

CITY OF REDMOND  
ORDINANCE NO. 2540

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE TO ESTABLISH 20C.70.35 OVERLAKE NEIGHBORHOOD RESIDENTIAL AREA REGULATIONS; TO AMEND 20C.30.52 COTTAGE HOUSING DEVELOPMENTS; TO AMEND 20C.30.70 MULTIPLEX HOUSING; TO AMEND 20C.45.60 REFERENCES TO OTHER RCDG CHAPTERS THAT CONTAIN REQUIREMENTS APPLICABLE TO OVERLAKE; TO AMEND 20D.30.10 AFFORDABLE HOUSING; AND TO AMEND 20D.42 DESIGN STANDARDS FOR PUBLIC VIEW CORRIDORS AND GATEWAYS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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

WHEREAS, on April 15, 2008, the City Council recognized a three-member Citizen Advisory Committee for purposes of advising on updates to the Redmond Comprehensive Plan and Community Development Guide regarding the Overlake Neighborhood Residential Area; and

WHEREAS, through Ordinance No. 2534 effective July 17, 2010, the City Council set the content of Redmond's 2010 Annual Comprehensive Plan Amendment Package, which includes the proposed amendments; and

WHEREAS, state agencies received 60-day notice of the proposed amendments to the Redmond Comprehensive Plan and Community Development Guide on May 7, 2010; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on May 12, 2010; and

WHEREAS, on June 9, 2010, the Planning Commission conducted a public hearing and study sessions on May 19, 2010, June 9, 2010, June 16, 2010, and July 14, 2010, to receive public comment regarding the proposed amendments to the Overlake Neighborhood Residential Area Plan; and

WHEREAS, the City Council held public meetings on July 20, 2010, and July 27, 2010, to review the recommended amendments; and

WHEREAS, the City of Redmond desires to amend the Community Development Guide as it pertains to the Overlake Neighborhood Residential Area to provide timely updates related to Overlake Neighborhood character, open space and landscaping, residential design standards, cottage housing regulations, multiplex housing regulations, affordable housing regulations, and design standards for public view corridors and gateways.

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

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

Section 2. Amendment of the Redmond Community Development Guide to Adopt Overlake Neighborhood Residential Area Regulations. The text of the Redmond Community Development Guide is amended to adopt 20C.70.35 Overlake Neighborhood Residential Area Regulations, as well as associated amendments to 20C.30.52 Cottage Housing Developments Regulations, 20C.30.70 Multiplex Housing Regulations, 20C.45.60 References to other RCDG Chapters that Contain Requirements Applicable to Overlake, 20D.30.10 Affordable Housing Regulations; and 20D.42 Design Standards for Public View Corridors and Gateways Regulations, as shown in Exhibit 1 incorporated herein by this reference as if set forth in full to this ordinance.

Section 3. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 4.      Effective Date.      This ordinance shall take effect five (5) days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Redmond City Council this 17th day of August, 2010.

CITY OF REDMOND

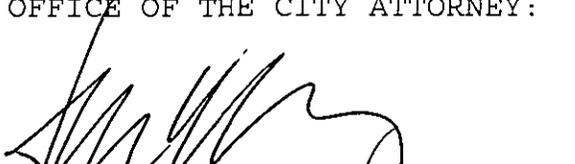
  
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JOHN MARCHIONE, MAYOR

ATTEST:

  
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MICHELLE M. MCGEHEE, CMC, <sup>Deputy, for</sup> CITY CLERK

(SEAL)

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

  
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JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:      August 11, 2010  
PASSED BY THE CITY COUNCIL:      August 17, 2010  
SIGNED BY THE MAYOR:              August 17, 2010  
PUBLISHED:                              August 23, 2010  
EFFECTIVE DATE:                        August 28, 2010  
ORDINANCE NO. 2540

ADOPTED 6-0: Allen, Carson, Margeson, Myers, Stilin and Vache; Excused: Cole

Amendment to Redmond Community Development Guide  
20C.70.35 Overlake Neighborhood Regulations

August 17, 2010

**NEW SECTION: 20C.70.35 Overlake Neighborhood Residential Area Regulations.**

**20C.70.27-010 Purpose.**

The Overlake Neighborhood Plan, as described in the Urban Centers Element of the Comprehensive Plan, includes goals and policies to implement the neighborhood's vision. Regulations in this chapter of the Redmond Community Development Guide are established to implement the goals and policies described in the neighborhood plan. The regulations are designed to accommodate growth in the Overlake Neighborhood that is consistent with the City's Comprehensive Plan policies while promoting the desired characteristics for the neighborhood.

**20C.70.27-030 Residential Architectural, Site and Landscape Design: General Provisions.**

- (1) Purpose. The purpose of this section is to establish residential design standards for building, site, and landscape design in the Overlake Neighborhood Residential Area and to guide preparation and review of all applicable development applications. These design standards are intended to assist development applicants in adhering to the desired form of community design in the neighborhood as expressed by goals, policies, and regulations of the Redmond Community Development Guide, which includes the Comprehensive Plan. The purpose of the design guidelines is to:
- (a) Assist applicants and decision makers reviewing development applications.
  - (d) Comply with RCDG 20D.40.10-010, Design Standards – Purpose and Intent.
- (2) Applicability.
- (a) The neighborhood residential design standards apply to applications for new attached or detached single-family development (see Overlake Neighborhood Residential Area Map at the end of this section).
  - (b) All applications for residential development after the effective date of the Overlake Neighborhood Plan update which result in a building permit for construction of a new single-family attached or detached dwelling unit unless otherwise exempted by this chapter, shall comply with the intent statements and design criteria as provided in this section and RCDG 20D.40.10-020(2)(d), (e), and (f), compliance with the design standards. Dwellings built prior to adoption of these regulations are not considered nonconforming dwellings.

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(3) Administration.

- (a) Review Process. Building permit applications requiring design review approval shall be processed in accordance with RCDG Title 20F, Administration and Procedures.
- (b) Administrative Approval. The Code Administrator shall decide compliance with the design standards. The Code Administrator may, at his or her option, consult the Design Review Board regarding matters concerning compliance with the design standards. In no instance shall the Design Review Board act as an appellate body.
- (c) Approval Timing. Compliance with the design standards shall be decided prior to issuance of applicable building permits.

(4) References. The following RCDG divisions also contain residential regulations specific to the Overlake Neighborhood Residential Area:

- (a) Backyard Homes 20C.30.43.
- (b) Cottage Housing Developments 20C.30.52.
- (c) Multiplex Housing 20C.30.70.

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**AMENDED SECTION: 20C.30.52 Cottage Housing Developments.**

**20C.30.52-020 Applicability.**

Cottage housing developments are allowed in all residential areas of the City designated Single-Family Urban in the Willows/Rose Hill Neighborhood, Grass Lawn Neighborhood, North Redmond Neighborhood, Education Hill Neighborhood, Overlake Neighborhood Residential Area, and other areas when permitted through a neighborhood plan. See RCDG 20C.30.52-060, Supplemental Neighborhood Requirements: Willows/Rose Hill, for cottage development standards specific to the Willows/Rose Hill Neighborhood and RCDG 20C.30.52-065, Supplemental Neighborhood Requirements: North Redmond, for cottage development standards specific to the North Redmond Neighborhood, and RCDG 20C.30.52-070, Supplemental Neighborhood Requirements: Education Hill, for cottage development standards specific to the Education Hill Neighborhood. (Ord. 2356; Ord. 2331; Ord. 2308; Ord. 2249; Ord. 2126)

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All other language in this section remains the same.

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**20C.30.70 Multiplex Housing.**

**REPEALED SECTION 20C.30.70-040 Supplemental Requirements for the Overlake Neighborhood.**

~~(1) Purpose. The Redmond Comprehensive Plan provides that neighborhood plans should decide whether duplexes, triplexes, and fourplexes should be allowed in residential neighborhoods designated Low-Moderate Density Residential. The Low-Moderate Density Residential designation is a residential comprehensive plan designation that allows densities of four to six housing units per acre. Through the Overlake Neighborhood Plan, the neighborhood decided to allow duplexes on individual lots after a public hearing, provided certain criteria and conditions are met. Triplexes and fourplexes are also allowed, but only on individual lots after certain conditions are met. This section contains these conditions.~~

~~(2) Duplexes. Within R-4, R-5, and R-6 zones in the Overlake Neighborhood, the Hearing Examiner may approve applications for duplexes if the applicant shows by the preponderance of the evidence that all of the following requirements are met:~~

~~(a) The density shall not exceed the following:~~

Zone	Maximum Number of Housing Units Per Acre {excluding the density bonus in RCDG 20C.30.70-030(4).}
R-4	6 housing units per gross acre.
R-5	7.5 housing units per acre (shall not be rounded up to 8).
R-6	9 housing units per acre.

~~(b) The average minimum lot size shall comply with RCDG 20C.30.70-030(1), Multiplex Housing Requirements.~~

~~(c) The design requirements of RCDG 20C.30.70-030(3), Multiplex Housing Requirements, shall be met. However, a chimney form is encouraged but not required if the design otherwise has the appearance of a residence. The design of the duplex shall also be consistent with the desirable character of the neighborhood.~~

~~(d) The decision on whether to allow the duplex shall be made through the Type III process. In this process, the Hearing Examiner decides the application after an open record public hearing. Testimony on the proposed design shall be allowed at the public hearing and the Hearing Examiner shall decide if the design requirements are met.~~

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(e) ~~This subsection shall only apply to duplexes not located on a lot created through a long subdivision or binding site plan approved after the adoption of Ordinance 1901 and designated for a duplex. For such duplex applications, the Hearing Examiner shall consider whether the off-street parking spaces required or proposed for the development will adequately accommodate its parking demands. If it would be unsafe to park on the street adjacent to the duplex, the Hearing Examiner shall require as many off-street parking spaces as are necessary to accommodate the duplex's parking demands on-site without off-street parking.~~

(f) ~~As part of the review of the application, the Hearing Examiner shall decide whether the requirements of this subsection are met, including the design requirement. Testimony on the design shall be allowed at the public hearing.~~

(3) ~~Triplexes and Fourplexes. Within R-4, R-5, and R-6 zones in the Overlake Neighborhood, the Hearing Examiner may approve applications for triplexes or fourplexes if the applicant shows by the preponderance of the evidence that all of the following requirements are met:~~

(a) ~~The density shall not exceed the following:~~

Zone	Maximum Number of Housing Units Per Acre (excluding the density bonus in RCDG 20C.30.70-030(4).)
R-4	6 housing units per gross acre.
R-5	7.5 housing units per acre (shall not be rounded up to 8).
R-6	9 housing units per acre.

(b) ~~The average minimum lot size shall comply with RCDG 20C.30.70.030(1), Multiplex Housing Requirements.~~

(c) ~~The triplex or fourplex is on a lot in long subdivision or binding site plan approved after the adoption of Ordinance 1901 and designated for such units.~~

(d) ~~The design requirements of with RCDG 20C.30.70.030(3), Multiplex Housing Requirements, shall be met. However, a chimney form is encouraged but not required if the design otherwise has the appearance of a residence. The design of the triplex or fourplex shall also be consistent with the desirable character of the neighborhood.~~

(e) ~~The decision on whether to allow the triplex or fourplex shall be made through the Type III process. In this process, the Hearing Examiner decides the application after an open record public hearing. Testimony on the proposed design shall be allowed at the public hearing and the Hearing Examiner shall decide if the design requirements are met.~~

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~~(4) Density Bonus. This bonus shall not apply to duplexes unless the duplex is located on a lot created through a long subdivision or binding site plan approved after the adoption of Ordinance 1901 and designated for a duplex. The density bonus in RCDG 20C.70.030(4), Multiplex Housing, shall apply to triplexes and fourplexes allowed by this section. (Ord. 2385; Ord. 2027. Formerly 20C.70.35.030)~~

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**AMENDED SECTION: 20C.45.60 References to Other RCDG Chapters That Contain Requirements Applicable to Overlake.**

- 20C.70.35, Overlake Neighborhood Residential Area Regulations.
- 20D.30, Affordable Housing.
- 20D.40, Design Standards.
- 20D.90, Exterior Lighting Requirements.
- 20D.95, Limitations on External Effects of Uses (Performance Standards).
- 20D.120, Outdoor Storage and Service Areas.
- 20D.130, Parking Standards.
- 20D.230, Transition Overlay Areas. (Ord. 2385; Ord. 2383)

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**AMENDED SECTION: 20D.30.10 Affordable Housing.**

**20D.30.10-020 General.**

This section applies to: (1) all new senior housing developments and congregate care senior dwelling units, not including nursing homes; (2) all new dwelling units within the Downtown and Overlake Neighborhoods and all new multi-family dwelling units within the Overlake Neighborhood; and (3) all new single-family attached and detached dwelling units within the Willows/Rose Hill, Grass Lawn, North Redmond and Education Hill Neighborhoods. In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.

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**AMENDED: 20D.42 Design Standards for Public View Corridors and Gateways\* to Establish New 20D.40.50-150**

**20D.42.50 Identification of Citywide Public View Corridors.**

- 20D.42.50-010 View 1, Territorial View of the Sammamish Valley from Redmond-Woodinville Road Looking Northwest.
- 20D.42.50-020 View 2, Territorial View of the Sammamish Valley Along NE 116th Road.
- 20D.42.50-030 View 3, Territorial View of the Sammamish Valley Along Willows Road.
- 20D.42.50-040 View 4, Puget Power Trail to Sammamish Valley.
- 20D.42.50-050 View 5, Reservoir Park.
- 20D.42.50-060 View 6, Downtown and Sammamish Valley from 148th Avenue NE.
- 20D.42.50-070 View 7, Views Along the SR 520 Corridor.
- 20D.42.50-080 View 8, Cascade Range from Section of 148th Avenue NE Along Microsoft Lakeridge.
- 20D.42.50-090 View 9, Cascade View Park and NE 40th Street.
- 20D.42.50-100 View 10, NE 24th Street and Viewpoint Open Space Park.
- 20D.42.50-110 View 11, Lake Sammamish Along Idylwood Park.
- 20D.42.50-120 View 12, Bear/Evans Creek Valley/Cascade Range from NE 80th Street and 172nd Avenue NE.
- 20D.42.50-130 View 13, Bear/Evans Creek Valley.
- 20D.42.50-140 View 14, Cascade Range from 172nd Avenue NE Trail.
- 20D.42.50-150 View 15, Cascade Range from Westside Neighborhood Park and from NE 57<sup>th</sup> Street.

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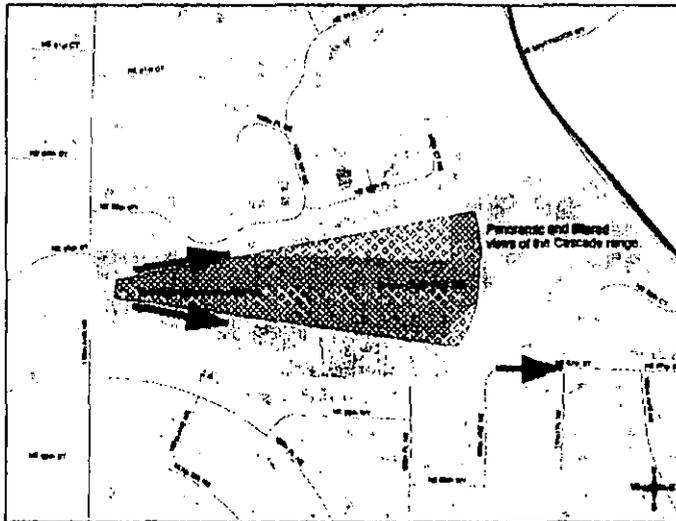
**NEW SECTION: 20D.42.50-150 View 15, Cascade Range from Westside Neighborhood Park and from NE 57<sup>th</sup> Street.**

- (1) Description of View to Be Protected. A panoramic view of the Cascade Range can be seen from several locations within Westside Neighborhood Park as well as from NE 57<sup>th</sup> Street, east of 156<sup>th</sup> Avenue NE. The winter view is more open because the foliage is deciduous. However, existing trees locations and the easterly, downward slope of the park support mountain views. In particular, the most western portion of the park provides the most viewing opportunities.
- (2) Ensure that any structures built in this public view corridor allow views out over or through them. Fences are strongly discouraged. Fences, if constructed, shall be sighted to minimize view obstruction and shall be designed and constructed of non-sight-obstructing materials that allow views through them. As needed or required, replacement of

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existing vegetation should occur using similar or site appropriate species located in similar manner to maintain staggered viewing opportunities. Any additional landscaping shall be Type III or IV plant materials



View 15: Views of Cascade Range from Westside Neighborhood Park and NE 57th Street