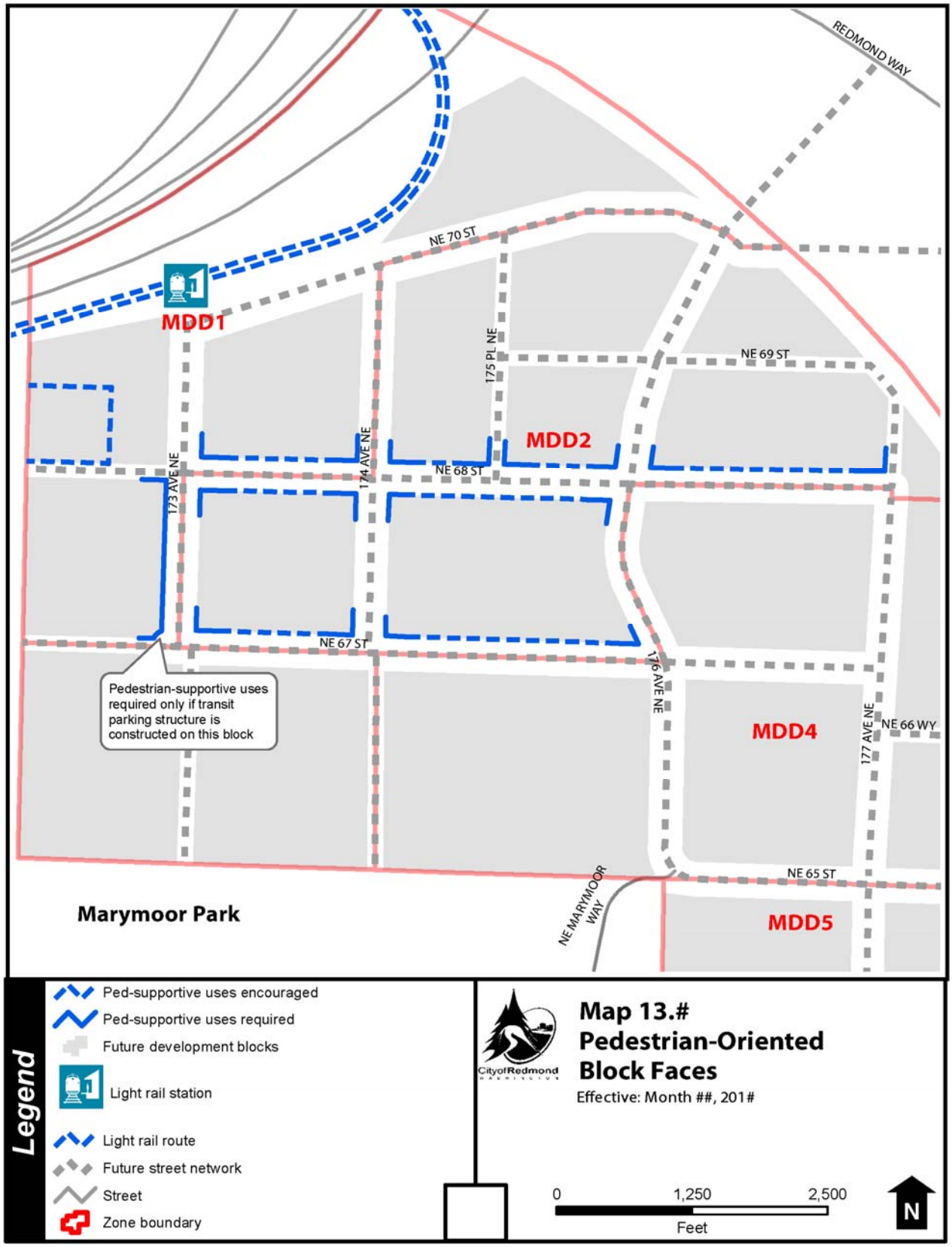


Figure 21.13.140A
Building Placement

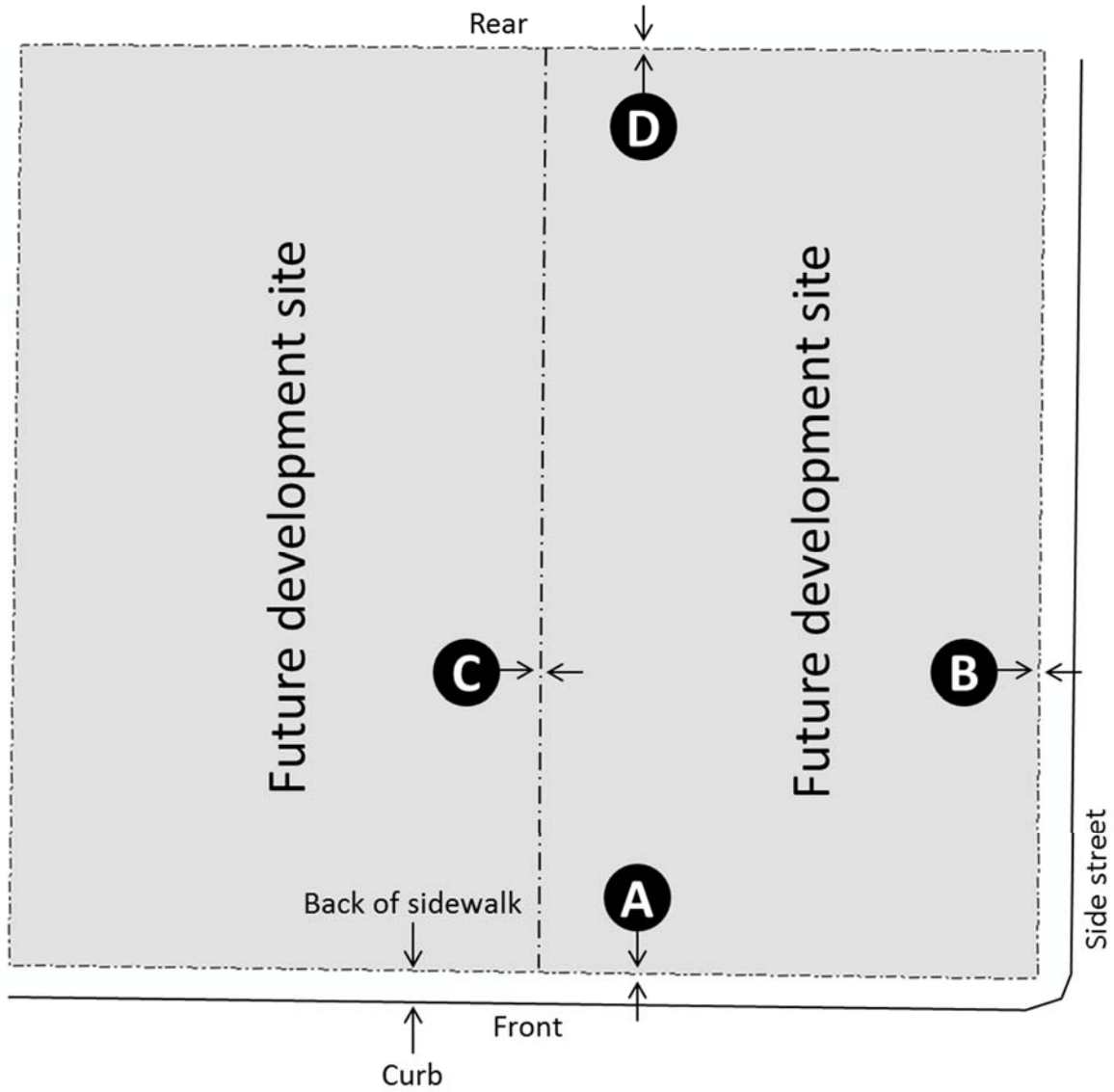


Table 21.13.140A Building Placement				
	MDD1 and MDD2	MDD3	MDD4	MDD5
Build-to lines and setbacks	A and B • Build-to line (BTL): 0 ft • BTL defined by façade on ped-supportive block faces: min. 80% • BTL defined by façade on other block faces: min. 50% C and D Min. setback: 0 ft. Park setback: min. 5 ft from back of perimeter path shoulder	Minimum setbacks: • Front: 15 ft • Side / interior: 5 ft • Side street: 10 ft • Rear: 10 ft • Alley: 4ft	A min. setback: 30 ft B, C, D min. setbacks: 10 ft NE 68th St: • BTL: 0 ft • BTL defined by façade: 50% Park setback: min. 5 ft from back of perimeter path shoulder	A • Façade zone: 5-15 ft • Min façade within zone: 50% • Buildings fronting NE 65th St shall measure setback from back of landscape strip B • Façade zone: 5-15 ft • Min façade within zone: 50% C min. setback: 5 ft; no minimum if abutting uses are both residential or both non-residential D min. setback: 10 ft Alley setback: 4 ft minimum Park • Façade zone: 15-25 ft from back of perimeter path shoulder • Min façade within zone: 50% *(assumes 12-ft shared-use path along park edge)*
Structures in required setbacks	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.			

Table 21.13.140A Building Placement				
	MDD1 and MDD2	MDD3	MDD4	MDD5
Orientation	• Building fronts shall be oriented toward pedestrian-oriented block faces; where the building abuts no pedestrian-oriented block face the building front shall face the highest classification street • Building services such as loading/unloading and trash collection shall be oriented or accessed from the same block face as the primary vehicle access	• Building fronts shall be oriented toward 180th Pl NE • Building services such as loading/unloading and trash collection shall be oriented or accessed from the same block face as the primary vehicle access	• Building fronts shall be oriented toward the highest classification street • Building services such as loading/unloading and trash collection shall be oriented or accessed from the same block face as the primary vehicle access	• Primary building fronts shall be oriented toward: blocks 1-2: NE 67th St; blocks 3-8: 177th Ave NE or NE 63rd St • Secondary building fronts shall be oriented toward: blocks 1-2: Marymoor Park; blocks 3, 4, 6, 8: Marymoor Park; blocks 5, 7: NE 65th St • Building services such as loading/unloading and trash collection shall be oriented or accessed from the same block face as the primary vehicle access • See Map 13.1, Marymoor Subarea Map for block locations

Figure 21.13.140B
Ground Floor Requirements

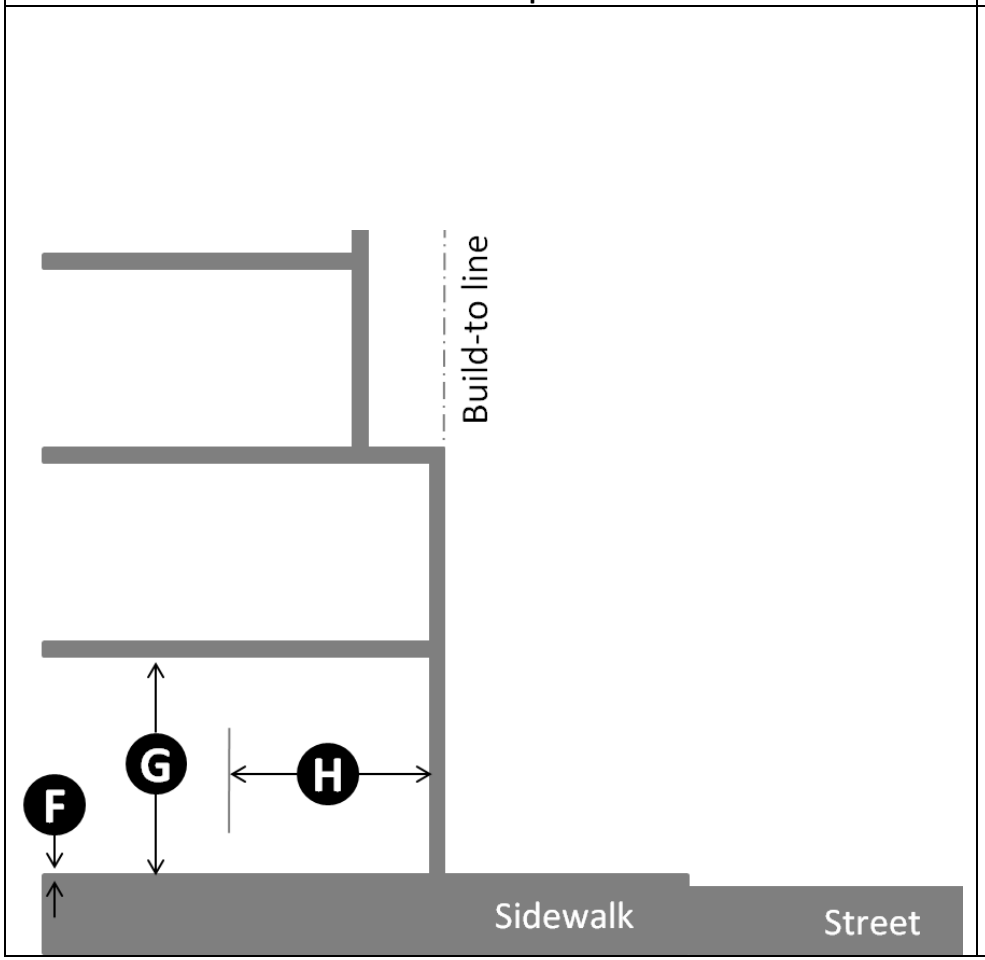


Figure 21.13.140C
Upper-story Setbacks

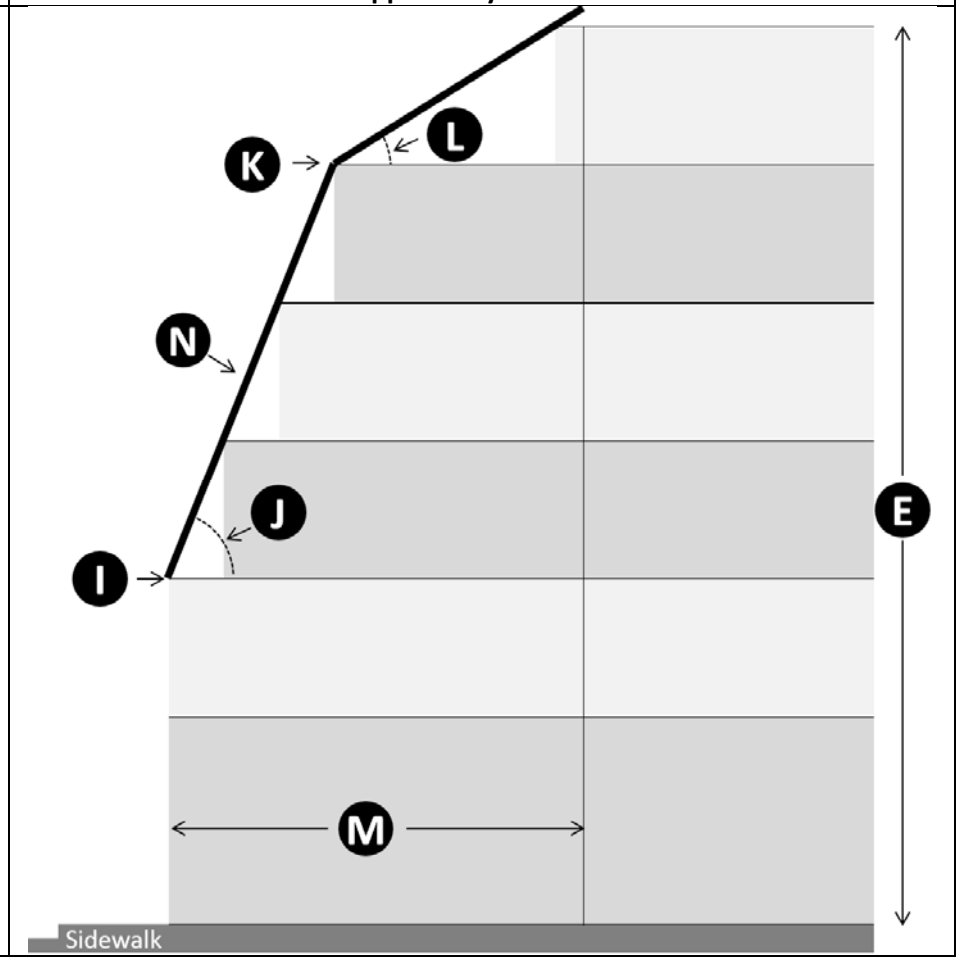


Table 21.13.140B
Building Form

	MDD1	MDD2	MDD3	MDD4	MDD5
Maximum height E	6 stories except in Height Overlay Area (see Map 13.#, Height Overlay Area)	5 stories	5 stories	4 stories except in Height Overlay Area	5 stories except in Height Overlay Area

Upper-story Setbacks	See 21.13.140.A, Upper-story Setbacks	No standard	See 21.13.140.A, Upper-story Setbacks
Ground floor finish level F	• Residential use: 2 to 5 feet above sidewalk grade where front entrance faces a street. • Non-residential use: maximum 6” above sidewalk grade	No standard	• Residential ground-floor use: 2 to 5 feet above sidewalk grade where front entrance faces a street. • Non-residential ground-floor use: maximum 6” above sidewalk grade
Ground floor height (floor to floor) G	Non-residential use: minimum 15 feet	No standard	Non-residential use: minimum 15 feet
Ground floor uses	• Residential uses prohibited where pedestrian-oriented uses are encouraged or required • See 21.13.140.B, Ground Floor Uses	No standard	
Maximum distance between ground-floor non-residential entries	50 ft	No standard	50 ft
Minimum ground floor non-residential depth H	20 ft	No standard	20 ft
Residential privacy	The standards in RZC 21.62.020.F.1, Residential Standards, shall apply.	No standard	The standards in RZC 21.62.020.F.1, Residential Standards, shall apply.

A. **Upper-story setbacks**. All building faces facing a street or path shall integrate average minimum upper-story building setbacks to reduce the perceived scale of building facades, increase the amount of light and air to adjacent streets and paths, promote modulation of building façades that adds variety and provides visual interest, encourage the integration of courtyards and open space; and allow for flexibility in the design of buildings.

1. The average minimum upper-story building setbacks shall comply with the following:

   a. From the roof edge of the second story I, buildings shall step back at a 68-degree angle J up to the roof of the top story or fifth story K, whichever is lower.

   b. From the roof edge of the fifth story K, buildings shall step back at a 32-degree angle L up to the maximum height limit.

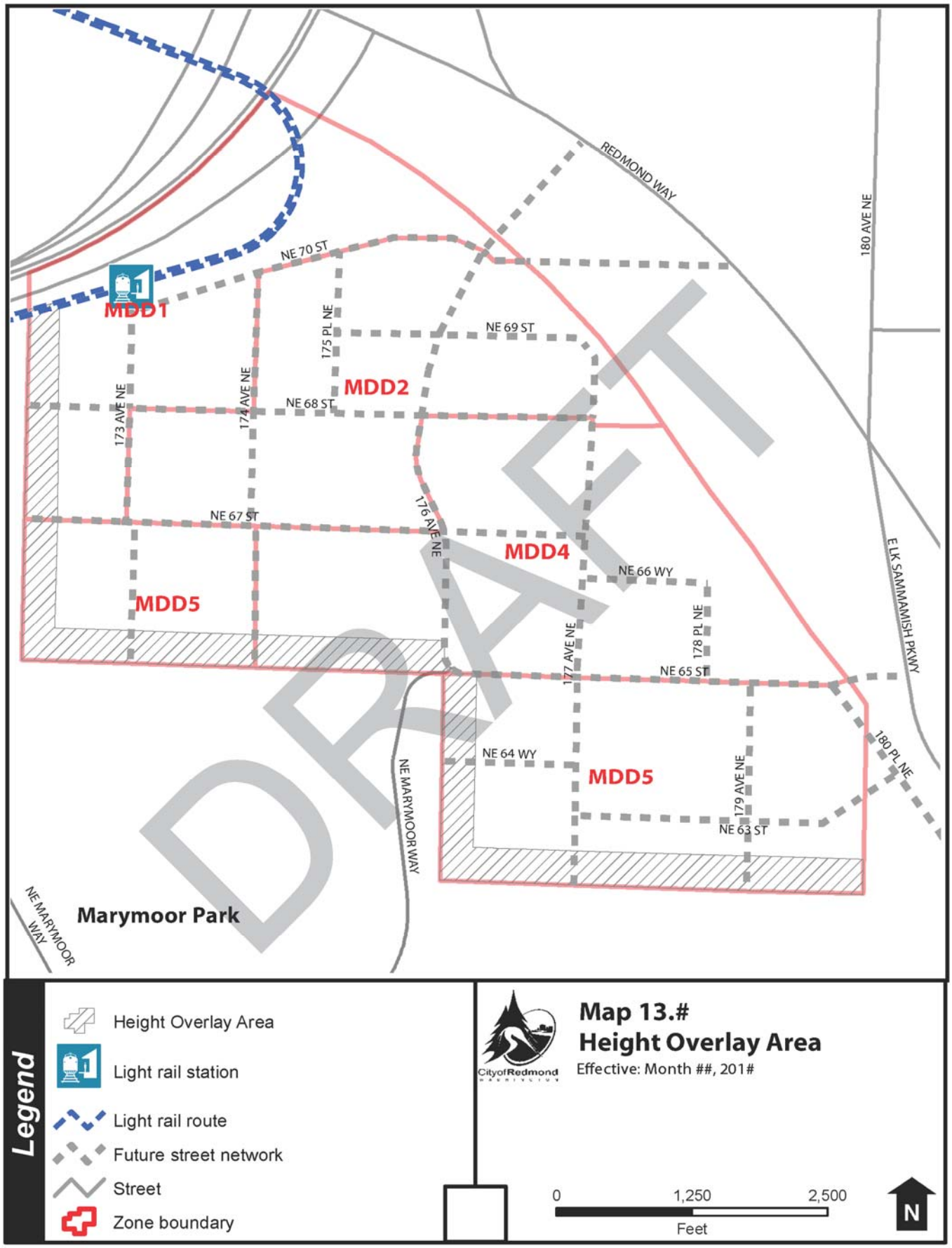
2. Calculations for determining compliance with these standards shall consider the development's first 30 feet of depth M along streets and paths

3. Portions of building may project beyond the average setback N provided the block frontage as a whole complies with the minimum average.

B. **Ground floor uses**.

1. Where pedestrian-oriented ground floor uses are required as shown in Map 13.#, Pedestrian-Oriented Block Faces, the following requirements must be met, in addition to the design requirements found in RZC Article III, Design Standards.
   a. A minimum of 50 percent of the linear sidewalk-level facade shall be occupied by pedestrian-oriented uses and should be continuous
   b. Up to 50 percent of the linear sidewalk-level frontage may be designed to accommodate future conversion to pedestrian-oriented uses. Any uses other than residential may be permitted until conversion of the space.
2. Where pedestrian-oriented ground floor uses are encouraged, 100 percent of the linear sidewalk-level façade shall be designed to accommodate future conversion to pedestrian-oriented uses. Any uses other than residential uses are permitted.
3. In locations where ground floor residential uses are permitted, the units shall be set back a minimum of 10 feet from the sidewalk edge. The Administrator may consider alternative design solutions that retain resident privacy while enhancing the pedestrian environment on the sidewalk.

Map 13.#, Height Overlay Area



21.13.150 MDD Floor Area

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 together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
C. Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities.

21.13.160 MDD Building Height

Height Tradeoff. The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street or park, to achieve better design and stepped building height through the land use permit process. The amount of floor area that is allowed to exceed the prescribed maximum building height (without use of bonuses or transfer of development rights) shall not exceed the floor area that was removed or omitted to create the stepped building facade and shall not exceed one additional floor above the prescribed maximum building height.

21.13.170 MDD Design Standards

Purpose. The purpose of this section is to establish design criteria for properties in the Marymoor Design District that will guide development to be attractive in appearance and functionally integrated, take advantage of Marymoor Park as a visual and recreational amenity, and incorporate green spaces and green development into the district. Where a conflict exists between RZC Article III, Design Standards and this chapter, the provisions of this chapter shall control.

A. Development Along the Edge of Marymoor Park.
    1. Intent. Several MDD zones share a border with Marymoor Park. Development on properties along this border should take advantage of Marymoor Park as a visual and recreational amenity, and should avoid creating or maintaining a wall between Marymoor Park and the Design District.
    2. Design criteria.
        a. In the MDD3 zone, no more than 50% of the park boundary shall be fronted with buildings so as not to create a wall of buildings along the park boundary.
        b. Buildings shall be designed to take advantage of the park as a visual amenity, such as by placing large windows onto the park.
        c. Developments shall provide connections to the park shown in the Southeast Redmond Neighborhood Connections Map in the Comprehensive Plan. These connections shall be landscaped in such a way that the landscaping draws attention to the existence of the connection and has the effect of creating a “green finger” from the park into the Design District.
B. Design Treatment for Kiosks and Drive-Up Stands
    1. Intent. Kiosks and drive-up stands should be designed for access and enjoyment by those arriving on foot, by bicycle, and in cars.
    2. Design criteria. Two sides of the kiosk or drive-up stand shall require small-scale landscaping, such as planter boxes.

C. Use Compatibility
    1. Intent. Allow for the development of sites with multifamily residential components in a way that mitigates the potential impacts of nearby manufacturing uses.
    2. Design criteria. Applicants shall use the following techniques to minimize the potential negative impacts to residents living adjacent to manufacturing uses or uses with similar impacts:
        a. Screening: new multifamily uses shall take advantage of existing screening vegetation and employ Type 1 screening as required in Table 21.32.080.
        b. Building orientation: applicants shall orient multifamily structures to protect sensitive areas such as bedrooms from noise and light impacts.
        c. Non-motorized circulation and open space: applicants shall design non-motorized circulation and open space areas achieve a pleasant experience for pedestrians and bicyclists that minimizes noise and light impacts from adjacent uses.

21.13.180 MDD Parking Standards

A. Developments may provide parking in excess of the maximum allowed parking standard shown in RZC 21.13.070 through 21.13.110, MDD1 through MDD5, provided the excess parking is also available at all times to the general public, and there is signage at the facility to inform users which parking stalls are available for public use.
B. Curbside parking on public streets within a development site may count toward up to 25 percent of the required off-street parking. When all or part of the street right-of-way is dedicated by the development site property owner or a predecessor in title, curbside parking shall be fully counted toward satisfaction of the off-street parking requirement. Except, curbside parking on block faces where ground-floor, pedestrian-oriented uses are encouraged or required shall not be counted toward off-street parking. Curbside parking on private streets that are part of the development site shall be fully counted toward satisfaction of the required off-street parking requirement except on block faces where ground-floor, pedestrian-oriented uses are encouraged or required.
C. All structured parking on the ground floor shall have a minimum ceiling height of 10 feet. Ground floor garage space that is later converted to non-residential uses shall be exempt from providing required parking for the space converted from parking stalls to non-residential space, and is exempt from replacing any parking stalls eliminated by the conversion of the ground floor parking stalls to non-residential space.

21.13.190 MDD Residential Usable Open Space

A. General. On-site usable open space is an important feature for residential uses as it provides residents with a place, or places, to relax and/or recreate without the need to leave their building. The minimum residential usable open space requirement in Table 21.13.120A establishes the minimum percentage of a development that must be set aside to provide usable open space for residents. Every development that includes residences shall provide usable open space in an amount equal to or greater the amount specified in Table 21.13.120A.
B. Alternatives for configuration of the total amount of usable open space.

1. Common open space is open space that is open to all residents. It includes landscaped courtyards or decks, gardens with pathways, children's play areas, and other multipurpose recreational or green spaces. Except for rooftop open space, it may be used to meet up to 75 percent of the usable open space requirement.
2. Common open space shall be large enough to provide functional leisure or recreational activity as determined by the Technical Committee. The minimum dimension shall be 20 feet.
3. Private open space is open space that is not open to all residents. It includes balconies, patios, and other multi-purpose recreational or green spaces. It may be used to meet up to 50 percent of the usable open space requirement. Private open spaces shall be at least 50 square feet, with no dimension less than five feet.
4. Rooftop open space may be used to meet up to 50 percent of the usable open space requirement.
5. Parking areas, driveways, and pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design shall not be counted as usable open space, except any pedestrian path or walkway traversing through the open space if the total width of the common usable open space is 18 feet or wider.

C. Configuration of usable open space for ground-oriented residential uses in the MDD5 zone.
1. The definition of common open space and private open spaces in subsection B above apply here.
2. The minimum dimension for private open space shall be 15 feet. The minimum dimension for common open space shall be 25 feet. The usable open space requirement for ground-oriented units shall be 20 percent of the unit size.
3. Private open space may be used to meet up to 100 percent of the usable open space requirement.

21.13.200 MDD 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 this section. In addition, supplemental landscaping requirements for all Marymoor Design District zones are defined below.

B. Plantings Along Streets. Planting strips along streets shall include street trees, stormwater infiltration facilities, or both, consistent with the adopted 2017 Marymoor Subarea Infrastructure Planning Report or its successor. Street tree species shall be determined by the Planning and Parks Departments. Where space allows, planting areas should include other vegetation suitable for an urban setting.

C. Open Spaces 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.

21.13.210 MDD Transition Strategy

A. Purpose. The purpose of the land use transition strategy for the Marymoor Design District is to effect a transition from existing uses to land uses that are consistent with the subarea vision in a way that allows for the continued economic vitality of existing and future manufacturing uses and encourages the reasonable expansion, modification and re-leasing of existing properties over their useful economic lives. The strategy is more fully described in the Neighborhoods Element of the Redmond Comprehensive Plan.

B. Special notification requirements.

1. Purpose. The purpose of these requirements is to promote awareness among potential new residents of existing and potential manufacturing park and regional park uses when prospective residents are considering purchasing or leasing homes in the Marymoor Design District.
2. Applicability. Notification as described in this section shall be required when a site is developed with residential uses in the Marymoor Design District.
3. Requirements. Property owners shall, as a condition of land use entitlement, record a Notice of Manufacturing Park and Regional Park Uses against applicable properties, and all properties resulting from subdivision of applicable properties. Lessors shall, as part of residential lease disclosures, provide the same notice to prospective lessees prior to finalizing a lease agreement. The notice shall read as follows:

   This property is within the Marymoor Design District (MDD), formerly zoned Manufacturing Park and adjacent to a regional park. Activity may occur on or near this property that creates undesirable or detrimental impacts both day and night, including, but not limited to, noise, dust, light, and traffic. Uses on or near such property include various manufacturing, assembly, warehouse, entertainment, recreation and other activities. It is the City of Redmond's policy to support existing and future manufacturing uses in the MDD as allowed in the Redmond Zoning Code and Redmond Municipal Code, and that the undesirable and/or detrimental impacts described above are allowed up to the legal limit. Nothing in the Redmond Municipal Code or Redmond Zoning Code shall be construed to require that legal existing or future uses abate activities that are consistent with the Municipal Code and Zoning Code.

21.13.220 MDD Incentive Program

A. **Purpose.** The purpose of this section is to enhance the character and overall livability of the Marymoor Subarea. The incentive program encourages features that implement subarea goals and respond to needs for public amenities and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area. This section also indicates priorities for provision of these desired features.

B. **Features and Incentives**.

1. Table 21.13.220A, Features and Incentives, indicates features and maximum incentives available in each zone. Following the table, subsection D explains the features in detail.
2. Applicants must provide all applicable Priority Items in order for incentives for Other Items.
3. The same land area may not be used to qualify for two bonus features. For example, an applicant whose site is shown for a park on Map 13.1, Marymoor Subarea Map, and who satisfies that requirement must provide additional space for a community food garden in order to receive additional development incentives.

C. **Restrictions**.

1. Features provided through this program for parks and plazas may not be counted toward satisfaction of the minimum open space requirements in RZC 21.13.190, MDD Residential Usable Open Space.
2. Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

Table 21.13.220A Features and Incentives		
Feature	**Applicable Performance Areas**	**Maximum Incentive**
Priority Items		
Master plan	1, 2, 4, 5	Height: 1 story for buildings representing half of total gross floor area FAR: 0.25 each for residential (where allowed) and non-residential
Multifamily component exceeds 50 percent of total gross floor area	1	Height: 1 story for all buildings and one-half story for buildings representing half of total gross floor area
Park or Plaza	2, 5	Height: 1 story for all buildings FAR: 0.25 each for residential and non-residential
Increase ecological score to 35 by incorporating items 7 and 19, or item 18	1, 2, 4, 5	Height: 1 story for buildings representing half of total gross floor area (MDD4 only) FAR: 0.2 each for residential (where allowed) and non-residential
Other items		
Increase ecological score to 35 by incorporating items 7 and 19, or item 18	3	Height: 1 story for all buildings
Incorporate community food garden(s) of 4,000 square feet each	2, 3, 5	For MDD2 and MDD5: Height: 1 story for buildings representing half of total gross floor area For MDD3: 75 percent maximum impervious surface area (up from 70 percent) when three food gardens are provided.
20 percent of homes affordable at 80 percent of area median income	3	0.45 FAR increase, to 1.35, inclusive of all units and bonuses
Reduce impervious surface area to 60 percent	3	Height: 1 story for all buildings
Arts (or in lieu contribution)	1, 2, 4, 5	FAR: 0.2 each for residential (where allowed) and non-residential
Structured parking	1, 2, 4, 5	Height: 1 story, except no height bonus in MDD4

		FAR: 0.25 each for residential (where allowed) and non-residential

D. **Features Explained**

1. Master plan. Complete a master plan as described in RZC 21.13.050, MDD Master Planning.
2. Multifamily component exceeds 50 percent of total gross floor area. Submit and receive approval for a land use entitlement where 50 percent of the total project gross floor area is allocated to multifamily uses.
3. Park or Plaza. Dedicate and improve at least one acre of land for a park with neighborhood park amenities, or an urban plaza, accessible to the public from the public way. The preferred location for one park or plaza is the northeast corner of 174th Ave NE and NE 68th St. The preferred location for the other park or plaza is the northeast corner of 177th Ave NE and NE 63rd St. The City may approve modifying the location provided the modified location equally or better achieves the following goals: providing two parks/plazas in the Marymoor Subarea, and distributing the parks/plazas so as to be conveniently and safely accessible to those in the Marymoor Subarea.
4. Increase ecological score to 35 by incorporating items 7 and 19, or item 18: incorporate vegetated walls and landscaped roofs, or incorporate green roofs according to the standards described in RZC 21.32.060, Ecological Score Requirements.
5. Incorporate community food garden(s) of 4,000 square feet each: provide land and planting-ready beds with appropriate soil and solar access for community food garden(s) open, at minimum, to residents, employees or other tenants of the development.
6. 20 percent of homes affordable at 80 percent of area median income: start with the number of required affordable homes (10 percent) and double that number.
7. Reduce impervious surface area to 60 percent: design the site to reduce total impervious surface area to 60 percent.
8. Arts (or in lieu contribution): commit one percent of total construction costs to art viewable by the public from the public way. Total construction cost is the sum of all construction costs shown on all building permits associated with the development. In lieu of providing public art a development using this bonus may contribute one percent of total construction costs to the Arts Activity Fund or other City fund having a similar purpose.
9. Structured parking: provide at least half of all on-site parking in a parking structure rather than a surface lot.

21.13.230 References

For information on how to measure various site requirements like height and setbacks, see RZC 21.16.020, How to Measure Site Requirements.

See RZC 21.16.030, Other Applicable Regulations, for information on other standards that may apply to you.

See RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).

Exhibit C4: RZC 21.20, Affordable Housing

21.20.010 Purpose

The purpose of this chapter is to:

A. Implement the responsibility of the City under the state Growth Management Act to provide for housing opportunities for all economic segments of the community.

B. Help address the shortage of housing in the City for persons of low and moderate incomes, helping to provide opportunities for low- and moderate-income persons who work in the City to live here, rather than in locations distant from employment that contribute to increased length and number of vehicle trips.

C. Help facilitate an adequate affordable housing supply in the City by offsetting the pressure on housing costs resulting from high job growth and construction of high-end housing.

D. Preserve and create opportunities for affordable housing as the City continues to grow.

E. Encourage the construction of housing that is affordable to senior citizens of Redmond.

21.20.020 Applicability

A. This chapter applies to:

1. All new residential and mixed-use developments within the Downtown, Overlake, Bear Creek, Willows/Rose Hill, Grass Lawn, North Redmond, Southeast Redmond, and Education Hill Neighborhoods;

2. All new senior housing developments and congregate care dwelling units, not including nursing homes.

21.20.030 General Requirements and Incentives

A. Pursuant to RCW 36.70A.540, the City finds that the higher income levels specified in the definition of "affordable housing" set forth in the definitions section of this Zoning Code are necessary to address local housing market conditions in the City. The income levels specified in the definitions section of this Zoning Code shall therefore be used in lieu of the "low-income household" income levels set forth in RCW 36.70A.540.

B. Certain provisions in this section such as affordability levels and bonuses may not apply or may be superseded as otherwise specified in RZC 21.20, Affordable Housing or RMC Chapter 3.XX Multifamily Housing Property Tax Exemption.

~~B.~~C. ~~Unless otherwise specified in RZC 21.20, *Affordable Housing*, a~~At least 10 percent of the units in new housing developments in those areas specified in RZC 21.20.020, *Applicability*, of 10 units or greater must be affordable housing units.

~~C.~~D. At least one bonus market-rate unit is permitted for each affordable housing unit provided, up to 15 percent above the maximum allowed density. For example, if the maximum allowed density for the site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or 20 units + 15 percent bonus = 23 units. In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.

~~D.~~E. Each low-cost affordable housing unit provided counts as two affordable housing units for the purpose of satisfying the affordable unit requirement under subsection RZC 21.20.030.B of this section. For purposes of computing bonus market-rate units under subsection RZC 21.20.030.~~C~~D of this section, two bonus market-rate units are permitted for each low-cost affordable housing unit provided, up to 20 percent above the maximum density permitted on the site.

~~E.~~F. The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. In single-family zones, the required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (1) proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site's allowed density.

~~F.~~G. The affordable housing units and, ~~the~~ if applicable, any bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.

~~G.~~H. If additional density is achieved as a result of a rezone per Comprehensive Plan policy HO-38, the determination of whether market-rate bonus units shall be permitted and the number of bonus units permitted will be determined on a site-specific basis. The number of bonus units, if any, shall be established in the ordinance adopting the rezone. Considerations for whether bonus units will be permitted include but are not limited to the following: (1) the number of total units as a result of the rezone and (2) the capacity of the site for development, taking into account the potential for adverse impacts such as to traffic, parking, or environmental issues.

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

~~H.~~J. Multifamily properties providing affordable housing may be eligible for property tax exemption as established in RMC Chapter 3.XX.

~~I.A. Urban Centers Requirements~~

~~1. In portions of Overlake where density limits are expressed as a Floor Area Ratio, the bonus above the maximum residential FAR expressed in RZC 21.12, *Overlake Regulations*, is two times the equivalent floor area for each affordable unit provided. The bonus residential floor area~~

~~may be used to increase building height by up to one story above the base standards shown in RZC 21.12, *Overlake Regulations*. The bonuses granted under this provision are in addition to any bonuses granted for senior housing under RZC 21.20.070, *Affordable Senior Housing*.~~

~~a. Affordable Housing requirements are optional for the first 100 housing units approved to be developed in the Overlake Village zones and that otherwise would be required to be affordable units per this section. Each proposed development site may qualify for waiver of no more than 25 units of affordable housing. For purposes of this subsection, development site is measured for the project as a whole, including the total area proposed for development or included as part of a master plan. This subsection shall be automatically repealed on December 31, 2016.~~

~~1. Downtown. Development in Downtown will receive a square footage density credit equal to the square footage of the affordable housing units provided on-site, or the square footage of the affordable housing units provided off-site pursuant to RZC 21.20.050, *Alternative Compliance Methods*. This square footage credit can be converted to TDRs pursuant to RZC 21.48.010.C, *Affordable Housing Bonus*. The bonus is subject to the limitations of RZC 21.10.110.B, *Downtown Height Limit Overlay*.~~

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

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

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

21.20.040 Implementation Provisions

The following requirements shall be met for all affordable housing units created through any of the provisions of RZC 21.20, *Affordable Housing*:

A. Affordable housing units that are provided under this section shall remain as affordable housing for a minimum of 50 years from the date of initial owner occupancy for ownership affordable housing units and for the life of the project for rental affordable housing units. At the sole discretion of the Administrator, a shorter affordability time period, not to be less than 30 years, may be approved by the City for ownership affordable housing units, in order to meet federal financial underwriting guidelines.

B. Prior to the issuance of any permit(s), the Administrator shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:

1. The location of the affordable housing units shall be approved by the Administrator, with the intent that they generally be intermingled with all other dwelling units in the development.

2. The tenure (ownership or rental) of the affordable housing units shall be the same as the tenure for the rest of the housing units in the development.
3. The affordable housing units shall consist of a mix of number of bedrooms that is generally proportionate to the bedroom mix of units in the overall development.
4. The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the development, must be approved by the Administrator. In general the affordable housing units may be as small as 500 square feet for a studio unit, 600 square feet for a one bedroom unit, 800 square feet for a two bedroom unit, or 1,000 square feet for a three bedroom unit. However, the Administrator has the discretion not to approve proposals for smaller units based on the criteria that rooms within the units provide adequate space for their intended use.
5. The exterior materials and design of the affordable housing units must be comparable with the other dwelling units in the development, with similarity in building finishes, rooflines and landscaping. The interior finish and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the City.

C. Construction of the affordable housing units shall be concurrent with construction of market-rate dwelling units unless the requirements of this section are met through RZC 21.20.050, *Alternative Compliance Methods*. The Affordable Housing Agreement provided for in Section 21.20.080 shall include provisions describing the phasing of the construction of the affordable units relative to construction of the overall housing. This can allow for sequencing of construction of the affordable units to be interspersed with construction of the overall housing units.

D. The City reserves the right to establish in the Affordable Housing Agreement referred to in RZC 21.20.080, monitoring fees for the Affordable Housing Units, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the Affordable Housing Agreement.

21.20.050 Alternative Compliance Methods

A. While the priority of the City is to achieve affordable housing on-site, the Administrator may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods proposed by the applicant, if they meet the intent of this section.

B. The project proponent may propose one or more of the following alternatives, and must demonstrate that any alternative achieves a result equal to or better than providing affordable housing on-site. Housing units provided through the alternative compliance method must be based on providing the same type and tenure of units as the units in the project that give rise to the requirement.

1. Affordable housing units may be provided off-site if the location chosen does not lead to undue concentration of affordable housing in any particular area of the City. Preference shall be given for the location of the off-site affordable unit in the same neighborhood planning area, and the site must be within close proximity to employment opportunities and transit services. No individual property that receives off-site affordable housing units may have more than 25 percent of its units as affordable housing units, unless the property will be utilizing public funding sources for affordable housing.

2. Cash payments in lieu of providing actual housing units may be provided and will be used only for the subsequent provision of affordable housing units by the City or other housing provider approved by the Administrator. Payments in lieu shall be based on the difference between the cost of construction for a prototype affordable housing unit on the subject property, including land costs and development fees, and the revenue generated by an affordable housing unit. The payment obligation will be established at the time of issuance of building permits or preliminary plat approval for the project.

3. The Administrator may consider other options for satisfying the affordable housing requirements, as proposed by the project proponent.

~~3.~~4. In making a decision on alternative compliance the Administrator will consider the value of any City incentives available to the project, such as property tax exemptions established in RMC Chapter 3.XX.

C. Timing.

1. Application for and approval by the Administrator for alternative compliance must be made prior to issuing a building permit for the project, unless otherwise permitted by the Administrator.

2. Application for off-site alternative compliance must document the timing that off-site affordable housing units will be made available and provide assurances to ensure completion of the off-site affordable housing units. The intent is for affordable housing units to be provided before or at the same time as the on-site market rate housing.

21.20.060 Supplemental Requirements

A. **Willows/Rose Hill Neighborhood.**

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

B. **Southeast Redmond Neighborhood.**

1. Consistent with policy HO-38 and N-SE-22, properties rezoned from GC or R-12 to R-30 as part of the Southeast Redmond Neighborhood Plan Update (Ord. 2753) shall be required to provide

10% of units in developments of 10 units or more as low-cost affordable housing units. The bonus provisions of RZC 21.20.030.~~D~~E shall apply.

2. Marymoor Subarea.

a. MDD3 zone.

i. At least 10 percent of the units in new housing developments of 10 units or more must be affordable units.

ii. Pursuant to RZC 21.20.030.H, the bonus for required affordable housing is an additional FAR of .09 above the base FAR. No other density bonuses shall be given for affordable housing.

b. Other Zones in the Marymoor Subarea.

i. At least 10 percent of the units in new owner-occupied housing developments of 10 units or more must be affordable to a household having an annual income of 70 percent of the median Income, adjusted for household size.

ii. At least 10 percent of the units in new renter-occupied housing developments of 10 units or more must be low-cost affordable units.

iii. The provisions of RZC 21.20.030.C, D, E, and H shall not apply.

C. **Education Hill Neighborhood**.

1. Consistent with policies HO-38 and N-EH-15, properties rezoned from R-5 to R-18 shall be required to provide 10% of units as affordable housing units if eight or fewer homes are developed. If more than eight homes are developed, 10% of units shall be low-cost affordable units. The bonus provisions of RZC 21.20.030.~~D~~E shall not apply.

D. Urban Centers.

1. In portions of Overlake where density limits are expressed as a Floor Area Ratio, the bonus above the maximum residential FAR expressed in RZC 21.12, *Overlake Regulations*, is two times the equivalent floor area for each affordable unit provided. The bonus residential floor area may be used to increase building height by up to one story above the base standards shown in RZC 21.12, *Overlake Regulations*. The bonuses granted under this provision are in addition to any bonuses granted for senior housing under RZC 21.20.070, *Affordable Senior Housing*.

a. Affordable Housing requirements are optional for the first 100 housing units approved to be developed in the Overlake Village zones and that otherwise would be required to be affordable units per this section. Each proposed development site may qualify for waiver of no more than 25 units of affordable housing. For purposes of this subsection, development site is measured for the project as a whole, including the total area proposed for

development or included as part of a master plan. This subsection shall be automatically repealed on December 31, 2016.

2. Downtown. Development in Downtown will receive a square footage density credit equal to the square footage of the affordable housing units provided on-site, or the square footage of the affordable housing units provided off-site pursuant to RZC 21.20.050, *Alternative Compliance Methods*. This square footage credit can be converted to TDRs pursuant to RZC 21.48.010.G, *Affordable Housing Bonus*. The bonus is subject to the limitations of RZC 21.10.110.B, *Downtown Height Limit Overlay*.

21.20.070 Affordable Senior Housing

A. Except for Retirement Residences developing under RZC 21.08.370.C.3.b, the affordable senior housing bonus may be used in any zone that allows retirement residences or multifamily housing. The bonus shall be part of any land use application. Where the affordable housing bonus was requested in an earlier land use application, the bonus does not have to be requested in subsequent land use applications provided that the number of bonus units is included in the subsequent land use applications. If the bonus is approved, the land use shall comply with the requirements of this section for the life of the use.

B. The development shall be restricted to persons 55 years of age or older and handicapped persons as defined by federal law. At least 80 percent of the total housing units shall be occupied by at least one person who is 55 years of age or older. Owners of affordable senior housing units shall be required to verify annually that the occupancy requirements of this section are met as provided for in the Affordable Housing Agreement pursuant to RZC 21.20.070. It is the intent of this section to promote the provision of housing for older persons in compliance with the Housing for Older Persons Act (HOPA) 42 U.S.C. sec. 3607, as the same now exists or is hereafter amended, by providing a density bonus for affordable housing that meets the requirements of HOPA.

C. No conversion of occupancy to persons other than those specified by subsection RZC 21.20.070.B shall be allowed without first complying with the underlying zoning and site requirements. The bonus shall not apply to the property if it is no longer occupied by those persons specified by subsection RZC 21.20.070.B, and the bonus housing units shall be eliminated unless otherwise authorized by the applicable development regulations.

D. If an affordable senior housing bonus application is approved, developments may exceed the allowed density of a zone by as much as 50 percent, provided that 50 percent of the bonus units are low-cost affordable housing units.

E. The bonus shall only be used in the multifamily or retirement residence development for which it is approved. The bonus application shall be made as part of the first land use application made for the project. The decision maker for this application shall decide the request for the bonus.

F. All site requirements and development standards of the Zoning Code shall apply to uses that obtain an affordable senior housing bonus with the following exceptions:

1. The site requirements that shall apply to the development (see applicable zone use charts in RZC 21.08.020 through 21.08.140 shall follow the zone which most closely matches the approved density of the use including density bonuses and not the density of the underlying zone. This subsection shall not apply to retirement residences.

2. Developments shall be designed to project a residential appearance through architectural design, landscaping, and building materials.

21.20.080 Affordable Housing Agreement

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

Exhibit C5: RZC 21.32, Landscaping

No changes to sections .010-.030

21.32.040 Landscape Area Requirements

Minimum landscape area requirements are set forth in the zone chapters, RZC Article I, *Zone-Based Regulations*. Design and materials of the minimum landscaped area shall comply with this chapter and the requirements in RZC 21.60.040.C, *Landscaping*. Not more than 50 percent of the required landscaped area in Downtown and Overlake Village zones, 35 percent of the required landscaped area in the MDD1 and MDD2 zones, and 25 percent of the required landscaped area in all other zones in the City shall be covered with impervious or hardscape surfaces, such as patios, plazas, walkways, walls and fences, water features such as fountain or pool; excluding sidewalks.

No changes to section .050

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 ~~when a required landscaped area exceeds 500 square feet~~:

   1. With the exception of the Marymoor and Northeast Design Districts, when a required landscaped area exceeds 500 square feet, a~~A~~n applicant shall achieve an ecological score of 20 or greater, based on the techniques listed in the table below, in any combination.

   ~~1.~~2. In the Marymoor and Northeast Design Districts, an applicant shall achieve an ecological score of 30 or greater, based on the techniques listed in the table below, in any combination.

   ~~2.~~3. Scoring of points are awarded on the basis of a technique's overall ecological benefit.

   ~~3.~~4. Techniques listed with an "*" can achieve an additional score of one point for every increase of 10 percent. For example, a technique that requires 40 percent of trees to be preserved, an additional point shall be awarded as follows:

Technique: 40 percent Tree Preservation

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

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

5. 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 – MDD and NDD	Points Awarded – Other ~~citywide~~ zones
1. 25 percent of the plants installed are Northwest adaptive and 25 percent of the plants installed are native*	5 points	5 points	5 points	5 points
2. 40 percent of existing significant trees, includinges landmark trees, are retained.	3 points	3 points	7 points	7 points
3. Minimum of 25 percent of proposed trees are evergreens	3 points	3 points	5 points	5 points
4. Minimum of 25 percent of evergreen trees are greater than 10 feet high at installation	3 points	3 points	5 points	5 points
5. Minimum of 25 percent of deciduous trees are 3-inch caliper or greater at installation	3 points	3 points	5 points	5 points
6. 10 percent 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 percent 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 percent 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 percent of landscaped areas where native soils are preserved on-site	4 points	4 points	7 points	7 points
12. Minimum of 50 percent of required planting areas in disturbed soils are amended	3 points	3 points	3 points	3 points
13. 5 percent 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 percent 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 percent of non-pollution generating impervious surfaces*	5 points	5 points	5 points	5 points
~~16. Permeable paving of 25 percent of paved areas within a site of pollution generating impervious surfaces*~~	~~N/A~~	~~5 points~~		~~5 points~~

	Table 21.32.060 Ecological Score Requirements			
17. Use of Permeable paving for 25 percent of non-pollution generating paved areas within a site*	5 points	5 points	5 points	5 points
18. Green Roofs that provide 10 percent of roof coverage*	5 points	5 points	7 points	5 points
19. Landscape Roofs that provide 10 percent 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 percent of roof coverage dedicated to solar panel installation*	5 points	5 points	5 points	5 points

No changes to remainder of chapter.

Exhibit C6: RZC 21.38, Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures

21.38.010 Outdoor Storage and Retail Display

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

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

B. **Applicability.**

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

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

Table 21.38.010 Requirements for Outdoor Storage				
Zone	Type of Storage Permitted	Size and Height Requirements	Location Restrictions	Screening Requirements
Downtown, OV, NC-1, NC-2	None	N/A	N/A	N/A
RR, GC	Bulk and Non-Bulk	Maximum height of ten feet	Bulk Storage cannot be located between the building and the front street. Non-Bulk Storage shall be moved indoors during close of business	Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen. Screening shall be adequate to provide a solid barrier at least six feet in height. It may include fences, walls, earth berms or vegetation.
UR, RA-5, BP, OBAT, MDD1, MDD2, MDD5	Bulk and Non-Bulk	Maximum height 20 feet		
MDD4, NDD3, MP and I	Bulk and Non-Bulk	Maximum height 20 feet		N/A
NDD2	Bulk and Non-Bulk	Maximum height 20 feet		Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen. Screening shall be adequate to provide a solid barrier at least six feet in height. It may include fences, walls, earth berms or vegetation.
BCDD, NDD1, MDD3, and R	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones

No changes to subsections D-H or remainder of chapter.

Exhibit C7: RZC 21.72, Tree Protection

RZC 21.72 TREE PROTECTION

Sections .010-.050: no changes

21.72.060 Tree Protection Standards

A. **Tree Protection, In General.**

1. In all new developments, including additions to existing non-single-family buildings and parking areas, a minimum of 35 percent of all significant trees shall be retained. Trees that are located within Native Growth Protection Areas, critical areas, and their associated buffers as provided in RZC 21.64, *Critical Areas*, or that have otherwise been designated for protection shall not be removed. Exceptions to this standard shall be requested and reviewed in accordance with RZC 21.72.090, *Exceptions*.

2. Landmark Trees. Landmark trees shall not be removed unless an exception has been applied for and granted.

3. Hazardous Trees. Hazardous trees or dead trees posing a hazard, outside of NGPAs, critical areas and buffers, should be removed and are not considered significant trees.

B. **Site Design Standards.** Site improvements shall be designed and constructed to meet the following standards:

1. Site improvements shall be designed to protect trees with the following characteristics, functions, or location, with priority given to protection according to the following items, arranged from most important to least important:

   a. Existing stands of healthy trees;

   b. Trees providing habitat value, such as riparian habitat;

   c. Trees having a significant land stability function;

   d. Trees adjacent to public parks and open space;

   e. Trees within the required yard setbacks or around the site perimeter; and

   f. Trees that have a screening function or provide relief from glare, blight, or commercial or industrial harshness.

2. In considering trees for protection, applicants and the City shall avoid, to the extent known, the selection of trees that may become hazardous because of wind gusts, including trees adjacent to utility corridors where falling trees may cause power outages or other damage. Remaining trees may be susceptible to blowdowns because of loss of a buffer from other

trees, grade changes affecting the tree health and stability, and/or the presence of buildings in close proximity.

C. **Grading and Proximity to Structures, Utilities, and Roadways.**

1. To ensure that structures, utilities, and roadways are located an adequate distance from the drip line of a protected tree to allow adequate room for construction activities, the construction limit line for a structure, utility, or roadway shall be located no closer than five feet outside of the drip line of a protected tree.

2. No proposed structure, utility, or roadway shall be located within five feet of the drip line of a protected tree, except where such structure is a raised deck, bay window, or cantilevered or otherwise raised above the ground's surface so as not to disrupt the tree's roots.

3. Sidewalks and utilities may be located within the drip line of a protected tree, provided that construction methods and materials used will result in minimal disruption of the tree's roots, and that additional measures for tree protection are proposed and approved which will ensure the long-term viability of the tree.

4. The Administrator may allow construction limits or an alteration of grades within five feet of the drip line of a protected tree, provided that the applicant submits an evaluation by a certified arborist which demonstrates that the proposed construction will not reduce the long-term viability of the tree.

5. The Administrator may require an evaluation by a certified arborist to determine if protective measures should be required beyond five feet of the drip line of a protected tree.

D. **Designation of Protected Trees.**

1. The tree protection and replacement plan and any application and permit plans that cover such areas shall show all trees designated for protection. These areas may be shown by labeling them as "protected trees," "Native Growth Protection Areas," "critical areas," "critical area buffers," or such other designation as may be approved by the Administrator. Protected vegetation, including protected trees, shall not be modified, harmed, or removed except as provided in this section.

2. The Administrator may require that protected trees be permanently preserved within a tract, easement, or other permanent protective mechanism. When required, the location, purpose, and limitation of these protected areas shall be shown on the face of the deed, plat, binding site plan, or similar document, and shall be recorded with the King County Department of Records and Elections or its successor. The recorded document shall include the requirement that the protected areas shall not be removed, amended, or modified without the written approval of the City of Redmond.

E. **Incentives for Higher Levels of Tree Protection.**

1. The Administrator may grant adjustments to site development standards for developments on which ten or more healthy significant trees per exist acre, as follows:
    a. Developments that preserve 40 percent or more of the healthy significant trees shall be entitled to the Administrative Design Flexibility provisions for residential or commercial properties as outlined in RZC 21.76.070.C, *Administrative Design Flexibility*.

21.72.070 Tree Protection Measures

No changes

21.72.080 Tree Replacement

A. Prior to any tree removal, the applicant shall demonstrate through a tree protection and replacement plan, critical area mitigation plan, or other plans acceptable to the Administrator that tree replacement will meet the minimum standards of this section.

B. **Replacement Required.** A significant tree to be removed shall be replaced by one new tree in accordance with subsection RZC 21.72.080.C of this section. Trees that are removed which are classified as landmark shall be replaced by three new trees in accordance with subsection RZC 21.72.080.C of this section. No tree replacement is required in the following cases:
    1. The tree is hazardous, dead, diseased, injured, or in a declining condition with no reasonable assurance of regaining vigor.
    2. The tree is proposed to be relocated to another suitable planting site, provided that relocation complies with the standards in this section.

C. **Replacement Specifications.**
    1. Minimum sizes for replacement trees shall be:
        a. Two-and-one-half-inch caliper for deciduous trees;
        b. Six feet in height for evergreen trees.
    2. The Administrator may consider smaller-sized replacement trees if the applicant can demonstrate that smaller trees are more suited to the species, the site conditions, and the purposes of this section, and that such trees will be planted in sufficient quantities to meet the intent of this section.
    3. Replacement trees shall be primarily native species in order to restore and enhance the site as nearly as practicable to its predevelopment character.
    4. The condition of replacement trees shall meet or exceed current American Nursery and Landscape Association or equivalent organization's standards for nursery stock.

5. Installation.

   a. Installation of required replacement trees shall be in accordance with best management practices for landscaping which ensure the tree's long-term health and survival.

   b. All required tree replacement and other required mitigation shall be bonded or completed prior to issuance of a building permit.

D. **Location for Tree Replacement – On-Site.** Replacement trees shall be planted on the site from which significant trees are removed unless the Administrator accepts one or more of the alternatives set forth in subsection RZC 21.72.080.E of this section.

E. **Location for Tree Replacement - Alternatives.** When on-site replacement cannot be achieved, the Administrator may consider the following alternatives:

1. Off-Site Tree Replacement.

   a. The number of replacement trees shall be the same as described in subsection RZC 21.72.080.B of this section, Replacement Required. Replacement costs (material plus labor) shall be at the applicant's expense.

   b. Allowable sites for receiving off-site replacement plantings.

      i. City- or county-owned parks, open space areas, Native Growth Protection Areas (NGPA), or river and stream corridors within Redmond city limits, or lands controlled by the City.

      ii. Private open space which is permanently protected and maintained, such as a Native Growth Protection Area (NGPA).

   c. All trees to be replaced off-site shall meet the replacement standards of this section.

2. Tree Replacement Fee. A fee-in-lieu of tree replacement may be allowed, subject to approval by the Administrator after careful consideration of all other options. A tree replacement fee shall be required for each replacement tree required but not planted on the application site or an off-site location.

   a. The amount of the fee shall be the tree base fee times the number of trees necessary to satisfy the tree replacement requirements of this section. The tree base fee shall cover the cost of a tree, installation (labor and equipment), maintenance for two years, and fund administration.

   b. The fee shall be paid to the City prior to the issuance of a tree removal permit.

   c. Fees collected under this subsection shall be expended only for the planting of new trees in City-owned parks, open spaces, or rights-of-way.

3. Landscape Restoration. Where appropriate, the Administrator may consider other measures designed to mitigate the loss of trees by restoring all or parts of the forest landscape and its associated benefits. Measures may include, but are not limited to:

   a. Creation of wildlife snags from trees which would otherwise be removed;

   b. Replacement of certain ornamental trees with native shrubs and groundcover;

   c. Replacement of hazardous or short-lived trees with healthy new trees more likely to survive;

   d. Daylighting and restoration of stream corridors with native vegetation; and

   e. Protection of nonsignificant trees to provide for the successional stages of forest development.

F. **Tree Replacement Guidelines and Requirements.**

1. When individual trees or tree stands are protected, replacement trees should be planted to reestablish or enhance tree clusters where they previously existed;

2. Where possible, replacement trees should be planted within critical areas or buffers, provided that the proposed planting conforms to the requirements for mitigation of critical areas in RZC 21.64, *Critical Areas*. Replacement trees may be planted within an existing NGPA, where the Administrator determines that such planting enhances and complements existing vegetation and environmental functions;

3. Replacement trees shall be planted in locations appropriate to the species' growth habit and horticultural requirements;

4. Replacement trees shall be located away from areas where damage is likely, based on the standards in RZC 21.72.060.C, Grading *and Proximity to* Structures*,* Utilities*, and Roadways*;

5. Replacement trees shall be located to provide screening of the development from adjacent properties, where appropriate;

6. Replacement trees shall be planted in areas that connect or are adjacent to Native Growth Protection Areas or other open space, where appropriate;

7. Replacement trees shall be integrated into the required landscape plans, if any, for a development; and

8. Replacement trees to be planted next to or under power lines shall be selected with consideration of the trees' maturation and maintenance requirements.

G. **Relocation of Trees.**

1. Trees designated as significant may be relocated to a new location on the property under the direction of a certified arborist;

2. With written permission, significant trees may be relocated to another private property or City-owned property under the direction of a certified arborist;

3. Relocated trees, meeting the standards above, shall count toward the host property's 35 percent tree retention requirement; and

4. Trees relocated to an off-site property shall be exempt from requirements for tree retention plans, recording, bonding, or other assurances.

H. **Supplemental Standards for the Marymoor Subarea**

1. Intent. The intent of these supplemental standards is to focus tree preservation and replacement on increasing long-term, healthy tree canopy throughout the subarea. Increasing tree canopy supports the subarea stormwater management strategy and urban design objectives, and contributes to Redmond's overall green character.

2. Applicability. The standards in this subsection apply only to the Marymoor Subarea and supplement other standards in this chapter. Where a conflict exists between this subsection and other parts of this chapter, this subsection shall control.

3. Tree canopy. Protected trees, replacement trees and trees in the adjacent public right-of-way must together provide a tree canopy covering 15 percent of the site area within 10 years of site redevelopment, regardless of how many replacement trees are required to achieve the canopy requirement. To comply with this standard the applicant must present a statement and analysis from a certified landscape architect or arborist demonstrating that the plan will meet this standard. If the number of replacement trees required to achieve the canopy requirement is less than would otherwise be required, the applicant shall have the option to plant at least half of the difference, contribute at least half of the difference to the tree replacement fund, or a combination of the two.

4. Replacement specifications.

   a. Evergreen trees shall constitute at least 25 percent of protected and replacement trees combined.

   b. Replacement trees shall be a mix of slow- (up to six inches/year), medium- (6-18 inches/year) and fast-growing (more than 18 inches/year) species in order to achieve both early and long-lasting canopy. Slow-, medium- and fast-growing replacement trees shall each constitute at least 25 percent of the total number of replacement trees.

   c. Replacement trees shall be located so as to maximize their long-term health and growth potential, such as by locating them in large planted areas.

   d. Trees with broad canopies should be located farther from buildings and other structures with which they could conflict, while more columnar trees are more appropriate closer to buildings and other structures.

5. Relocation of trees. To encourage on-site relocation and replacement of trees:

   a. Trees relocated to an off-site property shall not count toward tree retention calculations; and

   b. Trees replaced using the fee-in-lieu program shall be replaced at a three-to-one (3:1) ratio.

21.72.090 Exceptions

A. **Exceptions Authorized.** Where exceptional conditions exist that prevent full compliance with RZC 21.72.060, Tree *Protection Standards*, and/or RZC 21.72.080, *Tree* Replacement, the applicant may request an exception. A request for any exception shall be submitted in writing by the property owner for consideration by the Administrator, and shall accompany the application for a permit reviewed under this section. The written request shall fully state all substantiating facts and evidence pertinent to the exception request, and include supporting maps or plans. The Administrator may also require the recommendation of a certified arborist in reviewing an exception request.

B. **Exception Criteria.** An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:

   a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or

   b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or

   c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or

   d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or

   e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers or the Marymoor Subarea and result in development that would be inconsistent with the adopted vision for the neighborhood.

2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed. Tree replacement ratios may be modified for master plans within urban centers and local centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan. In the Marymoor Subarea, rather than increase the tree replacement ratio, the canopy coverage requirement in RZC 21.72.080.H.3 shall be increased to 20 percent of the site area; when the total number of replacement trees required to meet the canopy requirement is less

than the number that would otherwise be required by this paragraph, the applicant shall plant the trees that would otherwise be required on site or contribute the difference to the tree replacement fund, or a combination of the two.

3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:
   a. To remedy a hazardous tree;
   b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system;
   c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation;
   d. To stabilize slopes;
   e. To add or restore native plants;
   f. To control and replace nonnative vegetation;
   g. To restore degraded watercourses or wetlands; or
   h. To implement a City of Redmond long-term restoration or management plan.
4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.

No changes to remainder of chapter.

Exhibit C8: RZC 21.76, Review Procedures

No changes to sections .010 through .060

21.76.070 LAND USE ACTIONS AND DECISION CRITERIA

No changes to subsections A-O.

P. **Master Planned Development (MPD).**

1. Purpose. The purpose of this section is to provide a mechanism to allow the master planning of sites where development is proposed to occur in phases, where coordination of public facilities is needed, when a master plan is needed to determine how best to develop the area, when a master plan is needed to integrate various uses, or when multiple ownerships are to be coordinated into a unified development. The MPD process establishes conditions of approval for all concurrent and subsequent development applications; and thereby ensures that infrastructure, public services, and open space and recreation areas will be provided in a timely manner and be tailored to the MPD site. The MPD process also provides long-term guidance for a large area so that the continuity of development is maintained.

2. Applicability. MPDs are:

   a. Allowed in all zones for projects encompassing at least three acres (for multifamily, commercial, and mixed use) or 50 dwelling units (for single-family);

   b. Required in the Overlake Village Subarea, Marymoor Design District and Northeast Design District for all projects encompassing at least three acres;

   c. Optional in the Overlake Village Subarea and in Downtown zones for projects encompassing less than three acres; and

   d. Required in the East Sammamish Valley area pursuant to RZC 21.08.190.B, *East Sammamish Valley Master Plan Requirement*.

3. Scope of Approval. The MPD approval shall constitute a limitation on the use and design of the site.

   a. MPD Term. Development plans may include multiple phases to be developed successively over a period of no more than five years (10 years for MPDs located in Overlake Village, the Marymoor Design District and the Northeast Design District and MPDs greater than 10 acres in Downtown). If after this time period uncompleted phases remain, the applicant may request of the Technical Committee one extension of no more than five years. The Technical Committee may grant the extension if the applicant demonstrates economic hardship, change of ownership, unanticipated construction and/or site design problems, or other circumstances beyond his/her control determined acceptable by the Technical Committee. The MPD approval shall expire no more than 10 years from the original approval (15 years for MPDs located in Overlake Village, Marymoor Design District and the Northeast Design District and MPDS greater than 10 acres in Downtown). If an MPD is accompanied by a development agreement, the applicant shall have the option of having

the term of the MPD coincide with that of the development agreement, even if the term of the development agreement exceeds the ordinarily allowable MPD timeframe.

b. MPD and Subdivision. An MPD that requires platting shall not receive final plat approval until the City has granted an MPD approval.

c. Approval Process. The approval process includes the City's review and consideration of the general project concept, including its intensity and overall design. Each land use permit associated with the MPD would then relate to specific site and development requirements as defined by the approval and the RZC.

4. Procedures. MPDs shall be processed using the following procedures:

a. MPDs in the Overlake Village Subarea, Marymoor Design District and ~~the~~ Northeast Design District that are larger than three acres in size and MPDs in the Downtown that are larger than ten acres in size shall follow a Type V process as set forth in RZC 21.76.050.J.

i. A recommendation from the Design Review Board shall be required.

ii. The applicant shall host two neighborhood meetings: one early in the PREP process if PREP is used, and a second pursuant to RZC 21.76.060.C. The second neighborhood meeting shall be held no later than 60 days before the public hearing.

iii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090, *Post-Approval Actions*.

b. All other ~~master planned developments~~MPDs shall follow the process that is followed for the underlying land use permit. For example, an MPD that accompanies a site plan entitlement would follow a Type II process.

i. A neighborhood meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use permit.

ii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090.D, *Administrative Modifications*.

c. A Master Plan shall be completed prior to approval of any subdivision, binding site plan, or issuance of land use permit approval for any development. The following actions are exempt from this requirement:

i. Alterations to a building that qualify for review as an Administrative Modification under RZC 21.76.090.D.

ii. Public projects, such as parks, utility, and street improvements, including subdivision of property for land acquisition, or acquisition of other property rights required for such projects.

iii. Actions exempt from subdivision requirements as listed in RZC 21.74.010.B.2.

iv. Relocation of structures displaced by public projects.

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

a. All elements of the MPD shall support and be consistent with the RZC and all applicable Comprehensive Plan policies.

b. MPDs proposed in the Overlake Village Subarea shall be consistent with the Overlake Master Plan and Implementation Strategy, and shall include the items listed in 5.d~~e~~ below in addition to the following:

i. A height and bulk study that demonstrates how building mass, height, and scale relate to open spaces, pedestrian pathways, streets, and other buildings;

ii. An analysis of shading effects of taller buildings (for sites smaller than three acres, only required if the Technical Committee or Design Review Board determine based upon the height and bulk study that analysis of shading effects is needed); and

iii. Phasing plan for bonus features and affordable housing component showing that the completion of improvements of bonus features and affordable housing shall be commensurate with the progress on the construction of the development (for sites smaller than three acres, only required if the Technical Committee determines necessary).

c. MPDs proposed in the Marymoor Subarea shall include a phasing plan for bonus features and affordable housing as described in 5.b.iii above in addition to the items listed in 5.D below.

~~c.~~d. All MPDs shall include the items listed below:

i. A design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations;

ii. Conceptual site plan indicating all proposed land uses (architectural design, exact building shapes, locations, and other detailed information required in a site plan shall not be required);

iii. Transportation and circulation plan indicating the layout and conceptual design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plan view and cross section for streets (cross sections only required for projects in the Downtown);

iv. Location of proposed space for parks, open space, and any cultural facilities;

v. Phasing plan describing anticipated time frames for development and showing that completion of affordable housing shall be commensurate with the progress on the construction of the development;

vi. Location of any environmentally critical areas;

vii. Landscape and tree retention concepts, including consideration of the health and structural stability of retained trees, as determined by an arborist report;

viii. Preliminary plan indicating required connections to adjacent properties for transportation and open space systems;

ix. Overall approach to sustainable design, including consideration of the use of environmentally sustainable materials such as permeable pavement, where possible; and

x. Preliminary plan for other major infrastructure improvements (may be waived by the Technical Committee for sites in Overlake smaller than three acres).

~~d.~~e. The Master Plan must comply with all site requirements or design guidelines that would ordinarily apply to projects developed in the underlying zone.

~~e.~~f. Property included in an MPD must be under the same ownership, or there must be a signed agreement establishing control over multiple ownerships.

6. Vesting. Where MPDs are required, they must be completed in conjunction with a development agreement, as described in RCW Chapter 36.70B, in order to vest to development regulations in place at the time of the agreement. Where MPDs are optional, applicants wishing to vest may pursue a development agreement as described in RCW Chapter 36.70B.

7. Nothing in this section shall preclude the acquisition of land prior to application or approval of a master plan.

No changes to remainder of section or remainder of chapter.

Exhibit C9

RZC Appendix 8
Marymoor Subarea Street Requirements

For additional design details for Marymoor Subarea infrastructure, refer to the 2016 Marymoor Subarea Infrastructure Planning Report.

STREET REQUIREMENTS

OVERVIEW

Street Requirements is a guide to the horizontal layout of the various roadway features contained within the public right-of-way for each of the different street types in the Marymoor Subarea. These features are described below and illustrated in Figures 13 – 22 in this section.

The street requirements apply to the following areas:

Right-of-Way

Right-of-way is the publicly owned area between private property lines. It includes transportation infrastructure for pedestrian, bicycle, and transit vehicle circulation. Some pedestrian infrastructure may also be accommodated in easements instead of right-of-way depending on site-specific characteristics.

Roadway

The roadway is measured from face-of-curb to face-of-curb within the right-of-way. It includes travel and turn lanes and may include curbside parking and striped bike lanes or cycle tracks. For Woonerf streets, a curb may not separate the roadway from the sidewalk. In this case, the transition between the two areas will generally be marked by other features such as bollards, different hardscape surface materials, or in other ways.

Landscape/Bioretention

The landscape/bioretention area is located between the curb and sidewalk and may include traditional landscaping, bioretention cells or a combination of the two.

Sidewalks

Sidewalks are measured from development property line to edge of landscape strips/bioretention zones within the right-of-way. Sidewalks and landscape strips/bioretention areas may also be located partially or entirely within easements depending on site-specific characteristics. Sidewalks are provided on both sides of Type I and II streets. Type III streets maintain a 4-foot ADA-compliant pedestrian walk route and a 20-foot shared use space for pedestrians, bicyclists and vehicles for property and service access.

STREET TYPES

Each street within the Marymoor Subarea is assigned a street type. Each street type reflects the street's intended character, transportation function, and adjacent land uses. Figure 13 illustrates the preferred street network in the Marymoor subarea and highlights the different street types as discussed below.

Type I Street

Type I streets are shown in green and provide primary circulation within the subarea for all modes of transportation.

Type II Street

Type II streets are shown in blue and provide secondary circulation within the subarea and property access. Dedicated bicycle facilities and transit vehicles are not intended on Type II streets.

Type III Street

Type III streets are shown in purple and provide property and service access. They are intended primarily for non-motorized uses. Several Type III Streets provide pedestrians and bicyclists with direct connections between the Marymoor Subarea and Marymoor Park.

Multi-purpose Trails

Proposed multi-purpose trails are shown as black and white dashed line segments and provide bicycle and pedestrian connections to local and regional facilities. The multi-purpose trails will provide pedestrian and bicycle connections between Marymoor Park, the East Lake Sammamish Trail and the Southeast Redmond light rail station. These facilities will also be connected to the Bear Creek and Redmond Central Connector trail systems on the west side of SR 520.

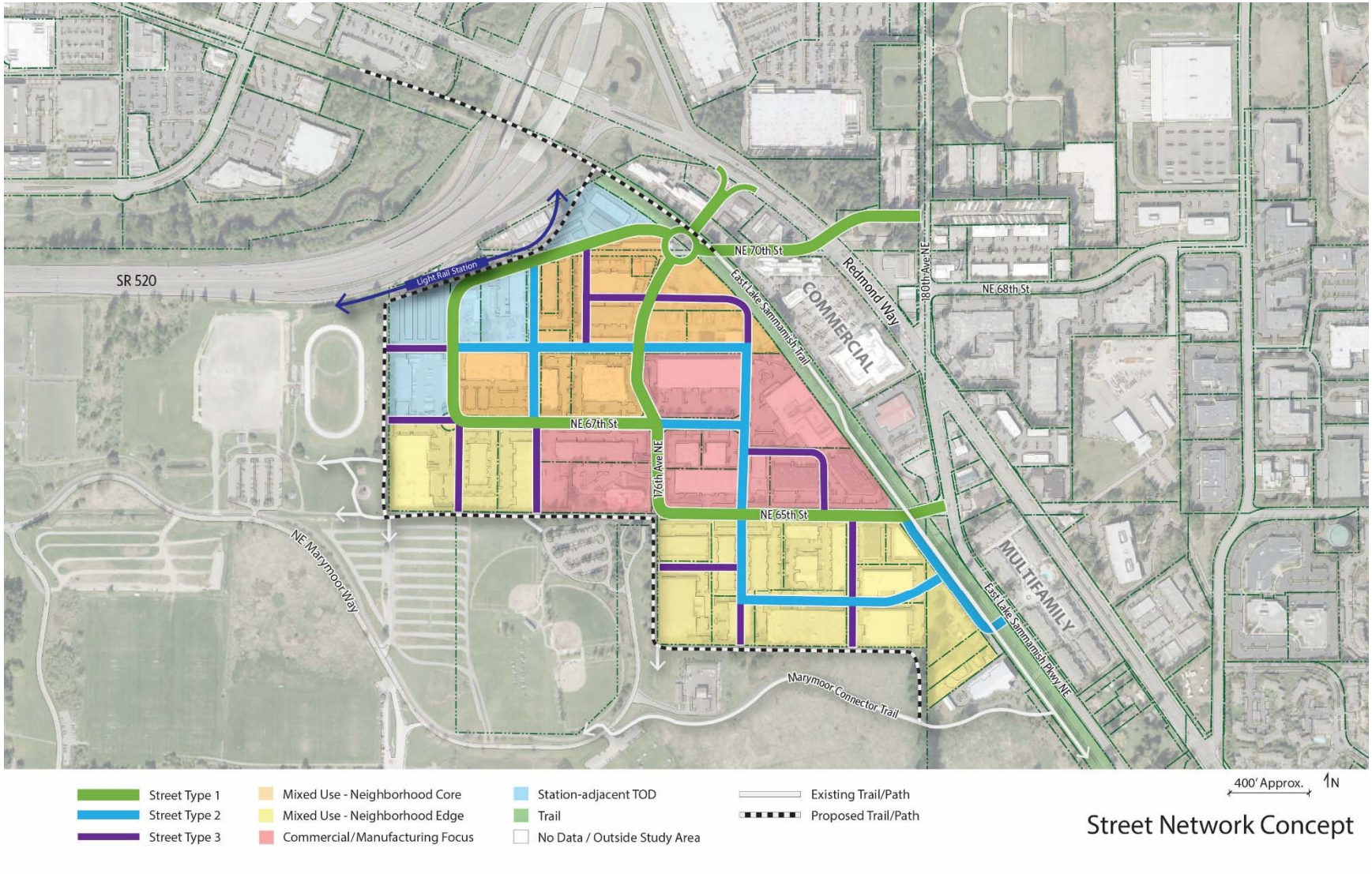


Figure 1. Street Network Concept

TYPE I STREETS

Type I Street Description

Type I streets provide one travel lane in each direction to accommodate motor vehicle circulation within the subarea. In-street cycle tracks are provided on both sides of the street to allow safe and convenient bicycle mobility. Parking is accommodated on one side of the street between the general purpose lane and cycle track. Stormwater is managed with Filterra-type treatment cells located in the landscape strips/bioretention areas. ADA-compliant sidewalks are placed behind the landscape strips/bioretention areas. The Type I street standard section and typical block plan are shown in Figures 14 and 15, respectively.

Type I Street Standard Section

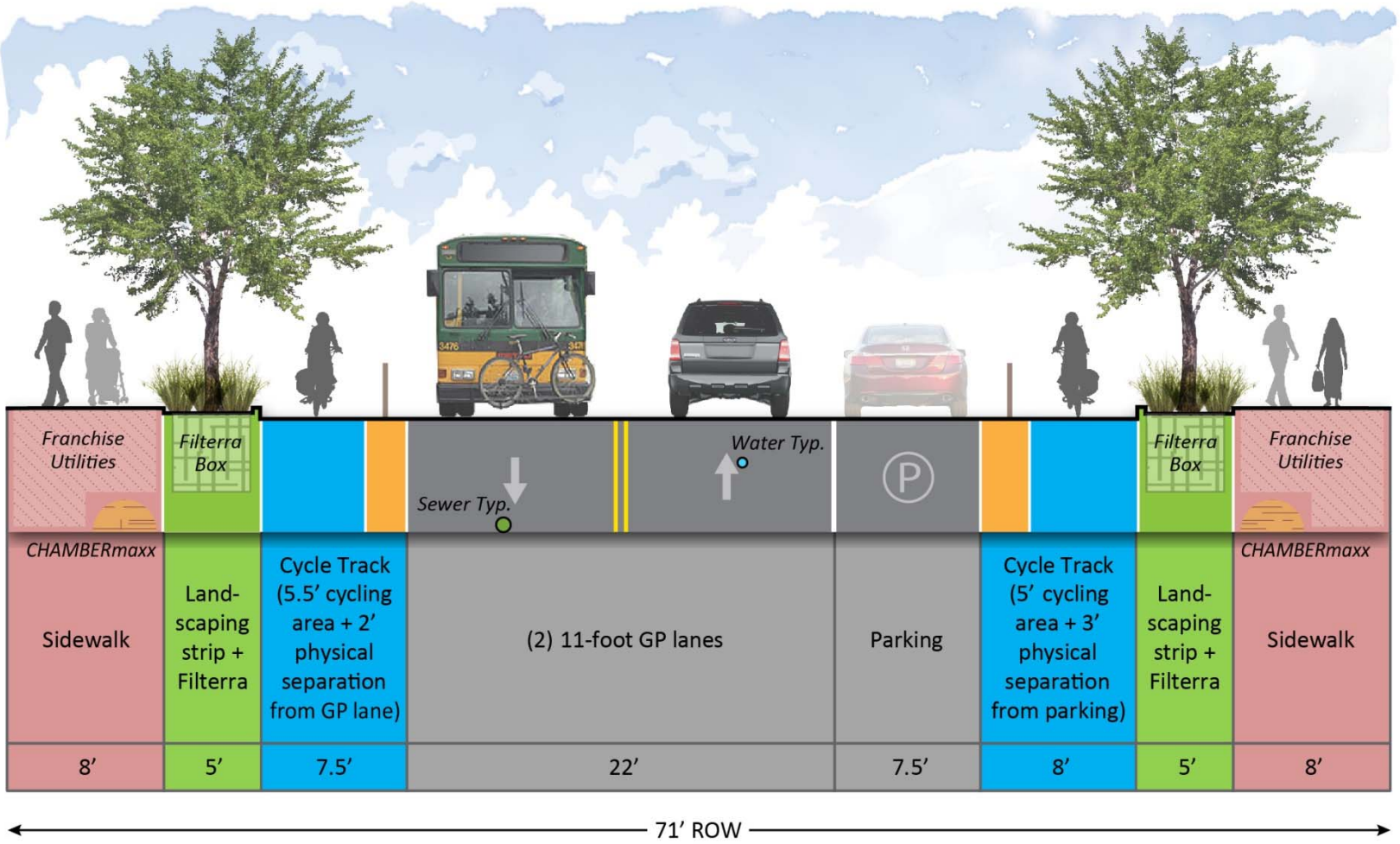


Figure 2. Type I Street Standard Section

Standard Section Notes

1. Type I street sections are based on collector arterial standards found in RZC Appendix 2.
2. Water and sewer services are shown in standard locations for streets 34 feet wide and wider per City of Redmond Design Requirements for Water and Wastewater System Extensions.
3. The only typical block is on 173rd Avenue NE between NE 70th Street and NE 67th Street.
4. Other blocks are atypical in order to retrofit improvements or transition to existing streets.
5. Saves existing trees if present, leading to wide landscape strips in most segments.
6. Widens most existing sidewalks to the 8-foot City standard.

Variations from the Standard

The Type I street section varies from the standard everywhere except along 173rd Avenue NE. This variation from the standard occurs for the following key reasons:

- The City of Redmond prefers to maximize the use of existing infrastructure in lieu of comprehensive reconstruction. Consequently, it is planned that existing streets will be retrofitted to reflect Type I standards where feasible. This generally entails keeping the wide landscape strips that exist in many locations and widening existing sidewalks to 8 feet. Proposed street sections for existing streets are contained in Appendix 2.

- A majority of new Type I streets provide access into the subarea from principal arterials on the east margin of the subarea. They also provide direct access and circulation to and from the light rail station and park & ride garage. These streets require a wider than standard roadway section to accommodate heavier volumes of peak period traffic and to transition from the principal arterials and through the two-lane roundabout at the intersection of 176th Avenue NE and NE 70th Street. Five percent level design plans showing the street network in the Marymoor Subarea are contained in Appendix 3.

Type I Street Typical Block Plan

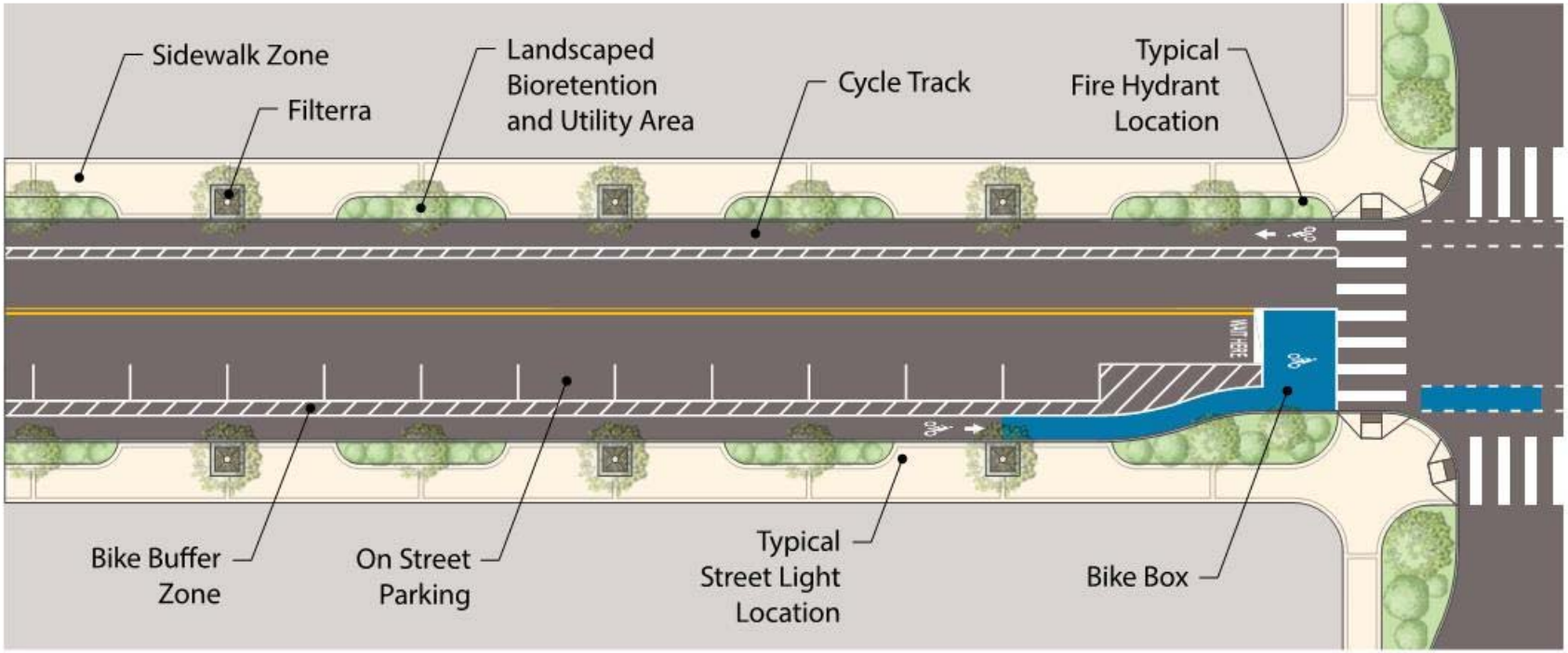


Figure 3. Type I Street Typical Block Plan

TYPE II STREETS

Type II Street Description

Type II streets contain one general purpose lane in each direction with curbside parking allowed on both sides of the street. Stormwater is managed with a variety of bioretention treatments located in an 8-foot landscape strip/bioretention area. ADA compliant sidewalks are placed behind the landscape strips/bioretention areas. Type II streets are either connector streets with parking on both sides of the street or local streets with parking on one side only. For conceptual design purposes the connector street is assumed and shown in this report. The Type II street standard section and typical block plan are shown in Figures 16 and 17, respectively.

Type II Connector Street Standard Section

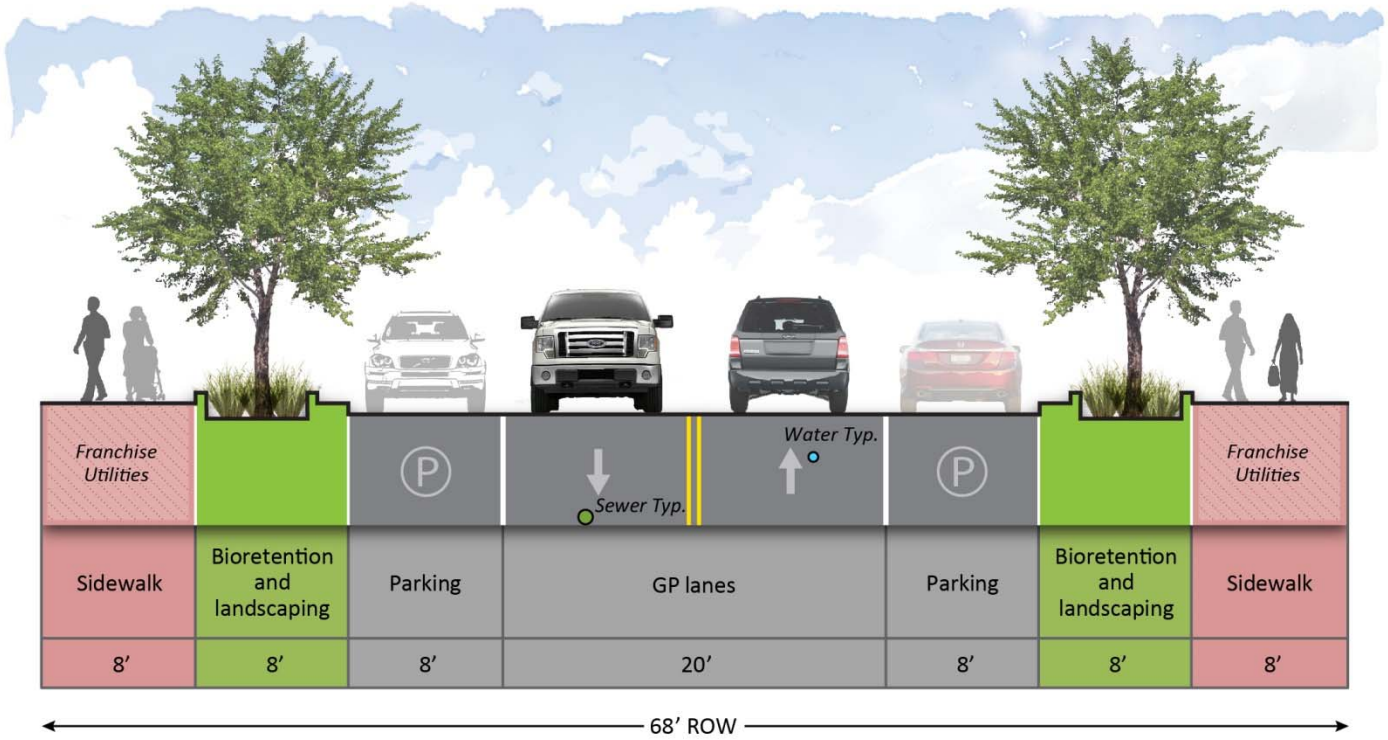


Figure 4. Type II Connector Street Standard Section

Standard Section Notes

1. Based on connector arterial and local access street standards found in RZC Appendix 2.
2. Water & sewer services shown in standard locations for streets 34 feet wide or wider per City of Redmond Design Requirements for Water and Wastewater System Extensions

Variations from the Standard

The Type II Street sections are all shown as connector streets in the 5% design. There are no Type II streets that vary from the standard. When Type II streets are constructed there may be some locations that are more appropriate for the local street standard. Type II streets that are to be constructed using the local street standard or that deviate from the connector or local street standards will be determined in conjunction with development. Five percent level design plans showing the street network in the Marymoor Subarea are contained in Appendix 3.

Type II Street Typical Block Plan (Connector Street)

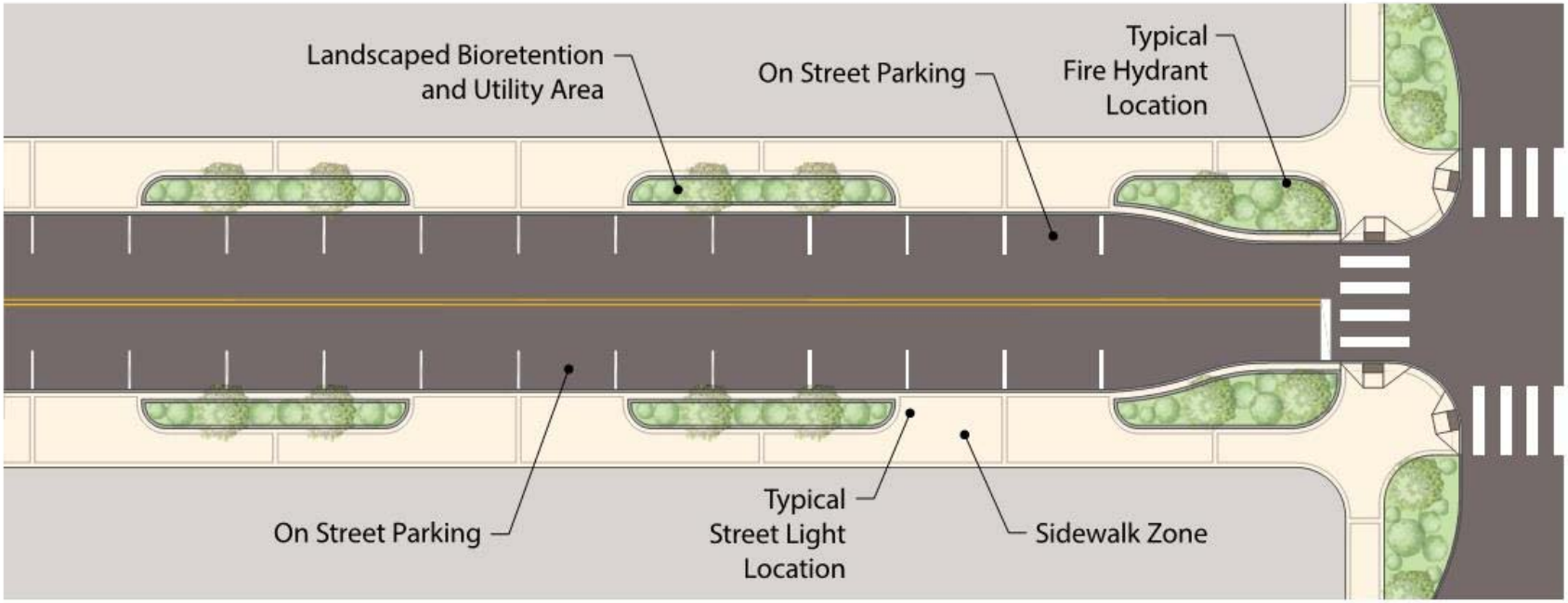


Figure 5. Type II Street Typical Block Plan (Connector Street)

TYPE III STREETS

Type III Street Description

Type III streets are “woonerf”-like streets. “Woonerf” is a Dutch term that describes a circulation facility that can serve a number of different functions usually with narrower space requirements. Type III streets contain a 40-foot shared space intended principally for local non-motorized uses and limited underground utilities. The surface and subsurface are configured to accommodate shared vehicle and pedestrian space, an ADA-compliant walk route, emergency access, loading/unloading areas that do not impede emergency access, stormwater management, water and wastewater pipes (if necessary), dry utilities (if necessary), lighting, and hydrants (if necessary). Stormwater is managed using a variety of bioretention treatments located in 8-foot-wide and variable length bioretention areas. Type III streets can provide access for vehicles and pedestrians and can function like an alley for service, delivery, and parking access, or like a plaza primarily used for pedestrian activity. Many Type III streets provide direct connections to the Marymoor Park perimeter trails.

Type III Street Standard Section

There is no standard section defined for the Type III street; each section will be designed according to its unique context in order to facilitate placemaking and experiences unique to that specific Type III street. Street elements will be designed to create the envisioned shared space environment. Type III streets should avoid three linear strips of space (car, bioretention, pedestrian) and may see traditional surface elements rearranged, such as a fountain in the middle of the shared space with the vehicle path chicaning around it. A hypothetical block plan for Type III streets is shown in Figure 18, and a hypothetical section is shown in Figure 19. The specific design details will be determined in conjunction with future redevelopment. The 40-foot standard may be reduced on a site-specific basis, at the discretion of the City, if an applicant demonstrates that all necessary elements can be accommodated in less than 40 feet.

Type III Street Hypothetical Block Plan

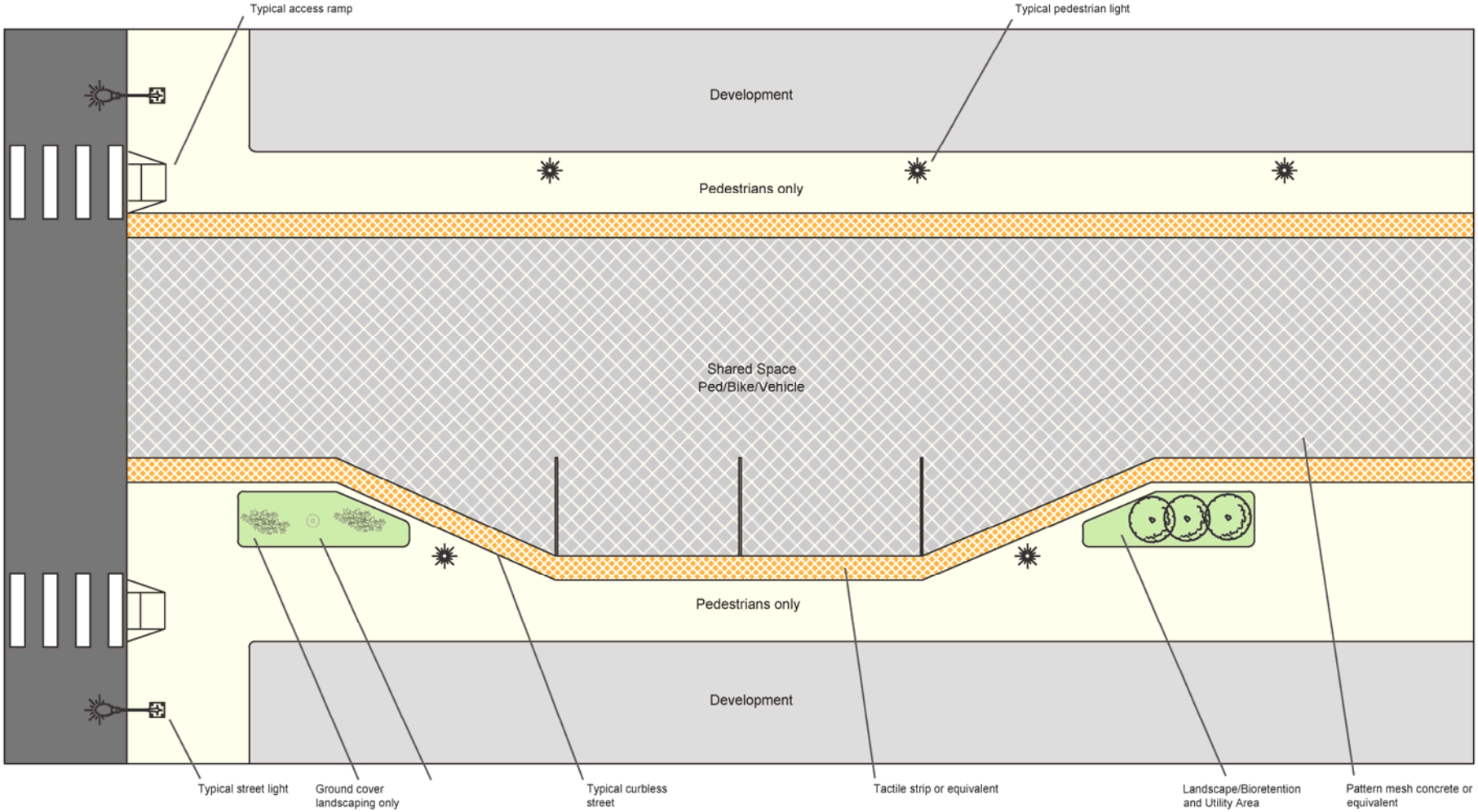


Figure 6. Type III Street Hypothetical Block Plan

Type III Street Hypothetical Street Sections

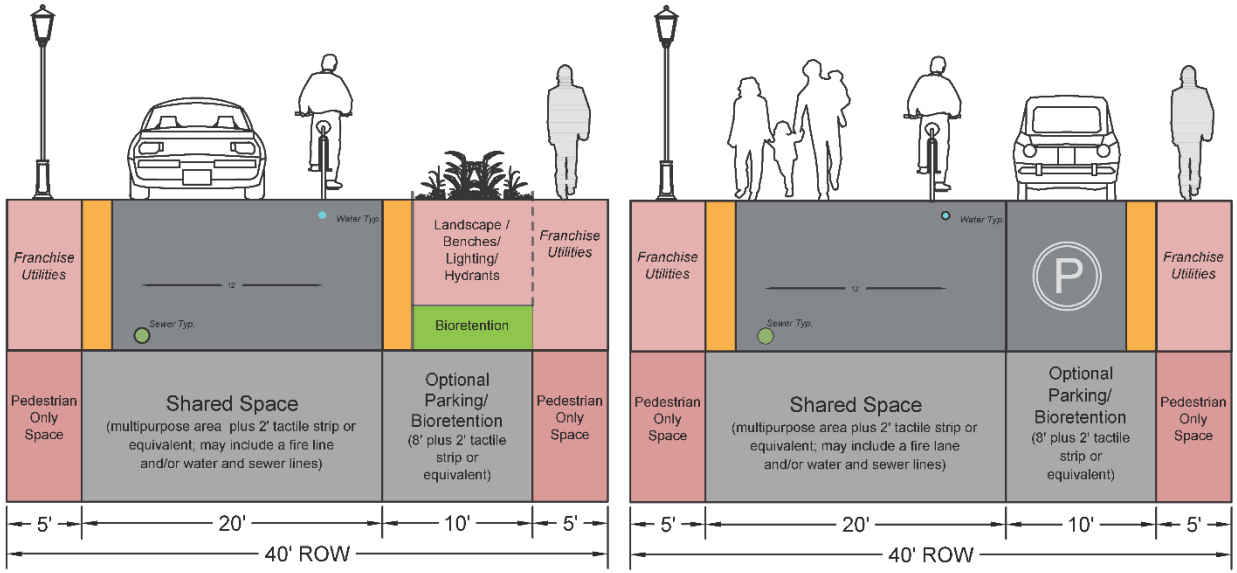


Figure 19. Type III Street Hypothetical Street Sections

MULTI-PURPOSE TRAILS

Multi-Purpose Trails Description

New multi-purpose trails are provided at the perimeter of the Marymoor Subarea to facilitate non-motorized access to Marymoor Park, the East Lake Sammamish Trail, the Southeast Redmond light rail station, and other regional trail facilities. Trail alignments shown in this report are conceptual and may change considerably as preliminary and final designs are prepared for the Sound Transit light rail station and parking garage and for NE 70th Street including the roundabout at 176th Avenue NE.

Standard trail sections for perimeter trails are per the 2009 King County Regional Trails System Draft Development Guidelines. The Marymoor Subarea utilizes a variation on the King County RTS Section 2 and RTS Section 3 standard trail cross sections as described in the notes for each trail section type. The RTS Section 2 standard trail (see Figure 20) extends to the north and east from the intersection of the north/south and east/west trending perimeter trail segments. It provides connections to the SE Redmond light rail station and East Lake Sammamish Trail. The RTS Section 3 standard trail (see Figure 21) extends east from this same intersection of the two perimeter trail segments to the west edge of the planned Marymoor Park Apartments development site. It then turns south connecting to the Marymoor Central Connector trail (see Figure 13). For perimeter trails the shy distance for signs could be reduced or eliminated in certain areas through further design. The goal is to only take that space where necessary, such as at decision points (trail intersections).

The standard trail section for non-perimeter trails is per the City's regional trail standard as shown in Figure 22. This trail section allows for flexibility in providing a paved and soft surface trail or just a paved trail, but provides a minimum of 22 feet for a regional trail with shoulders and clear zones. Stormwater associated with multi-purpose trails will be infiltrated, possibly in the shoulder areas.

RTS Section 2 Standard

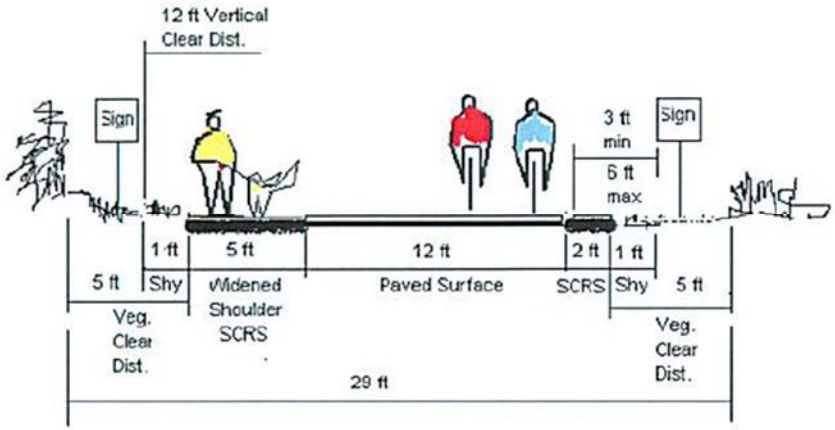


Figure 20. RTS Section 2 Standard

RTS Section 2 Notes

1. Multi-purpose trails are assumed to be outside the Marymoor Park boundary pending future discussions with King County.
2. Non-motorized connections to Marymoor Park assumed to be built by King County.
3. Section will have a 14 foot concrete surface with signature design treatment.
4. 6-foot adjacent soft-surface path on park side (where adjacent to park).
5. All shoulders not adjacent to park are hard surface.

RTS Section 3 Standard

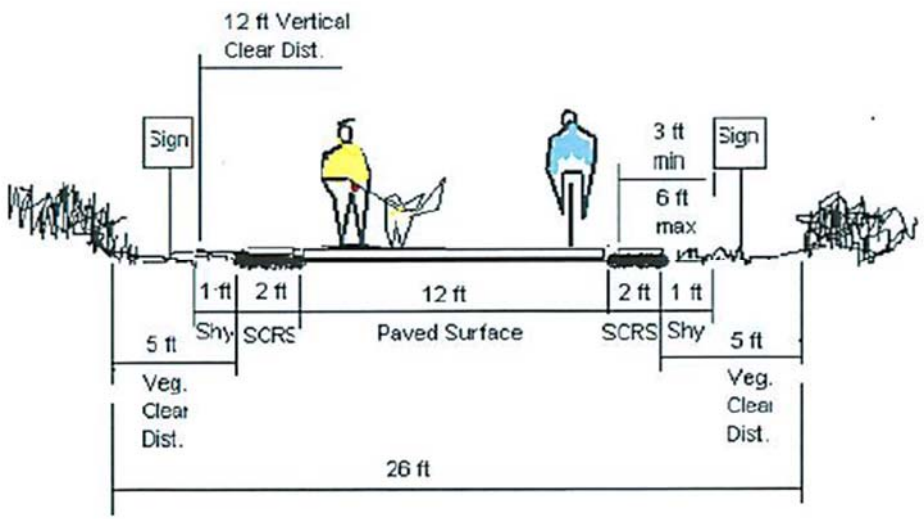


Figure 7. RTS Section 3 Standard

RTS Section 3 Notes

1. Multi-purpose trails are assumed to be outside the Marymoor Park boundary pending future discussions with King County.
2. Non-motorized connections to Marymoor Park assumed to be built by King County.
3. Section will have a 12-foot asphalt paved surface with hard surface shoulders.

City Regional Trail Standard

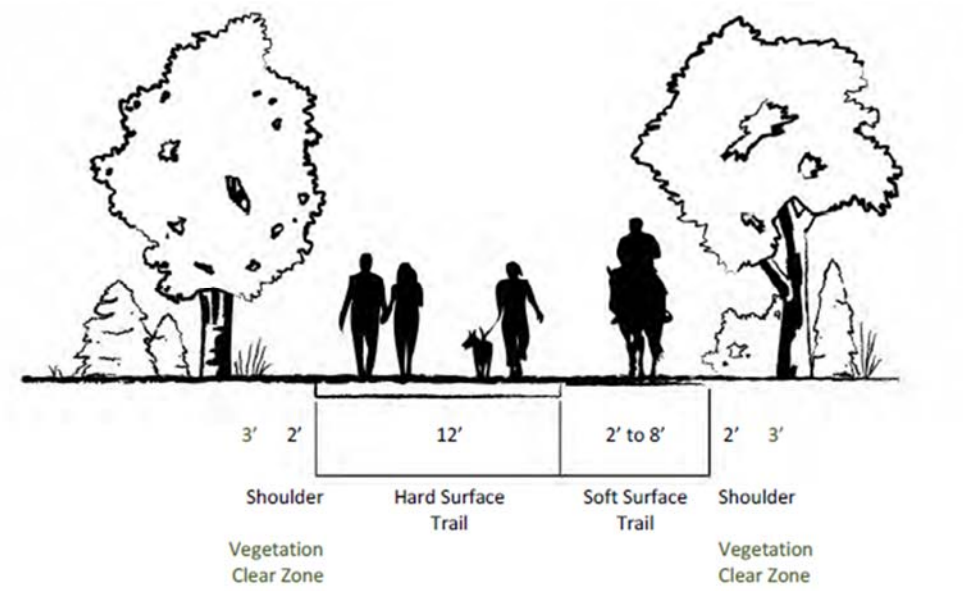


Figure 22. City Regional Trail Standard

Variations from the Standard

The RTS Section 2 Trail varies from the standard as noted in items 4 and 5 in the RTS Section 2 Trail notes listed above (all trail shoulders to be hard surface except the shoulder on the park side of the trail immediately adjacent to Marymoor Park). The RTS Section 3 Trail varies from the standard as noted in item 3 in the RTS Section 3 Trail notes listed above (trail shoulders to be hard surface versus soft). Variations from the City Regional Trail standard are to be determined during future phases of design.