

RZC Chapter Repeals (Exhibit 1)

This package of code updates includes several chapter repeals as part of the restructuring of the code. Much of the use-related regulations are moved to 21.04, etc. The chapter repeals are:

- 21.06 Urban Recreation (moved to 21.15)
 - 21.18 Adult Entertainment Facilities (moved to 21.04.2030)
 - 21.26 Hazardous Liquid Pipelines (moved to 21.04.2150)
 - 21.38 Outdoor Storage and Retail Display (moved to 21.04.2200)
 - 21.41 Cannabis-Related Uses Revised (moved to 21.04.2070)
 - 21.42 Public View Corridors and Gateways (moved to 21.05.700)
 - 21.46 Temporary Uses (moved to 21.04.4000)
 - 21.50 Transition Overlay Areas (moved to 21.05.600)
 - 21.56 Wireless Communication Facilities (moved to 21.04.2230)
 - 21.60 Citywide Design Standards and Guidelines (moved to 21.58)
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Chapter 21.06 URBAN RECREATION [REPEAL IN ENTIRETY]

Sections:

- 21.06.010 Urban Recreation Zone. [Repealed]
- 21.06.020 Allowed Uses. [Repealed]
- 21.06.030 Accessory Uses. [Repealed]
- 21.06.040 Site Development Requirements. [Repealed]
- 21.06.050 Location of Structures. [Repealed]
- 21.06.060 Special Use Standards for Recreational Uses. [Repealed]
- 21.06.070 Agricultural Practices Notice. [Repealed]

Chapter 21.18 ADULT ENTERTAINMENT FACILITIES [REPEAL IN ENTIRETY]

Sections:

- 21.18.010 Purpose. [Repealed]
- 21.18.020 Separation Requirements. [Repealed]
- 21.18.030 Measurement. [Repealed]
- 21.18.040 Waiver of Separation Requirements. [Repealed]
- 21.18.050 Nonconforming Adult Entertainment Facility. [Repealed]

Chapter 21.26 HAZARDOUS LIQUID PIPELINES [REPEAL IN ENTIRETY]

Sections:

- 21.26.010 Purpose. [Repealed]
- 21.26.020 Applicability. [Repealed]
- 21.26.030 Development Application Submittal Requirements. [Repealed]
- 21.26.040 Setback Requirements. [Repealed]
- 21.26.050 Requirements for Land Use Compatibility. [Repealed]

Chapter 21.38 OUTDOOR STORAGE AND RETAIL DISPLAY [REPEAL IN ENTIRETY]

Sections:

- 21.38.010 Outdoor Storage and Retail Display. [Repealed]
- 21.38.020 Repealed.
- 21.38.030 Pet Waste Stations. [Repealed]

Chapter 21.41 CANNABIS-RELATED USES [REPEAL IN ENTIRETY]

Sections:

- 21.41.010 Relationship to Federal Law. [Repealed]
- 21.41.020 Collective Gardens. [Repealed]
- 21.41.030 State License. [Repealed]
- 21.41.040 Location; Buffers. [Repealed]
- 21.41.050 Structural Requirements. [Repealed]

Chapter 21.42 PUBLIC VIEW CORRIDORS AND GATEWAYS [REPEAL IN ENTIRETY]

Sections:

- 21.42.010 Purpose. [Repealed]
- 21.42.020 Scope and Implementation. [Repealed]
- 21.42.030 Administration. [Repealed]
- 21.42.040 Gateways Design. [Repealed]
- 21.42.050 Unidentified Public Views. [Repealed]
- 21.42.060 Identification of Citywide Public View Corridors. [Repealed]

Chapter 21.46 TEMPORARY USES [REPEAL IN ENTIRETY]

Sections:

- 21.46.010 Purpose. [Repealed]
- 21.46.020 Applicability. [Repealed]
- 21.46.030 Exemptions. [Repealed]
- 21.46.040 Temporary Use Permit Duration and Administration. [Repealed]
- 21.46.050 Temporary Encampments. [Repealed]
- 21.46.060 Emergency Shelter. [Repealed]
- 21.46.070 Decision Criteria. [Repealed]

Chapter 21.50 TRANSITION OVERLAY AREAS [REPEAL IN ENTIRETY]

Sections:

- 21.50.010 Purpose. [Repealed]
- 21.50.020 Transition Overlay Areas. [Repealed]
- 21.50.030 Use, Operations, and Development Standards in a Transition Overlay. [Repealed]
- 21.50.040 Southeast Redmond Noise Overlay Requirements. [Repealed]

Chapter 21.56 WIRELESS COMMUNICATION FACILITIES [REPEAL IN ENTIRETY]

Sections:

- 21.56.010 Purpose. [Repealed]
- 21.56.020 Applicability Permits and Exemptions. [Repealed]
- 21.56.021 Temporary Wireless Communication Facilities. [Repealed]
- 21.56.030 General Siting Criteria. [Repealed]
- 21.56.040 General Development Standards. [Repealed]
- 21.56.050 Design Standards for Wireless Communication Facilities. [Repealed]
- 21.56.060 Special Exceptions. [Repealed]
- 21.56.070 Technical Evaluation. [Repealed]
- 21.56.080 Cessation of Use. [Repealed]

Chapter 21.60 CITYWIDE DESIGN STANDARDS AND GUIDELINES [REPEAL IN ENTIRETY]

Sections:

- 21.60.010 Purpose. [Repealed]
- 21.60.020 Context, Circulation, and Connections. [Repealed]
- 21.60.030 Community Space. [Repealed]
- 21.60.040 Design Concepts. [Repealed]

Redmond 2050: To implement the new zoning districts, zoning district consolidations, updated and new allowed uses.

DRAFT DATE: 05/14/25 – for adoption

Exhibit 2: Chapter 21.04

LAND USES AND GENERAL PROVISIONS

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21.04.0010. 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:

- **Conservation Open Space (COS)**
 - Urban Recreation zone - UR
 - Semi-Rural zone - RA-5
 - Neighborhood Residential – NR
 - Neighborhood Multifamily – NMF
 - **Neighborhood Mixed-Use – NMU**
 - **Corridor Mixed-Use – CMU**
 - **Urban Mixed-Use - UMU**
 - ~~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 3 –~~ **Marymoor Core (MMC), Marymoor Edge (MME), Marymoor Manufacturing (MMM)** ~~MDD1, MDD2, MDD3, MDD4, MDD5~~
 - ~~Northeast Design District – NDD1, NDD2, NDD3~~
 - ~~Northwest Design District – NWDD~~
 - ~~Downtown Mixed-Use (DT) zones –~~ **Downtown Core (DTC), Downtown Edge (DTE), 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 –~~ Overlake Village (OV) Overlake Business and Advanced Technology (OBAT), Overlake Urban Multifamily (OUMF)
-

B. Interpretation and Application

1. How Terms Are Defined

For the purpose of Title 21, certain terms, phrases, words and their derivatives shall have the meanings set forth in this title. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986 and as subsequently amended, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

2. Conflict with Other Code Sections

In the event of a conflict between provisions within this ordinance, the provision imposing the greater restriction shall control, unless otherwise provided.

3. General Interpretation & Application Rules

In the interpretation and application of this title, the provisions set out shall be held to be minimum requirements. It is not intended by this title to repeal, abrogate, annul or in any way impair or interfere with any other provisions of law or ordinance or any regulations or permits adopted or issued pursuant to law.

21.04.0020. Zoning Map.

A. Establishment of Zoning Map. The designation, location and boundaries of the zones established by RZC 21.04.010.A.2 are as shown and depicted on the Zoning Map(s) of the City, which shall be maintained as such and which are hereby incorporated by reference in this section and maintained electronically in the City's geographic information system and displayed on the City's website and other locations on the City's web site. Zoning for all land within the City of Redmond is established as shown on the Official Zoning Map.






B. Zoning Map Interpretation. Where uncertainty exists as to the location of any boundaries of the zones as shown in the Official Zoning Map, the following rules shall apply:

1. Where boundaries are indicated as following approximately the centerline of the streets, alleys, highways, railroads or watercourses, the actual centerlines shall be considered the boundaries;
 2. Where boundaries are indicated as following approximate lot lines and are map scaled at not more than 20 feet from the lines, the actual lot lines shall be considered the boundaries;
 3. Where the land is not subdivided or where a zone boundary divides a lot, the boundary shall be determined by map scaling unless the actual dimensions are noted on the map;
 4. Where boundaries are indicated as following lines of ordinary high water, government or meander line, the lines shall be considered to be the actual boundaries, and, if they should change, the boundaries shall be considered to move with them;
 5. Where a public right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property that it merges with;
-

Zoning Map






Effective 06/28/2025 (Ord. XXXX)

Key Map Elements

-  Light Rail Station
-  Light Rail
-  City Limit
-  Center
-  Potential Annexation Areas

Zoning Districts




RZC 21.08 Neighborhood and Mixed-Use Zones

-  Neighborhood Residential (NR)
-  Neighborhood Multifamily (NMF)
-  Neighborhood Mixed-Use (NMU)
-  Corridor Mixed-Use (CMU)
-  Urban Mixed-Use (UMU)




RZC 21.10 Downtown Zones

-  Downtown Edge (DE)
-  Downtown Core (DC)
-  Town Center (TWNC)




RZC 21.12 Overlake Zones

-  Overlake Business and Advanced Technology (OBAT)
-  Overlake Urban Multifamily (OUMF)
-  Overlake Village (OV)




RZC 21.13 Marymoor Zones

-  Marymoor Edge (ME)
-  Marymoor Core (MC)
-  Marymoor Manufacturing (MM)

RZC 21.14 Commercial Zones

-  Business Park (BP)
-  Manufacturing Park (MP)
-  Industrial (I)

RZC 21.15 Conservation and Recreation Zones

-  Urban Recreation (UR)
-  Semirural Residential (RA-5)
-  Conservation Open Space (COS)

Notice

This map is a general representation. The City of Redmond does not warrant precise boundaries. Maps may not fully reflect the most recent policy updates. Please consult with Planning and Community Development for zoning verification or specific zoning questions.

Learn More

For information on Redmond's zoning regulations, go to:
[Redmond.gov/ZoningCode](https://redmond.gov/ZoningCode).

Visit interactive maps at:
[Redmond.gov/Maps](https://redmond.gov/Maps).

6. Where an area with one owner is divided into more than one zone, each portion of the property shall have the zone designation indicated, unless subsection B.2 applies.

7. Where a single parcel is split between two zones and a portion of the parcel is zoned NR and contains critical areas, the outermost boundary of the critical area buffer shall be considered the boundary between the two zones.

C. Overlay Zones and special districts. Overlay zones impose restrictions on a specific geographic area within an existing zone; special districts (see RZC 21.05) may apply any combination of restrictions, allowances, and incentive. Property in ~~the~~ these areas remain subject to the restrictions and limitations of the underlying zone and the overlay regulations act to supplement but not replace the regulations of the underlying zone.

D. Concomitant Zoning Agreements and Development Agreements. Concomitant zoning agreements and development agreements impose conditions on the development of specific parcels, such as use restrictions, mitigation measures, and infrastructure requirements. Properties that are subject to concomitant zoning agreements or development agreements are indicated on the Official Zoning Map. Copies of such agreements may be obtained from the Planning Department.

E. Classification of Newly Annexed Territory. All newly annexed territory shall be designated Semi-Rural (RA-5) unless other pre-annexation zoning has been established otherwise zoned. If no pre-annexation zoning is established, RA-5 zoning would remain in effect until RZC 21.04.~~0200020~~, Zoning Map, is amended and the annexed territory is classified in conformance with the Comprehensive Plan. All territory annexed to the City shall become subject to the regulations contained in the RZC.

F. Unclassified Property. All property not classified by RZC 21.04.~~0200020~~, Zoning Map, is designated RA-5 until the Zoning Map is amended in conformance with the Comprehensive Plan.

21.04.0030. Comprehensive Allowed Uses Tables

A. Generally. The use tables show the permitted uses within each zone. Please refer to the table notes for special use requirements or limitations. Additional restrictions and requirements may apply, as shown in the following chapters:

- For Temporary Uses refer to RZC 21.04.0600-21.46 ~~(not included in RZC Chapter 21.04).~~
- For uses in the Shorelines refer to RZC 21.68 ~~(not included in RZC Chapter 21.04).~~
- For uses in the Critical Aquifer Recharge Area ~~(CARA)~~ see RZC 21.64.050.
- For existing non-conforming uses and structures see RZC 21.04.~~3005000~~.

B. Use Permissions. The permissions of use classes are indicated with the following:

- “P” where a use class is permitted;
- “L” where a use class is limited by special regulations;
- “C” where a Conditional Use permit (CUP) is required; and
- “N” where a use class is not permitted.

1. Uses that are not listed below nor within the associated definition of the individual use category or class shall be classified by the Administrator for applicability based on the purpose and intent of the zone within which the use is proposed.

2. Limited (“L”) refers to the use permissions when a use category or class is limited in one or more of the following ways.

- a. A broad use category or class is limited to allow or prohibit one or more specific uses within the category;
- b. Use is limited to a geographic area or specific location;
- c. Special limitations apply such as size limitations, spacing, etc.

C. Interpretation of Comprehensive Allowed Use Charts by the Administrator.

1. Director’s Authority.

In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Administrator shall have the authority to make the final determination. The Administrator shall make the determination according to the characteristics of the operation of the proposed use and based upon the Administrator’s interpretation of the Standard Land Use Coding Manual, the Standard Industrial Classification Manual and the North American Industry Classification System.

2. Conflict.

In the case of a conflict between [RZC 21.64.050, Critical Aquifer Recharge Areas](#) ~~the Zoning districts (contained in RZC 21.06 through RZC 21.14)~~ and the Comprehensive Allowed Use Charts [in 21.04. 0100 and 21.04.0200](#), ~~the Comprehensive Allowed Use Chart contained in RZC Chapter 21.04~~ [RZC 21.64.050](#) shall prevail.

3. Appeal.

An applicant may appeal the final decision of the Administrator pursuant paragraph RZC 21.76.070.D., Administrative Interpretation and the procedures set forth in RZC Article VI.

~~D. Residential Zones.~~

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ⁴⁻²⁻²		
Online Users: Click on District Abbreviation to View Map—>	MDD3	NDD1
Residential		
Detached dwelling unit	P	P
Size-limited dwelling	P	P
Cottage	P	P
Accessory dwelling unit	P	P
Tiny home	P	P

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2,3}		
Online Users: Click on District Abbreviation to View Map→	MDD3	NDD1
Attached dwelling unit	P	P
Stacked flat	P	P
Courtyard apartment	P	P
Manufactured home	P	P
Multifamily structure	P	P
Dormitory	P	N
Residential suite	P	N
Mixed-use residential structure	N	N
Housing services for the elderly	P	P
Adult family home	P	P
Long-term care facility	P	P
Residential care facility	P	P
Retirement residence	P	P
General Sales or Service		
Retail Sales	N	N
Cannabis retail sales	N	N
Business and Service	N	N
Food and Beverage	N	N
Pet and animal sales and service (for veterinary, see Business and Service)	N	N
Hotels, motels, and other accommodation services	N	N
Manufacturing and Wholesale Trade		
Manufacturing and Wholesale trade	N	N
Artisanal Manufacturing, Retail Sales, and Service	N	N
Cannabis processing	N	N
Transportation, Communication, Information, and Utilities		
Automobile Parking Facility	N	N
Rail transportation	N	N
Road, ground passenger, and transit transportation	N	N
Truck and freight transportation services	N	N
Postal services	N	N
Courier and messenger services	N	N
Heliport	N	N
Float plane facility	N	N
Rapid charging station	N	N

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2,3}		
Online Users: Click on District Abbreviation to View Map→	MDD3	NDD1
Battery exchange station	N	N
Communications and Information	N	N
Wireless Communication Facilities	P	P
Local utilities	P	P
Regional utilities	C	C
Solid waste transfer and recycling	N	N
Hazardous waste treatment and storage, incidental	N	N
Hazardous waste treatment and storage, primary	N	N
Water extraction well	N	N
Arts, Entertainment and Recreation		
Arts, entertainment, recreation, and assembly		L
Golf course	N	N
Natural and other recreational parks	L	L
Adult entertainment facilities	N	N
Education, Public Administration, Health Care, and other Institutions		
Educational	N	N
Institutional, Health, and Human Services	N	N
Day care center	N	N
Family day care provider	P	P
Faith-Based and Funerary	N	N
Secure community transition facility	N	N
Construction related business		
Construction related business	N	N
Mining and Extraction Establishments		
Mining and extraction establishment	N	N
Agriculture		
Crop production	N	N
Cannabis production	N	N
Animal production	N	N
Equestrian facility	N	N
Other		
Drive-up stand	—	—
Roadside produce stand	P	P
Water enjoyment use	N	N
Wetland mitigation banking	N	N

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2,3}		
Online Users: Click on District Abbreviation to View Map →	MDD3	NDD1
Piers, docks, and floats	N	N
Water-oriented accessory structure	N	N

Notes:—

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

³ Affordable housing developments are allowed in all land use districts where faith-based uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith-based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.

E. 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	N	N	N	N	N	P	N	N	N
Size-limited dwelling	P	P	N	N	N	N	N	N	N	N	N
Cottage	P	P	N	N	N	N	N	N	N	N	N
Accessory dwelling unit	P	P	N	N	N	N	N	N	N	N	N
Tiny home	N	N	N	N	N	N	N	N	N	N	N
Attached dwelling unit	P	P	N	N	N	N	N	N	N	N	N
Stacked flat	N	N	N	N	N	N	N	N	N	N	N
Courtyard apartment	N	N	N	N	N	N	N	N	N	N	N
Manufactured home	P	P	N	N	N	N	N	N	N	N	N
Multifamily structure	P	P	P	N	N	N	N	P	N	N	N
Dormitory	N	N	N	N	N	N	N	N	N	N	N
Residential suite	N	N	N	N	N	N	N	N	N	N	N
Mixed-use residential structure	P	P	P	P	N	N	N	N	N	N	N
Housing services for the elderly	N	N	N	N	N	N	N	P	N	N	N
Adult family home	P	P	N	N	N	N	N	P	N	N	N
Long-term care facility	N	N	N	N	N	N	N	P	N	N	N
Residential care facility	N	N	N	N	N	N	N	P	N	N	N
Retirement residence	N	N	N	N	N	N	N	P	N	N	N

Online Users: Click on District Abbreviation to View Map—>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
General Sales or Service											
Retail Sales	L	L	L	L/C	L	L	L	N	N	L	L
Cannabis retail sales	N	N	P	P	P	N	P	N	N	N	N
Business and Service	L	L	L	L	L	L	L	L	N	L	L
Food and Beverage	L	L	L	L	P	L/C	L	N	N	P	P
Animal kennel/shelter	N	N	P	N	P	N	N	N	N	P	P
Pet and animal sales and service (for veterinary, see Business and Service)	N	N	P	N	P	N	N	N	N	P	P
Hotels, motels, and other accommodation services	N	N	L	N	N	N	L	N	N	N	N
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade	N	N	N	P	P	P	P	N	N	P	P
Artisanal Manufacturing, Retail Sales, and Service	L	L	P	P	P	P	N	N	N	N	N
Cannabis processing	N	N	N	P	P	P	P	N	N	N	N
Transportation, Communication, Information, and Utilities											
Automobile Parking Facility	N	N	N	P	N	N	N	N	N	N	N
Rail transportation	N	N	N	P	P	P	N	N	N	P	P
Road, ground passenger, and transit transportation	N	N	P	P	P	P	N	N	N	P	P
Truck and freight transportation services	N	N	N	N	P	P	N	N	N	P	P
Towing operators and auto-impoundment yards	N	N	N	N	N	N	N	N	N	N	P
Postal services	N	N	N	N	P	N	N	N	N	P	P
Courier and messenger services	N	N	N	P	N	N	N	N	N	P	N
Heliport	N	N	N	C	C	C	N	N	N	N	C
Float plane facility	N	N	N				N	N	N	N	
Rapid charging station	P	P	P	P	P	P	P	N	N	P	P
Battery exchange station	P	P	P	P	P	P	P	N	N	P	P
Communications and Information	P	P	P	P	P	P	P	N	N	P	P
Wireless Communication Facilities	P	P	P	P	P	P	P	P	N	P	P
Local utilities	P	P	P	P	P	P	N	N	N	P	P/C
Regional utilities	C	C	C	P	P	P	N	N	N	P	P/C

Online Users: Click on District Abbreviation to View Map—>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Solid waste transfer and recycling	N	N	N	N	P	P	N	N	N	P	N
Hazardous waste treatment and storage, incidental	N	N	P	P	P	P	N	N	N	P	N
Hazardous waste treatment and storage, primary	N	N	N	N	E	P	N	N	N	E	N
Water extraction well	N	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment, and Recreation											
Arts, entertainment, recreation, and assembly	E	E	E	E	E	E	N	E	E	P	E
Golf course	N	N	N	N	N	N	N	N	N	P	N
Natural and other recreational park	E	E	E	E	E	E	N	E	E	E	E
Adult entertainment facilities	N	N	N	E	E	E	E	N	N	N	N
Education, Public Administration, Health Care, and other Institutions											
Educational	N	N	N	E	E	N	E	E	N	P	P
Government and Administration	E	E	P	N	N	N	E	N	N	P	P
Institutional, Health and Human Services	N	E	E	E	E	N	N	E	N	P	P
Day care center	N	P	P	P	P	N	P	N	N	P	P
Family day care provider	N	N	N	N	N	N	N	N	N	P	P
Faith-Based and Funerary	N	N	P	N	E/C	N	N	N	N	P/C	P
Secure community transition facility	N	N	N	E	E	E	N	N	N	N	N
Construction-related business											
Construction-related business	N	N	N	P	P	P	N	N	N	P	P
Mining and Extraction Establishments											
Mining and extraction establishment	N	N	N	N	N	E	N	N	N	N	N
Agriculture											
Crop production	N	N	N	N	N	N	N	P	P	P	N
Cannabis production	N	N	N	N	N	N	N	P	N	N	N
Animal production	N	N	N	N	N	N	N	N	N	N	N
Equestrian facility	N	N	N	N	N	N	N	N	N	N	N
Other											
Drive-up stand	P	P	P	P	P	N	N	N	N	P	P
Roadside produce stand	N	N	N	N	N	N	N	N	N	P	N
Kiosk	P	P	P	P	P	N	N	N	N	P	P

Online Users: Click on District Abbreviation to View Map →	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	MDD2, MDD3	MDD4
Vending cart	P	P	P	P	P	N	N	N	N	P	P
Water enjoyment use	P	P	P	P	P	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	P	P	N	N
Piers, docks, and floats	N	N	N	N	N	N	N	N	N	N	N
Water-oriented accessory structure	N	N	N	N	N	N	N	N	N	N	N

Notes:—

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

³ Affordable housing developments are allowed in all land use districts where faith-based uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith-based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.

F. Mixed Use Zones.—

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}						
Online Users: Click on District Abbreviation to View Map →	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	MDD1	MDD2	MDD5	NWDD
Residential						
Detached dwelling unit	N	N	N	N	N	N
Size-limited dwelling	N	N	N	N	N	N
Cottage	N	N	N	N	N	N
Accessory dwelling unit	N	N	N	N	N	N
Tiny home	N	N	N	N	N	N
Attached dwelling unit	N	N	N	N	P	P
Stacked flat	P	P	N	N	P	P
Courtyard apartment	P	P	N	N	P	P
Manufactured home	N	N	N	N	N	N
Multifamily structure	P	P	P	P	P	P
Dormitory	P	P	P	P	P	N
Residential suite	P	P	P	P	N	N
Mixed-use residential structure	P	P	P	P	P	P
Housing services for the elderly	P	P	P	P	P	N
Adult family home	N	N	N	N	N	N
Long-term care facility	P	P	P	P	P	N
Residential care facility	P	P	P	P	P	N

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed-Use Zones ^{1,2,3}						
Online Users: Click on District Abbreviation to View Map→	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	MDD1	MDD2	MDD5	NWDD
Retirement residence	P	P	P	P	P	N
General Sales or Service						
Retail Sales	L	L	L	L	L	N
Cannabis retail sales	P	N	N	N	N	N
Business and Service	P	P	P	P	P/C	L
Food and Beverage	P	P	P	P	P	L
Pet and animal sales and service (for veterinary, see Business and Service)	P	P	P	P	P	N
Hotels, motels, and other accommodation services	P	N	P	P	P	N
Manufacturing and Wholesale Trade						
Manufacturing and Wholesale trade	N	N	P	P	P	N
Artisanal Manufacturing, Retail Sales, and Service	L	L	L	L	L	L
Cannabis processing	N	N	N	N	N	N
Transportation, Communication, Information, and Utilities						
Automobile Parking Facility	P	N	P	P	N	N
Rail transportation	N	N	N	N	N	N
Road, ground passenger, and transit transportation	P	P	P	P	P	P
Truck and freight transportation services	N	N	N	N	N	N
Towing operators and auto impoundment yards	N	N	P	P	P	N
Postal services	N	N	N	N	N	N
Courier and messenger services	N	N	N	N	N	N
Heliport	N	N	N	N	N	N
Float plane facility	N	N	N	N	N	N
Rapid charging station	P	N	P	P	P	P
Battery exchange station	P	N	P	P	P	N
Communications and Information	P	P	P	P	P	N
Wireless Communication Facilities	P	P	P	P	P	P
Local utilities	P	P	P/C	P/C	P/C	P
Regional utilities	N	N	P/C	P/C	P/C	C
Solid waste transfer and recycling	N	N	N	N	N	N
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N

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	MDD1	MDD2	MDD5	NWDD
Hazardous waste treatment and storage, primary	N	N	N	N	N	N
Water extraction well	N	N	N	N	N	N
Arts, Entertainment and Recreation						
Arts, entertainment, and recreation, and assembly	P	L	P	P	P	L
Golf course	N	N	N	N	N	N
Natural and other recreational park	L	L	L	L	L	P
Adult entertainment facilities	N	N	N	N	N	N
Education, Public Administration, Health-Care, and other Institutions						
Educational	P	P	P	P	P	
Government and Administration	P	P	P	P	P	N
Institutional, Health and Human Services	P	P	P	P	P	N
Day care center	P	P	P	P	P	P
Family day care provider	P	P	P	P	P	N
Faith-Based and Funerary	P	P	L	L	L	N
Secure community transition facility	N	N	N	N	N	N
Construction related business						
Construction related business	N	N	P	P	P	N
Mining and Extraction Establishments						
Mining and extraction establishment	N	N	N	N	N	N
Agriculture						
Crop production	N	N	N	N	N	N
Cannabis production	N	N	N	N	N	N
Animal production	N	N	N	N	N	N
Equestrian facility	N	N	N	N	N	N
Other						
Drive-up stand	—	—		P	P	
Roadside produce stand	N	N	N	N	N	N
Water enjoyment use	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N
Piers, docks, and floats	N	N	N	N	N	N
Water-oriented accessory structure	N	N	N	N	N	N

Notes:—

[†] Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

~~²Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.~~

~~³Affordable housing developments are allowed in all land use districts where faith-based uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith-based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.~~

21.04.0100. RESIDENTIAL USE TABLE

RESIDENTIAL & LODGING USES BY ZONE	NEIGHBORHOOD ZONES			CITYWIDE MIXED-USE ZONES		MARYMOOR VILLAGE ZONES			DOWNTOWN ZONES			OVERLAKE ZONES			NON-RESIDENTIAL ZONES						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA5	COS	
RESIDENTIAL																					
Dwelling unit, Detached	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 7	P	N	See RZC 21.08.290 for cottage housing developments; see See RZC <u>21.04.1160</u> 21.08.320 for Manufactured Homes
Dwelling unit, Attached	P	P	P	P	N	P	N	N	P	P	P	N	N	N	N	N	N	N	N	N	See RZC <u>21.08.060</u>
Accessory dwelling unit	P	P	P	P	N	P	N	N	P	P	P	N	N	N	N	N	N	P	P	N	See RZC <u>21.04.1110</u> 21.08.220
Tiny home	P	P	P	P	N	P	N	N	P	P	P	N	N	N	N	N	N	L 4	P	N	See RZC <u>21.04.1110</u> 21.08.220
Dwelling unit, multifamily	N	P	P	P	L 3	P	L 3	N	P	P	P	L 3	L 3	P	N	N	N	N	N	N	See RZC 21.20.060D
Permanent supportive housing, transitional housing	P	P	P	P	P	P	P	N	P	P	P	P	P	P	N	N	N	N	N	N	See RZC <u>21.57.010</u>
Mixed-use residential structure	N	L 5	P	P	P	P	P	N	P	P	P	P	P	P	N	N	N	N	N	N	
GROUP HOME / CONGREGATE HOUSING																					
Dormitory or residential suite	L 8 4	P	P	L 8 4	P	P	P	N	P	P	P	L 3	L 3	L 3	N	N	N	N	N	N	
Adult family home	P	P	N	N	N	P	P	N	P	P	P	P	P	N	N	N	N	N	P	N	
Long-term care facility	N	C	N	N	P	P	P	N	P	P	P	P	P	N	N	N	N	N	N	N	
Residential care facility	C	C	N	N	P	P	P	N	P	P	P	P	P	N	N	N	N	N	C	N	
Retirement residence	P / C <u>6</u>	P / C <u>6</u>	N	N	P / C <u>6</u>	P / C <u>6</u>	P / C <u>6</u>	N	P / C <u>6</u>	P / C <u>6</u>	<u>P / C 6</u>	P / C <u>6</u>	P / C <u>6</u>	N	N	N	N	N	N	N	A CUP may be required. See note 6.
Emergency housing or emergency shelter	N	N	N	N	P	P	P	N	P	P	P	P	P	N	N	N	N	N	N	N	See RZC <u>21.57.010</u> and <u>21.57.020</u>
LODGING																					
Bed and breakfast inn or boarding house	L 2	L 2	L 2	L 2	P	P	N	N	P	P	N	P	N	N	N	N	N	P / C	L 2	N	A CUP is required for bed and breakfast inns with three or more bedrooms. See RZC 21.08.290 for <u>Bed and Breakfast Inn</u>
Hotel or motel	N	N	N	P	P	N	P	N	N	P	P	P	P	N	N	N	N	N	N	N	

NOTES AND LIMITATIONS:

1. Affordable housing developments are allowed in all land use districts where faith-based uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.
2. Limited to bed and breakfast inns. No more than eight rental rooms are permitted.
3. Limited to mixed-use developments. Not permitted as a stand-alone use. Administrator may approve an exception where:

a. Site conditions (including but not limited to parcel size and/or slope) substantially limit mixed-use viability; or

b. The street frontage is to a Neighborhood Street (see RZC 21.12.510); or

c. Ground floor residential is allowed.
4. One tiny home is allowed for each allowed dwelling unit. Where only one primary dwelling is on a lot, two tiny homes are allowed.
5. Maximum commercial sq ft per Table 21.08.200.D.
6. If a development is not to be subdivided or sold as a condominium, then a conditional use permit shall be required for the retirement residence rather than a subdivision or binding site plan.
7. Permitted use only for dwelling units occupied by those engaged in crop production on the property or operating a stable on the property and accessory dwelling units.
8. Limited to developments with six or more dwelling units per lot. Not permitted for developments with less than six dwelling units per lot.

21.04.0200. NON-RESIDENTIAL USE TABLE

NON-RESIDENTIAL USES BY ZONE	NEIGHBORHOOD ZONES			CITYWIDE MIXED-USE ZONES		MARYMOOR VILLAGE ZONES			DOWNTOWN ZONES			OVERLAKE ZONES			NON-RESIDENTIAL ZONES						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA5	COS	
P = A use class is permitted L= Limited use, see note number(s) indicated C = A Conditional Use permit (CUP) is required N = Not permitted.																					
GENERAL SALES OR SERVICE																					
Retail sales	N	N	L 1, 2	L 2	L 2	L 1, 2	L 2	L2, 7J	L 1, 2, 3e	L 2	L 2	L 1, 2	L 1, 2	L 1, 2, 3A, 3B, 3C	L 2, 20 / C	L 2, 15, 16 / C	L 2, 14, 23, 24, 25	N	N	N	Gasoline sales requires a CUP. For kiosks and other temporary uses see RZC 21.04.0600 46 . For animal sales see RZC 21.04.2040. For vehicle sale see RZC 21.04.2220.
Cannabis retail sales	N	N	N	P	P	N	N	N	P	P	P	P	P	N	P	L 15	N	N	N	N	See RZC 21.04.2070 RZC Chapter 21.41
Business and service	N	N	L 1	P	P	P	P	L 7J	P	P	P	L 3E / C	L 3E	L 1, 3A, 3B, 3C, 3E	L 21	L 2, 7F, 7G, 7H, 16	L 2, 23	N	N	N	A CUP is required for auto rental and animal sales and services.
Food and beverage	N	N	L 1	P	P	P	P	L 1, 17, 18, 19a	P	P	P	L 4	P	L 1, 4	L 17, 18, 19b	L 10, 17, 18, 19a	L 17, 18, 19b / C	N	N	N	For food carts, food trucks, and other temporary uses see RZC 21.04.0600 46
Food truck, pop-up retail court	N	L 1	L 1	P	P	P	P	N	P	P	N	P	P	N	P	P	P	N	N	N	See RZC 21.04.2140
Drive-up stand	N	N	N	P	P	P	P	P	P	P	P	P	P	N	P	P	N	N	N	N	See RZC 21.04.2090
Animal kennel/shelter	N	N	N	P	L 1	L 1	L 1	N	L 1	L 1	L 1	L 1	L 1	N	N	L 15	N	L 15	C	N	See RZC 21.04.2040 08.250
ARTS, ENTERTAINMENT, AND RECREATION																					
Arts, entertainment, recreation, and assembly	L 1,7a, 7b, 7c / C	L 1, 7a, 7b, 7c / C	L 1 / C	P	P	P	P	C	P	P	P	P	P	L 1,7 / C	L 22	P	N	C	C	C	A CUP is required for athletic, sports, and play fields, marine recreation, and commercial swimming pools. See RZC 21.04.2210 060 and 21.04.2050 For special regulation for uses in the UR zone see RZC 21.04.2210.
Golf course	L 2 / C	L 2 / C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2 / C	L 2 / C	N	See RZC 21.04.2210 060
Natural and other recreational park	P / C	P / C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P / C	C	A CUP is required for commercial facilities. See RZC 21.04.2210 06.060 .
Adult entertainment facilities	N	N	N	N	C	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	See 21.04.2030
EDUCATION, PUBLIC ADMINISTRATION, HEALTH, AND OTHER INSTITUTIONS																					
Education, Public Administration, Health Care and other Institution	L 1 / C	L 1 / C	L 1 / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	L 2, 7D, 15 / C	N	N	L 26 / C	N	A CUP is required for educational facilities with capacity >150 full-time-equivalent students. A CUP is required in the RA-5 zoning district.
Day care center	L 13 / C	L 13 / C	L 13	P	P	P	P	P	P	P	P	P	P	P	P	L 15	N	N	N	N	A CUP is required in NR and NMF. See RZC 21.04.2080 08.310 .
Family day care provider	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	P	P	See RZC 21.04.0340
Faith-based	L 10 P / C	L 10 P / C	N	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	N	N	N	N	A CUP is required for uses with over 250 seats. See RZC 21.04.2130 08.280
Funerary	L 10 P / C	L 10 P / C	N	N	P	N	P	P	P / C	P / C	P / C	P / C	P / C	N	N	P / C	N	N	N	N	A CUP is required for uses with over 250 seats See RZC 21.04.2130 08.280
Secure community transition facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	See RZC 21.76.070.M

NON-RESIDENTIAL USES BY ZONE	NEIGHBORHOOD ZONES			CITYWIDE MIXED-USE ZONES		MARYMOOR VILLAGE ZONES			DOWNTOWN ZONES			OVERLAKE ZONES			NON-RESIDENTIAL ZONES						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA5	COS	
MANUFACTURING AND WHOLESALE TRADE																					
Manufacturing and wholesale trade	N	N	N	N	L 2	N	L 1, 2	L 1, 2	N	N	N	L 3D	L 3D	N	L 2	L 2	L 2	N	N	N	See RZC 21.04.2170
Artisanal manufacturing, retail sales, and service	N	N	L 1	L 1	P	L 1	P	P	L 1	L 1	L 1	L 1,3E	L 1,3E	N	P	L 2	L 2	N	N	N	
Cannabis processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	RZC 21.04.2070 RZC Chapter 21.41
TRANSPORTATION, COMMUNICATION, AND UTILITIES																					
Postal services	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	P	N	N	N	N	
Automobile parking facility	N	N	N	N	L	N	P	N	N	P	P	N	N	N	P	N	N	N	N	N	
Truck and freight transportation	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	L 2	L 2	N	N	N	See RZC 21.04.2220
Towing operators and auto impoundment yards	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	L 2	N	N	N	See RZC 21.04.2220
Road, ground passenger, and transit transportation	N	N	N	N	P	L 1	L 1	P	N	P	P	P	P	N	P	P	P	N	N	N	
Rail transportation	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	
Heliport	L 9 / C	L 9 / C	N	N	P	N	C	C	N	N	N	N	N	N	C	C	C	N	N	N	A CUP is required (excluding medical airlift).
Rapid charging station	N	N	N	P	P	L 14	P	P	P	P	P	L 1, 3E / C	L 1, 3E / C	L 1, 3E / C	L 14	L 14	L 14	N	N	N	
Wireless communication facilities	P	P	L 1 / C	P	P	L 1 / C	P	P	L 1 / C	P	P	L 1 / C	L 1 / C	P	P	P	P	N	P	P	See RZC 21.04.2230 RZC 21.56. A CUP is required for large satellite dishes; amateur radio tower; antenna array, base station, and support structures.
Local utilities	P	P	L 1 / C	L 1 / C	P	L 1 / C	L 1 / C	L 1 / C	P	P	P	P / C	P / C	P / C	P	P	P	N	P	P	A CUP is required if 40 feet in height or greater.
Regional utilities	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	P / C	P / C	P / C	P	P	P	N	C	C	A CUP is required if 40 feet in height or greater.
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	L 2	N	N	N	
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	L 2	L 2	N	N	N	See RZC 21.04.2160
Hazardous waste treatment and storage, primary	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2 / C	L 2	N	N	N	See RZC 21.04.2160
Water extraction well	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	N	N	
AGRICULTURE																					
Animal production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 11	L 11	N	See RZC 21.04.2040
Crop production	P	P	P	N	N	P	N	N	P	N	N	P	P	P	N	N	N	P	P	N	
Cannabis production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	See RZC 21.04.2070 RZC Chapter 21.41
Equestrian facility	L 12 / C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	See RZC 21.08.250
Roadside Produce Stand	P	P	P	P	P	P	P	N	P	P	P	P	P	N	N	N	N	P	P	N	
OTHER																					
Construction-related business	N	N	N	N	N	N	N	P	N	N	N	L 3D, 3E, 6	L 3D, 3E, 6	N	P	L 2	L 2	N	N	N	

NON-RESIDENTIAL USES BY ZONE <div>P = A use class is permitted L= Limited use, see note number(s) indicated C = A Conditional Use permit (CUP) is required N = Not permitted.</div>	NEIGHBORHOOD ZONES			CITYWIDE MIXED-USE ZONES		MARYMOOR VILLAGE ZONES			DOWNTOWN ZONES			OVERLAKE ZONES			NON-RESIDENTIAL ZONES						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA5	COS	
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2 / C	N	N	N	See RZC 21.04.2180
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	

NOTES AND LIMITATIONS:

1. Shall not be materially detrimental in terms of noise, truck traffic, vibrations, odors, and other potential operational impacts with neighboring residential units or nearby mixed-use/residential developments. [Application of this note is limited in the MMC and MMM zoning districts to new structures permitted after June 17, 2017.](#)
2. For properties in a CARA this use may be restricted or prohibited. See RZC 21.64.050.
3. Uses Not Permitted:

A. Gasoline service;

B. Outdoor automobile sales, rental or service;

C. Rental storage and mini-warehouses.

D. Warehouse and storage services.

E. Outdoor Storage

~~F. Drive Through~~
4. Limited to less than 75,000 square feet gross floor area in a single use.
5. Membership wholesale/retail warehouse limited to showroom only with a maximum size of 75,000 square feet gross floor area.
6. Administrative office/business functions only.
7. Is limited to:

a. Athletic, sports, and play fields;

b. Marine recreation;

c. Commercial swimming pools;

d. Educational facilities allowed in MP zone outside of MP Overlay but limited to technical, trade, and other specialty schools only.

e. Animal kennels.

f. Real estate services limited to mini-warehouse/self-storage only.

g. Professional services limited to research and development services and other uses that support another permitted use within the MP zone only.

h. Administrative services limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses within an MP zone.

i. Athletic club or fitness center.

[j. Repair and rental of goods.](#)
8. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
9. Permitted only abutting Lake Sammamish. [Excludes medical airlift.](#)
10. ~~Permitted use if less than 250 seats.~~ Limited to mixed-use developments. Not permitted as a stand-alone use.
11. All commercial livestock, dairy and fowl enterprises limited to lots 35,000 sq ft in size or larger, and must meet Seattle-King County Health Department regulations and the regulations of the Redmond Municipal Code. Personal, noncommercial livestock, dairy, and fowl activities are considered an accessory use and are allowed provided that all Health Department and Municipal Code requirements are met.
12. Limited to lots 35,000 sq ft or larger.
13. 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.
14. Shall not be located on a parcel that abuts a Neighborhood Residential or Neighborhood Multifamily zone. ~~RZC 21.04.030, Comprehensive Allowed Uses Chart.~~
15. Only allowed in the MP Overlay (see note 7D for educational facilities).
16. Limited to MP Overlay only: Pet and animal sales or services (except veterinary), limited to ambulatory and outpatient health care services, health and personal care, and finance and insurance.
- [17. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex.](#)
- [18. Fifty-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.](#)
19. Hours of operation limited to:

[a. 6 a.m. – 12 a.m.in the MMM and MP zoning districts.](#)

[b. 6 a.m. – 10 p.m. in the BP and I zoning districts.](#)
- [20. Not permitted north of NE 90th St. and west of Willows Road.](#)
21. Finance and insurance, convenience use, and personal services uses:

[a. Permitted in Willows/Rose Hill Neighborhood north of NE 95th St. only.](#)

[b. Must be closed a minimum of four hours in any 24-hour period.](#)

[c. Minimum size per tenant is 1,000 sq. ft. gfa.](#)

[d. Maximum size per tenant is 20,000 sq. ft. gfa.](#)

e. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses.

22. Maximum size is 30,000 sq. ft. gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.

23. For automobile sales, service, or repair:

a. May occupy up to 25 percent of the combined gross floor area.

b. Vehicle display area shall be outside of required parking and landscape areas.

c. Vehicles shall be stored on paved surfaces.

d. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.

e. Vehicle repair shall be conducted indoors.

24. Outdoor loudspeaker systems are prohibited.

25. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.

26. Limited to government and administration uses only.

21.04.~~1000. 0300~~ SPECIAL REGULATIONS FOR RESIDENTIAL USES ~~[RESERVED]~~

21.04.1110. Accessory Dwelling Units and Tiny Homes

A. Purpose. The purpose of the accessory dwelling unit (ADU) and tiny home provisions is to:

1. Provide a housing type that responds to changing needs and lifestyles (e.g., small families, retired couples) and that allows persons of all ages and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family development;
2. Enhance opportunities for ownership housing;
3. Better utilize existing infrastructure and community resources;
4. Add to Redmond's stock of affordable dwelling units; and
5. Ensure that ADUs and Tiny Homes are compatible with surrounding land uses by appropriately regulating their bulk, size and scale.

B. Applicability. The provisions of this section apply to all accessory dwelling units and Tiny Homes.

C. Requirements.

1. Number of ADUs. Two ADUs or tiny homes shall be allowed on each residential lot.
 2. Location.
 - a. An ADU may be added to or included within the primary unit, or located in a detached structure on the same lot as the primary dwelling unit.
 - b. Detached ADUs and the primary dwelling unit must each conform to all lot coverage restrictions and any other standards or regulations required of a detached dwelling unit in a residential zone. Detached ADUs may be sited immediately abutting a lot line if the lot line abuts a public alley or right of way, overriding other setback regulations.
 - c. Tiny homes located within public view shall provide landscaping to fully screen the tandem axle trailer or similar configuration of trailer base.
 3. Size/Scale.
 - a. The total square footage of an ADU shall not exceed 1,000 square feet.
 - b. If an ADU occupies an entire single floor of the primary dwelling unit, the Administrator may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this section are met.
 - c. If the site size is larger than 10,000 square feet, the Administrator may allow for an increase in the allowed size of the ADU so long as all other standards of this section are met and the following criteria are met:
 - i. The ADU is an affordable housing unit; or
 - ii. A public benefit is provided as deemed appropriate by the Administrator.
 - d. A tiny home shall not exceed 400 square feet in size.
 4. Home business shall be allowed, subject to existing regulations, in both the ADU and the primary unit.
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5. **Affordability** Requirement. ADUs shall not be used to meet any requirement to provide affordable dwelling units per RZC Chapter 21.20, Affordable Housing.

6. Applicable Codes - ADUs. The portion of the dwelling in which the accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the exception of the ceiling height requirements of the International Building Code. The Building Official may waive the ceiling height requirements of this chapter if it is determined that the structure was built in compliance with past building code requirements.

21.04.1120 Accessory Structures

A. **Purpose.** The purpose of the accessory structures provisions is to allow for the opportunity to add additional structures to residential property for the purpose of increased storage space, work space, or other uses that would not qualify it as a dwelling unit.

B. **Applicability.** Accessory structures are allowed in all neighborhood zones of the City as an accessory use to an existing dwelling unit.

C. **Requirements.**

1. **Height.** Accessory structures may not exceed 22 feet in height, with the exception of accessory structures that contain accessory dwelling units, which shall not exceed the height maximum of the underlying zone.

2. **Size.**

a. Total square footage for the footprint of the accessory structures may not exceed 60 percent of the footprint of the living area on the ground floor (excluding garage) of the primary dwelling unit.

b. In no case shall the total square footage of the accessory dwelling unit portion of an accessory structure exceed 1,000 square feet.

3. **Building Separation.** Unless the International Building Code or International Fire Code dictates otherwise, there shall be no minimum building separation for accessory structures.

4. **Location.** Accessory structures are prohibited within the front yard setback, with the exception of garages where lot size or lot configuration are not supportive of lessening the dominant appearance of a garage, such as where lot width measured at the front street is less than 50 feet, where steep grades are present, or when compliance with this section would endanger or impair pedestrian and vehicular safety.

5. Accessory Structure Setbacks. Side interior and rear setbacks (but not side street) for accessory structures in the Neighborhood Multifamily zone are five feet. In the Neighborhood Residential Zone and the Neighborhood Mixed-Use Zone, accessory structures shall comply with the underlying setback regulations of the zone.

21.04.1125. Conversions of Existing Buildings to Residential Uses

A. **Purpose.** The purpose of the conversion provisions is to facilitate the conversion of existing buildings that are zoned for commercial or mixed-use uses to residential uses, for the purpose of creating new

housing units in existing buildings. These provisions support serving the City's housing needs and compliance with state requirements. The intent of these provisions is to fully comply with state requirements (RCW 35A.21.440, RCW 43.21C.450, and RCW 19.27A.270) related to conversions of existing buildings to residential uses.

- B. Applicability. Existing buildings constructed for commercial or mixed-use uses. For the purpose of this section, "existing building" means a building that received a certificate of occupancy at least three years prior to the permit application to add housing units. "Existing building" has the same meaning as explained in RCW 35A.21.440, and as thereafter amended.
 - C. Special Allowances. For compliance with state requirements, for applications related to the conversion of existing buildings that are constructed for commercial or mixed-use uses to residential uses, the City review process shall not restrict or impose the following:
 - 1. A restriction on housing unit density that prevents the addition of housing units at a density up to 50 percent more than what is allowed in the underlying zone if constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing, provided that generally applicable health and safety standards, including but not limited to building code standards and fire and life safety standards, can be met within the building;
 - 2. Impose parking requirements on the addition of dwelling units or living units added within an existing building, however, cities may require the retention of existing parking that is required to satisfy existing City residential parking requirements and for nonresidential uses that remain after the new units are added;
 - 3. With the exception of emergency housing and transitional housing uses, impose permitting requirements on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone;
 - 4. Impose design standard requirements, including setbacks, lot coverage, and floor area ratio requirements, on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone;
 - 5. Impose exterior design or architectural requirements on the residential use of an existing building beyond those necessary for health and safety of the use of the interior of the building or to preserve character-defining streetscapes, unless the building is a designated landmark or is within a historic district established through a local preservation ordinance;
 - 6. Prohibit the addition of housing units in any specific part of a building except ground floor commercial or retail that is required by RZC standards, unless the addition of the units would violate applicable building codes or health and safety standards;
 - 7. Require unchanged portions of an existing building used for residential purposes to meet the current energy code solely because of the addition of new dwelling units within the building, however, if any portion of an existing building is converted to new dwelling units, each of those new units must meet the requirements of the current energy code;
 - 8. Deny a building permit application for the addition of housing units within an existing building due to nonconformity regarding parking, height, setbacks, elevator size for gurney transport, or modulation, unless the Administrator makes written findings that the nonconformity is causing a significant detriment to the surrounding area; or
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9. Require a transportation concurrency study under RCW 36.70A.070 or an environmental study under chapter 43.21C RCW based on the addition of residential units within an existing building.
- D. Life Safety Standards. Nothing in this section shall require the City to approve a building permit application for the addition of housing units constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing in cases in which the building cannot satisfy life safety standards.

21.04.1130 Cottage Housing [RESERVED]

21.04.1140 [RESERVED]

21.04.1150 Home-Based Businesses

A. **Purpose.** The purpose of the home business regulations is to allow for limited commercial activity within dwelling units while ensuring that commercial activity remains incidental to the primary use and does not create disproportionate levels of noise, traffic, safety hazards, or other public nuisances.

B. **Applicability.** Home businesses are allowed in all neighborhood, mixed-use and center zones of the City as an accessory use to an existing dwelling unit. A business license is required for all home businesses. In addition, the Administrator may impose conditions to mitigate any potential adverse impacts on surrounding uses and may consider the need to limit the hours of operation of a home business.

C. **Requirements.** The following standards shall apply to all home businesses. An applicant wishing to apply for a business license for a home business must demonstrate compliance with these standards prior to obtaining a business license.

1. Number. Any number of home businesses may be conducted within any single dwelling unit, including an accessory dwelling unit and all accessory structures; provided, that the combined impacts of any and all businesses do not exceed the limits set forth in this section.

2. Size. No more than 49 percent of the gross floor area of the principal dwelling unit may be used for the home business. In the case of home businesses being conducted within accessory structures or detached accessory dwelling units, there shall be no size restriction placed upon the usable area for the home business.

3. Residency. A home business must be conducted by a person who resides in the dwelling unit. Floor space in either the primary dwelling unit or an accessory structure may not be rented out to persons not residing within the primary dwelling unit or accessory dwelling unit for business purposes.

4. Home businesses shall not be materially detrimental in terms of noise, traffic, vibrations, odors, and other potential operational impacts to neighboring residential units or nearby mixed-use/residential developments. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials shall be used or stored on the site.

5. Business Traffic.

- a. Vehicle trips. No combination of visitors, customers, and/or deliveries may exceed a total of **forty vehicle trips** per day.
- b. Visitors, customers, and deliveries to home businesses shall be prohibited **before 7 a.m. and after 8 p.m.** unless authorized by the Administrator.

6. Vehicles.

- a. Vehicles larger than 10,000 pounds gross weight shall not be operated out of the premises or park on the property or adjacent streets. No more than one vehicle used in the business may be parked on the premises or operated out of the premises when the business is located in a **Neighborhood Residential** zone.
- b. Home businesses operated in multifamily and mixed-use zones shall be prohibited from parking or storing vehicles other than personal vehicles permitted on site by the underlying zone or authorized by a **mobility** management program.

7. Parking. The home business shall not displace or impede the use of required parking spaces for primary or accessory dwelling units.

8. Utility Demand. Utility demand (water, sewer, or garbage) shall not exceed normal residential levels.

9. Applicable Codes. Structures must meet City building, construction, fire and land use regulations.

10. Motor Vehicle-Related Home Businesses.

- a. Office-only activities for motor vehicle-related uses may be allowed as home businesses, provided all other requirements of this section are met.
- b. Office-only motor vehicle-related home businesses and stock-in-trade within the residence may be allowed, provided that the following activities related to the office use are performed at other locations: washing and waxing, paint striping and detail application, window repair or replacement, and repairing and tuning of boats.
- c. Except as provided in subsections C.7 and C.10.b of this section and for businesses legally licensed as such within the City of Redmond as of June 14, 1995, no motor vehicle-related businesses shall be allowed as home businesses, including, but not limited to: auto, truck, or heavy equipment repair; body work, welding, detailing, or painting; or taxicab, van shuttle, limousine, or other transportation services.

11. Family Day Care Providers.

- a. Family day care providers are permitted as home businesses as permitted or limited by the underlying zone.
 - b. Family day care providers shall obtain a business license and maintain the City of Redmond license as long as the use operates.
 - c. The family day care provider shall not care for more than 12 children at any time or as licensed pursuant to a waiver granted by the Washington State Department of Children, Youth, and Families per Chapter 43.216 RCW and Chapter 110-300 WAC, now or as hereafter amended.
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i. Family day care providers are encouraged to request from the City of Redmond pre-application review of proposed waivers to the number of children to be cared for at any time in advance of application to the State.

d. Family day care facilities are required to adhere to all standards prescribed in this section for home businesses, except that:

i. Family day care facilities are exempt from the limitations on business traffic to and from the facility as specified in subsection C.5 of this section.

ii. The amount of gross floor area within the principal dwelling unit that may be devoted to the family day care business shall be the minimum number of square feet required by the State.

iii. Family day care providers may have two additional employees on the premises at a time outside the family group that reside on the premises engaged in the family day care home business.

A. Family day care providers may exceed two additional employees outside the family group up to the number of employees required to comply with the terms of the waiver issued by the State.

e. Family day care providers may operate from ~~5:00 5:30~~ a.m. to ~~10:00 9:00~~ p.m.

f. Family day care providers shall comply with all building, fire, safety, and health codes.

i. Family day care providers that receive a waiver from the State to increase the number of children permitted under the terms of their license shall request an inspection from the City of Redmond, and any other agencies with jurisdiction, to confirm that operations comply with all building, fire, safety, and health codes. This inspection shall be performed, and compliance with applicable building, fire, safety, and health codes shall be confirmed in advance of the operation receiving an updated business license.

g. Family day care providers shall obtain all required state approvals. The State shall certify that the proposed family day care provider will have a safe passenger-loading area. The family day care provider shall provide the City with a copy of the state license.

12. Cannabis-related Home Businesses. No cannabis production, cannabis processing or cannabis retail sales shall be allowed as a home business.

21.04.1160. Manufactured and Mobile Homes

A. **Purpose.** The purpose of regulations related to designated manufactured homes, manufactured homes, and mobile homes is to allow for opportunities for reduced building and infrastructure costs for households interested in affordable housing options.

B. **Applicability.** Designated manufactured homes may be sited on individual residential lots in the same manner to the same manner and to the same extent as a detached single-family dwelling unit. Manufactured homes and mobile homes may be sited only within manufactured home parks or mobile home parks. Manufactured home parks and mobile home parks are allowed through the subdivision and binding site plan processes in zones RA-5, **NR**, and NMF.

C. **Requirements for Designated Manufactured Homes.** Designated manufactured homes must be attached to a foundation in accordance with state regulations. Designated manufactured homes shall be

subject to all of the land use, density, site requirements and development standards of the underlying zone.

D. Requirements for Manufactured Home Parks and Mobile Home Parks. New manufactured home parks and mobile home parks are subject to all of the land use, density, site requirements and development standards of the underlying zone with the following exceptions:

1. Size. A manufactured home park or mobile home park shall be at least one acre in area.
 2. Allowed Uses. A manufactured home park or mobile home park may include either mobile or manufactured housing provided that the mobile homes meet the minimum livability and safety requirements set forth in the Redmond Building Code. A manufactured home park or mobile home park may also include: an office for the use of a manager, a common laundry facility for use of the tenants, a common recreation facility for primary use of the tenants, a common storage area, or an on-site day care facility.
 3. Separation. A minimum of ten feet of separation shall be maintained between all units which shall include modular or site built additions, decks, porches or roof structures excluding decks, patios, or walkways less than 30 inches above grade. Exceptions may be made to allow carports constructed of nonflammable materials, in which case the minimum separation shall be five feet from that carport to the neighboring unit. Accessory structures shall maintain the following separations:
 - a. Ten feet to mobile homes or manufactured homes on adjacent spaces;
 - b. Five feet to accessory structures of mobile homes or manufactured homes on adjacent spaces;
 - c. Five feet to the mobile home, manufactured home, or other accessory structures on the same space, except for a carport or garage which may be attached to the mobile home or manufactured home; this separation may be waived when accessory structures are constructed of nonflammable materials.
 4. Coverage/Impervious Surface Area. A manufactured home park or mobile home park shall be exempt from the structure coverage and impervious surface area requirements set forth in the zone summary for the applicable residential zone. (See RZC [21.08.200](#).)
 5. Access and Driveways.
 - a. Internal roads and sidewalks shall provide access to each mobile home or manufactured home space and shall be constructed in accordance with the adopted City of Redmond road standards for residential local access streets or private streets.
 - b. Private streets may be used provided that such streets do not directly connect two or more points of vehicular access to the park, provided that no roadway shall exceed 150 feet in length without providing a fire vehicle turnaround area, and provided that the roadway is not intended to accommodate required parking.
 - c. Driveways must be spaced to maximize the distance between one driveway and another and between driveways and road intersections. Driveways shall be aligned wherever possible with existing driveways on the opposite side of the street. Joint use of driveways is allowed.
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d. *Skirting and foundations.* All mobile homes supported by piers shall be fully skirted. All manufactured homes must be attached to a foundation in accordance with state regulations.

e. *Recreational Vehicles.* No spaces or pads in a manufactured home park or mobile home park may be used to accommodate recreational vehicles. A manufactured home park or mobile home park may include a storage area for recreational vehicles owned by the residents of the park provided the storage area contains no utility hook-ups and recreational vehicles within the storage area are not used as living quarters.

E. *Nonconforming Mobile Home Parks.*

1. *Standards.* Mobile home parks established prior to the effective date of this code shall continue to be governed by all standards relating to density, setbacks, landscaping and off-street parking in effect at the time they were approved.

2. *New Structures.* The replacement of mobile homes in existing mobile home parks shall be governed by the site requirements in effect when the parks were approved. Where internal setbacks are not specified, the average of the prevailing setbacks on the pads to either side of the proposed new or replacement structure shall apply. New accessory structures must meet the setback requirements of conforming mobile parks unless the existing setbacks create an inability to meet these standards in which case the accessory structure shall be made of a fireproof material. Replacement mobile homes in nonconforming mobile home parks must be fully secured to the ground as required by the Redmond Building Code, fully skirted, and the structure must meet the minimum livability and safety requirements of the Redmond Building Code.

3. *Recreational Vehicles.* No spaces or pads in an existing mobile home park shall be used to accommodate recreational vehicles except where the spaces or pads were specifically for recreational vehicles at the time the park was established.

4. *Enlargement.* A nonconforming mobile home park may be enlarged provided the proposed enlargement meets the standards set forth for new mobile home parks in this section.

21.04.1170. Pet Waste Stations

A. *Purpose.* The purpose of this section is to ensure that newly constructed multifamily residential developments provide and maintain pet waste stations.

B. *Applicability.* The provisions of this section apply to all newly constructed multifamily residential developments within the City.

C. *Pet Waste Station Requirements.* The following requirements for pet waste stations shall be incorporated into the design of multifamily development.

Table 21.04.1170. Pet Waste Station Requirements	
<u>Zoning</u>	<u>Requirement</u>
<u>NMF zone</u>	<u>One pet waste station, consisting of bag dispenser and garbage container, shall be installed and maintained in a publicly accessible and highly visible location</u>
<u>Multifamily and Mixed-Use developments with housing units in centers or mixed-use zones</u>	<u>Two pet waste stations, consisting of bag dispenser and garbage container, shall be installed and maintained in two separate publicly accessible and highly visible locations</u>

D. General Standards. The following provisions shall apply to the installation and maintenance of pet waste stations:

1. Pet waste stations shall be incorporated into the layout of the project and identified on civil plans.
2. Installation shall allow for safe ingress and egress to the site, fire access, visibility for transportation, and pedestrian access.
3. Pet waste stations shall be co-located with outdoor garbage containers or have garbage containers incorporated into the design.
4. Pet waste stations shall be installed, outside of critical areas and their buffers, utility corridors, easements, or rights-of-way.
5. Pet off-leash areas provided in conjunction with pet waste station shall be designed to capture waste and not infiltrate directly into stormwater infrastructure or permeable surfaces.
6. Maintenance. Property owners and/or managers shall be responsible for supplying bags and emptying trash containers associated with pet waste stations.

E. Review and Approval. The proposed site plan including a pet waste station detail shall be submitted to the City for review and approval at site plan entitlement.

21.04.1180. RESERVED

21.04.1190. Retirement Residences

A. **Purpose.** The purpose of retirement residences is to help meet the housing needs of an aging population while protecting other uses from potential adverse impacts which may otherwise occur as a

result of traffic, a concentration of people, and from buildings that may otherwise be out of scale with the area in which they are located.

B. Applicability. Retirement residences are allowed in all residential zones through the subdivision or binding site plan processes.

C. Requirements.

1. Age Restriction. The development shall be restricted to persons age 55 or older and handicapped persons as defined by federal law. At least half the total housing units shall be occupied by persons 55 years of age or older, except for spouses of such residents for whom there is no minimum age requirement.
2. Conversion from a Retirement Residence. No conversion of occupancy to persons other than those specified by subsection C.1 shall be allowed without first complying with the underlying zoning and site requirements.
3. Density. In zones where density is regulated by number of dwelling units per acre, the maximum number of retirement residence units shall not exceed the number permitted by the allowed density of the zone. In zones where density is regulated by Floor Area Ratio (FAR), the maximum development capacity of the retirement residence shall not exceed the FAR permitted by the allowed density of the zone. Retirement residences in the NR zone shall be measured in FAR and shall not exceed a FAR of 1.1. Exceptions to maximum density limits for retirement residences are as follows:
 - a. In all residential zones which allow retirement residences, the maximum density shall not exceed the allowed density for that zone in the zone use chart for the zone, together with any density bonus authorized under RZC 21.20.030, Affordable Housing - General Requirements and Incentives, or RZC 21.20.070, Affordable Senior Housing, except any facilities developing under subsection C.3.b of this section.
 - b. Retirement residences located in the NR zone or NMF zone that provide some component of assisted living or skilled nursing care may be allowed an increase in density by up to twice the maximum Floor Area Ratio (FAR) of 1.1, up to a total allowed maximum FAR of 2.2, provided each of the following conditions exists are met:
 - i. A minimum of 10 percent of the units are licensed for assisted living or skilled nursing care programs; however, no more than 25 percent of the units may be licensed for skilled nursing care.
 - ii. There is adequate water and sewer capacity to serve the proposed development, together with the water and sewer capacity existing to accommodate the planned growth for the service area(s) in which the property is located.
 - iii. Traffic generated by the retirement residence is not significantly greater than traffic generated in the surrounding residential neighborhoods. In addition, a traffic mitigation plan is required. The plan shall address traffic control, parking management (including the mitigation of overflow parking into the adjoining residential areas), and traffic movement to the arterial street system. In addition to on-site parking requirements, parking in excess of the maximum may be permitted on existing off-site satellite parking lots, subject to City

approval of a joint use agreement. Off-site parking in a residential zone shall be limited to lots shared with existing institutional uses, such as schools.

iv. The project shall comply with all development standards for the zone in which the development is located, including height, setbacks, open space, lot coverage, and impervious surface requirements.

v. Landscape Requirements. Setback areas located adjacent to the side, street side, and rear property lines shall be landscaped to sufficiently screen the development from surrounding residential uses. Similar landscaping shall also be provided within the front setback areas when needed to screen parking. Where possible, existing mature vegetation shall be retained. The [Administrator](#) may allow reduced landscaping requirements for projects that exhibit exceptional site and architectural design qualities that reflect nearby neighborhood character. Such projects shall be well integrated with the surrounding neighborhood, including linkages to surrounding uses through pedestrian and vehicular connections. Alternative linkages may be proposed by those facilities where an enclosed facility is mandated by licensing requirements for the type of care offered at the retirement residence, such as Alzheimer's or other dementia care facilities.

vi. Retirement residence facilities developed under these provisions shall not be entitled to any other senior housing density bonuses, including those described in RZC [21.20.030.D](#). Affordable Housing or RZC [21.20.070.A](#). Affordable Senior Housing.

vii. Availability. A minimum of 25 percent of the new units increased above the underlying zone as a result of this section shall be set aside for households earning less than 80 percent of the area median income, adjusted for household size.

viii. For existing developments that are expanding under these provisions, the set-aside units may be located either in the existing or new units, but shall be in addition to any set-aside units already provided in the existing facility.

ix. The operator of the facility shall provide an annual report to the City providing information documenting compliance with the set-aside requirement. Facilities financed under Washington State Housing Finance Commission (WSHFC) programs may submit a copy of the annual report to WSHFC to satisfy this requirement.

x. Set-aside units required by these regulations shall be administered according to the same requirements as used by the Washington State Housing Finance Commission (WSHFC) for similar type facilities, regardless of how a retirement residence developed under these provisions is financed.

4. Site Requirements. All site requirements and development standards of the Redmond Zoning Code shall apply to retirement residences.

5. Design and Development Standards.

a. Parking should be divided into small parking areas screened from on-site and off-site uses.

b. In the NR zone, no retirement residence shall be located adjacent to another retirement residence development to avoid the adverse effects of a concentration of such housing.

6. Recorded Covenant and Conditions. An agreement in a form approved by the City shall be recorded as a covenant or other legally binding limitation on the use and intensity of the property and requiring compliance with the requirements of this section, including any requirements for set-aside units. This covenant or other legally binding limitation on the use and intensity of the property shall run with the land, shall be binding on the assigns, heirs and successors of the applicant, and shall be recorded in King County's real property records before the use is occupied.

D. *Approval Criteria.* Approval of a retirement residence development is a discretionary decision unless it is a permitted use. The applicant shall have the burden of proof to show that the following approval criteria are met for all retirement residences **that** are not permitted uses.

1. The application complies with the requirements of this section and the Zoning Code.
 2. The design, scale, and appearance of the development is consistent with the character of the existing and planned neighborhood in which it may be located.
 3. Adequate public facilities and services are available at the site to serve the development.
 4. The development is located along a transit route **that** provides all day service, or the applicant is proposing to provide affordable transportation services to transport residents to the Redmond Senior **and Community** Center, library, shopping, medical services, and other basic needs. If the applicant is proposing to provide transportation services, the applicant shall provide those uses until all day public transit service is provided to the site.
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21.04.~~2000~~ ~~0400~~ SPECIAL REGULATIONS FOR NON-RESIDENTIAL USES [RESERVED]

21.04.2010. Accessory Commercial

A. Purpose.

1. Support displaced businesses by providing additional options to remain in Redmond while searching for a new site.
2. Commercial businesses experiencing displacement may enter into a restricted lease agreement for colocation with a preexisting business.

B. Colocation Requirements.

1. The primary business must be located and operated in accordance with the Redmond Zoning Code or the regulations under which it was originally approved.
2. The primary and accessory uses and their operations must be compatible with one another.
3. The total floor area dedicated to accessory commercial must not exceed 25 percent of the combined gross floor area of the primary and accessory uses.
4. All operations by the accessory commercial must be compatible with the underlying zoning district and avoid impacting the standard operations of neighboring uses.
5. With the exception of signs, the site and building design must not be impacted or modified as a result of the colocation. Signs identifying the accessory commercial must be designed and located pursuant to RZC 21.44, Signs for the underlying district and any preexisting sign programs for the location.
6. Permits for interior improvement and other colocation and operational limitations may also apply.

C. Restricted Lease Requirements.

1. A written agreement with the city must be executed in advance of the colocation.
 2. The lease terms must identify all of the following:
 - a. The restricted lease shall terminate and the accessory commercial business will cease occupancy and operations at the respective location at such time that the primary business, building owner, or lease holder vacates the space or sells the respective property.
 - b. The lease will terminate at such time that the accessory commercial business takes occupancy of any separate location.
 3. A copy of the executed lease and its successors must be maintained on file at the city.
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21.04.2020. Active Retail Uses

A. Purpose. Active retail uses are provided in mixed-use and nonresidential development in centers, where a high number of people live, work, and visit. These uses support street level retail and are conducive to placemaking. They may also serve as retail incubation tools by including space sharing and pop-up opportunities. Active retail uses energize street level public space and may contribute to an 18-hour district and vibrant nightlife.

B. Standard.

1. Applicability.

<u>Table 21.04.2020.B Active Retail Uses Applicability</u>			
	<u>Overlake Center</u> <u>See 21.12.510</u>	<u>Downtown Center</u> <u>See Table 21.10.300</u>	<u>Marymoor Village Center</u> <u>See 21.13.300</u>
<u>Required</u>	<ul style="list-style-type: none"> • <u>Retail street frontages</u> • <u>At intersection of Retail Street and Shared Street</u> • <u>Street frontages facing light rail stations</u> 	<ul style="list-style-type: none"> • <u>At the intersection of two Urban Core streets, or otherwise shown in Map 21.10.300 – Downtown Pedestrian Map</u> • <u>Street frontages facing light rail station.</u> 	<ul style="list-style-type: none"> • <u>At the intersection of two Urban Core streets, or otherwise as shown in RZC 21.13.310.D</u> • <u>Street frontages facing light rail station.</u>
<u>Encouraged</u>	<ul style="list-style-type: none"> • <u>At intersections along NE 24th Street from 148th to 152nd Ave NE</u> • <u>Intersections with access to Urban Pathway</u> 	<ul style="list-style-type: none"> • <u>At the intersection of one Urban Core street with one or more Urban Mixed streets</u> 	<ul style="list-style-type: none"> • <u>At intersections in Marymoor Core</u> • <u>At access points to E Lake Sammamish Trail</u>

2. Entrance faces the street, urban pathway, or plaza street. Often located at corners or wrapped around two sides of a building's corner.

3. Secondary uses may be allowed, such as residential and live-work units, across a minor portion (not to exceed 30 percent of linear measurement) of the building frontage except as prohibited in development and land use regulations for the underlying zone.

4. See ground floor use design standards in RZC 21.58.3530.

Figure 21.04.2020.B. Example illustrations of Active Use Retail



21.04.2030. Adult Entertainment Facilities

A. Purpose.

All adult entertainment facilities shall comply with the requirements of this chapter. The purpose and intent of requiring standards for adult entertainment facilities is to mitigate the adverse secondary effects caused by such facilities and to maintain compatibility with other land uses and services permitted within the City. The standards established in this chapter apply to all adult entertainment facilities and include, but are not limited to, the following: adult arcades, adult cabarets, adult drive-in theaters, adult motels, adult motion picture theaters, adult retail stores, adult sauna parlors, escort agencies, and nude or semi-nude model studios. The standards established in this section shall not be construed to restrict or prohibit the following activities or products: expressive dance as defined in RMC 5.68.030(R); plays, operas, musicals, or other dramatic works; classes, seminars, or lectures conducted for a scientific or educational purpose; printed materials or visual representations intended for educational or scientific purposes; nudity within a locker room or other similar facility used for changing

clothing in connection with athletic or exercise activities; nudity within a hospital, clinic, or other similar medical facility for health-related purposes; and all movies and videos that are rated G, PG, PG-13, R and NC-17 by the Motion Picture Association of America.

B. Separation Requirements.

Adult entertainment facilities shall be permitted as indicated in [RZC 21.04.0200 Non-Residential Use Table](#) only if the following separation requirements are met:

1. No adult entertainment facility shall be located closer than 825 feet to another adult entertainment facility whether such other facility is located within or outside the City limits.
2. No adult entertainment facility shall be located closer than 825 feet to any of the following zones or uses whether such zone or use is located within or outside the City limits:
 - a. A residential zone as defined in 21.78, *Definitions*;
 - b. An Urban Recreation zone as defined in 21.78, *Definitions*;
 - c. A public park;
 - d. A community center as defined in 21.78, *Definitions*;
 - e. A public library;
 - f. A day care center or family day care as defined in 21.78, *Definitions*;
 - g. A public or private nursery school or preschool;
 - h. A public or private primary or secondary school; and
 - i. A church, temple, synagogue, mosque or other similar religious facility (activities and uses related to churches, temples, synagogues, and mosques are not subject to the separation requirements).

C. Measurement.

The separation requirements specified in [subsection B, *Separation Requirements*](#), shall be measured as follows:

1. The 825-foot buffer required by [subsection B.1](#) shall be measured by extending a straight line from the nearest point on the property line of the lot containing the proposed adult entertainment facility to the nearest point on the property line of the lot containing the other adult entertainment facility.
2. The 825-foot buffer required by [subsection B.2](#) shall be measured by extending a straight line from the nearest point on the property line of the lot containing the proposed adult entertainment facility to:
 - a. The nearest point on the boundary line of a residential or Urban Recreation zone;
 - b. The nearest point on the property line of a public park;
 - c. The nearest point on the property line of the lot containing a public library, day care center, family day care, community center, public or private nursery school or preschool, public or private primary or secondary school, or church, temple, synagogue, mosque or other similar religious facility.

D. Waiver of Separation Requirements.

An applicant may obtain a waiver of the separation requirements required by this section only if the applicant demonstrates that all of the following criteria are met:

1. *Conditional Use Permit Required.* Any party proposing to locate an adult entertainment facility within 825 feet of any zone or use specified in [subsection B, Separation Requirements](#), may do so only after obtaining a conditional use permit in accordance with RZC [21.76.070.K, Conditional Use](#).
2. *Special Notice Requirements.* In addition to the notice requirements for Conditional Use permits, first class mailing of notice shall be made to all individuals owning or occupying property within 825 feet of the property for which the application is made. The applicant shall provide the name and addresses of all property owners and businesses within 825 feet of the property of the proposed location.
3. *Criteria for Decision.* The final decision on the request for a waiver of the separation requirements shall be made by the City Council upon the recommendation of the Hearing Examiner, based upon consideration of the following criteria:
 - a. The extent to which physical features would result in an effective separation between the proposed adult entertainment facility and any zones or uses identified in [subsection B, Separation Requirements](#), in terms of visibility and access;
 - b. The extent to which the proposed adult entertainment facility complies with the goals and policies of the Redmond Comprehensive Plan;
 - c. The extent to which the proposed adult entertainment facility is compatible with adjacent and surrounding land uses;
 - d. The availability or lack of alternative locations for the proposed adult entertainment facility;
 - e. The extent to which the proposed adult entertainment facility can be avoided by alternative vehicular and pedestrian routes; and
 - f. The extent to which the applicant can minimize the adverse secondary effects associated with the proposed adult entertainment facility.

E. Nonconforming Adult Entertainment Facility.

An adult entertainment facility shall be deemed a nonconforming use and shall be subject to the requirements of [RZC 21.04.5000, Legal Nonconforming Uses and Structures](#), if a zone or use identified in [subsection B, Separation Requirements](#), locates within 825 feet of such adult entertainment facility after the date that such adult entertainment facility has located within the City in accordance with the requirements of this section.

21.04.2040. Animal Boarding, Sales, and Services: Kennels, Shelters, and Equestrian Facilities

A. **Purpose.** The purpose of these regulations in this section is to [is to minimize the impacts of noise, odor, and sanitation associated with animals or animal boarding activities. Applicable for all pet and animal sales, services, boarding, kennels, shelters, and training facilities. Applicable to all veterinary services that provide those services.](#)

B. *Requirements for Animal Kennels and Shelters.* The following regulations apply to all animal kennels and shelters in the zones in which they are approved or in the permit process under which the use is regulated. Additional criteria can be found in subsections B.2 and C, below.

1. The applicant shall comply with requirements set forth in RMC Chapter 7.04, Animal Control.

2. Development Criteria.

a. Kennels shall be allowed as either indoor or outdoor facilities. Boarding and training facilities must be located inside of a structure.

b. *Location.* All animal containing structures and runs shall be set back a minimum distance of 50 feet from the property line. The structures may be required to be set back, landscaped, or designed in such a fashion to screen them from neighboring residential uses.

c. *Mitigation of Noise.*

i. In order to mitigate potential noise impacts, animal-containing structures constructed of materials such as chain link, which do not provide sound proofing, may be required to meet greater setbacks distances from adjoining uses. These standards include but are not limited to the construction of fences and installation of landscaping to meet Type I landscape requirements.

ii. 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.

d. *Number of Animals.* The planned maximum number of animals to be sheltered shall be indicated on the application. This maximum may be reduced by the Technical Committee if it cannot be shown that the development has adequate lot size and facility design to accommodate the planned number of animals in a fashion that ensures that neighboring properties will not be impacted by noise, odor, sanitation, and runoff problems.

C. *Requirements for Equestrian Facilities.* The following development criteria shall apply to private or commercial equestrian facilities such as stables, facilities for breeding and training, and riding academies, in the zones in which they are permitted. The keeping of horses or other large domestic animals for private use on individual residential lots is regulated by RMC Chapter 7.04, Animal Control.

1. *Minimum Lot Requirement.* The minimum land area for an equestrian facility shall be no less than five acres. The required land area may be reduced or increased in the NR zone through a Conditional Use permit. The required land area will be based on how the proposal meets the intent of each of the requirements of this subsection.

2. *Setback Requirements.* All buildings used to house or train animals shall have a minimum setback of 50 feet from the nearest property line. Upon a written mutual agreement between property owners along a common interior lot line, areas for roaming or grazing, horse paddock areas and structures or pens may be permitted to extend into a common interior lot line; provided that the structure or pen complies with all other setback regulations in that zone. Small tool sheds or other storage facilities similar to accessory structures for a primarily residential structure in the RA-5 and N-R zones shall have a minimum setback of five feet from the nearest property line. All other buildings shall meet the setback requirements of the zone in which they are located.

3. *Odor and Sanitation.* Stable manure shall not create a health hazard or an ongoing odor problem for neighboring properties. A plan for storage, reuse, or composting of manure shall be required that shows any or all of the following: use of absorbent bedding or odor-absorbing chemicals in stalls, the location, method of storage or composting proposals for waste materials, a schedule for manure removal, plans for use of manure as a fertilizer on the property including a proposed buffer area.

4. *Pasturage/Paddocks/Exercise Facilities.* The number of animals allowed to use pasturage shall be controlled to prevent overgrazing and erosion. If foals are to be kept at the facility, a sufficiently sized pasture area shall be available and used for extended periods of daily turnout of young animals. Setbacks or limited access may be required from streams. Paddock areas shall be designed to prevent erosion and cleaned as needed to prevent runoff of waste materials. Provision shall be made to properly exercise animals boarded in stalls; exercise wheels, paddocks for turnout, or an exercising schedule may be required.

5. *Parking.* A parking plan shall be submitted showing sufficient parking area or spaces to accommodate users, employees, visitors, or spectators. A ratio of one space for each five users, visitors, or spectators shall be required, including spectators for horse shows or similar events. In addition, the parking plan must delineate trailer parking area and an emergency access route.

6. *Noise, Dust, Special Events.* The use of public address systems to conduct instruction of the riders or announce at spectator events shall be controlled to prevent conflicts with nearby residential uses. In residential zones, limited hours of operation may be required for the use of the loudspeaker system and shall be consistent with the development regulations for noise. Cleanup shall be required after an event or show. The number of large special events may be limited under conditions of approval in the Land Use Permit process.

7. *Lighting.* Parking lot lighting and lighting on structures or signs shall comply with the development regulations for lighting and signage and with the Design Standards of RZC [21.58, Community Design Standards](#).

8. *Number of Animals.* The planned maximum number of animals to be sheltered shall be indicated on the application. The City may lower this maximum if it cannot be shown that the development has adequate lot size and facility design to accommodate the planned number of animals in a fashion that ensures the neighboring residential properties will be minimally impacted with noise or odor problems.

21.04.2050. Arts, Entertainment, Recreation, and Assembly

Faith Based and Funerary requirements apply to all Arts, Entertainment, Recreation, and Assembly uses. See [RZC 21.04.2130 Faith Based and Funerary](#)

21.04.2060. Bed and Breakfast Inn

A. **Purpose.** The purpose of the bed and breakfast inn regulations is to allow for limited temporary lodgings in residential neighborhoods for commercial purposes, while at the same time ensuring that bed and breakfast inns within residential zones are compatible with the residential character of the neighborhood and the surrounding residences.

B. **Applicability.** Bed and breakfast inns with up to two guest rooms are permitted outright in the RA-5 and N-R zones. Bed and breakfast inns with up to eight rooms are permitted outright in the RA-5 zone.

C. Requirements for Bed and Breakfast Inns.

1. *Applicable Codes.* Bed and breakfast inns shall be considered transient facilities pursuant to WAC Chapter [246-360](#). Bed and breakfast inns must meet all applicable City, County, and State Health and Fire Codes.
2. *Employees.* No more than two nonresident employees may be employed at the bed and breakfast inn. The owner and operator of the facility shall reside on-site.
3. *Home Based Business.* Where a bed and breakfast inn is conducted as a home business, all standards in RZC [21.08.1150](#), *Home Based Business*, must be met.
4. *Conditions.* The Administrator may impose additional conditions on the bed and breakfast inn in order to mitigate potential impacts that the operation might create.

21.04.2070. Cannabis-Related Uses**A. Relationship to Federal Law.**

The production, processing, and retailing of cannabis is and remains illegal under federal law. Nothing in this chapter or as provided elsewhere in the RZC or RMC authorizes or permits any person or entity to circumvent or violate federal law. (Ord. 2744; Ord. 3157)

B. Collective Gardens.

1. On May 21, 2015, the Washington State Supreme Court, in *Cannabis Action Coalition v. City of Kent*, 183 Wn.2d 219 (2015), held that consistent with former RCW [69.51A.140](#) (Chapter 181, Laws of 2011), cities may adopt zoning regulations regarding collective gardens including regulations which prohibit collective gardens.
2. During the 2015 Regular Session, the Washington State Legislature passed the *Cannabis Patient Protection Act*, 2SSB 5052 (Chapter 70, Laws of 2015) which, among other things, deleted RCW [69.51A.085](#), which authorizes collective gardens, effective July 1, 2016. Therefore, as of July 1, 2016, the state law authorizing collective gardens will no longer exist.
3. Consistent with state law, collective gardens are not allowed within the City. (Ord. 2744; Ord. 2836; Ord. 3157)

C. State License.

No cannabis processor, cannabis producer, or cannabis retailer shall locate in the City without a valid license issued by the Washington State Liquor and Cannabis Control Board, and must at all times conform with state law and City regulations. In the event any City regulation conflicts with state law or state regulations, the more restrictive provision shall prevail. (Ord. 2744; Ord. 2836; Ord. 3157)

D. Location; Buffers.

1. Cannabis production, cannabis processing, and cannabis retail uses are allowed uses within the City where in compliance with state law and regulation and this chapter.
 2. No cannabis producer or cannabis processor shall locate within 1,000 feet, measured in the manner set forth in WAC [314-55-050\(10\)](#), from any of the following uses in existence at the date of application to the City and as defined in WAC [314-55-010](#) as of the date of adoption of this chapter:
 - a. Elementary or secondary school,
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- b. Playground,
- c. Recreation center or facility,
- d. Child care center,
- e. Public park,
- f. Public transit center,
- g. Library, or
- h. Game arcade.

3. No cannabis retailer shall locate within 1,000 feet, measured in the manner set forth in WAC 314-55-050(10), from any of the following uses in existence at the date of application to the City and as defined in WAC 314-55-010 as of the date of adoption of this chapter:

- a. Elementary or secondary school, or
- b. Playground.

4. No cannabis retailer shall locate within 100 feet, measured in the manner set forth in WAC 314-55-050(10), from any of the following uses in existence at the date of application to the City and as defined in WAC 314-55-010 as of the date of adoption of this chapter:

- a. Recreation center or facility,
- b. Child care center,
- c. Public park,
- d. Public transit center,
- e. Library, or
- f. Game arcade. (Ord. 2744; Ord. 2803; Ord. 2836; Ord. 3157)

E. Structural Requirements.

All cannabis processors, cannabis producers, and cannabis retailers must operate in a permanent structure designed to comply with the City Building Code. (Ord. 2744; Ord. 2836; Ord. 3157)

21.04.2080. Day Care Centers

A. **Purpose.** This section provides development criteria for commercial day care centers in residential zones.

B. **Development Standards.**

1. *Commercial Day Care Centers (Residential Zones).*

- a. Day care centers shall comply with all building, fire, safety, and health codes, and all applicable development standards.
- b. Day care centers shall obtain a business license and maintain the use license as long as the use operates.
- c. Day care centers shall obtain all required state approvals.
- d. In the RA-5 zone, stand-alone day care centers are prohibited.

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- e. Day care centers shall not be located closer than 300 feet from another existing day care operation in residential zones.
 - f. The minimum lot size shall be 20,000 square feet in all residential zones.
 - g. Play equipment used in the day care operations shall be placed no closer than ten feet from any property line.
 - h. Off-street parking for each employee shall be provided.
 - i. Building design, site plans and landscaping shall be of a character which is appropriate for the area.
 - j. Day care centers may be approved in new or existing churches and other places of worship, and no additional approval will be required, provided all other requirements of this section are met.
 - k. Day care centers located in residential zones shall operate within the hours of **5:00 a.m. to 10:00 p.m.**

21.04.2090. 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 queuing.
- G. Drive Up Stands within the shoreline jurisdictions of Bear Creek and the Sammamish River are limited to uses associated with water enjoyment.

21.04.2100. Drive Through Facilities

- A. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street.
 - B. Type II landscaping shall screen drive-through lanes.
 - C. Drive through facilities are prohibited in the Business Park zone except in the Willows/Rose Hill Neighborhood north of NE 95th St. Where permitted, drive through windows are permitted only in multi-tenant buildings and must be designed to prevent interference with pedestrian access, driveway access to surrounding development, and traffic flow on adjacent streets.
 - D. Drive through facilities are prohibited in the Overlake, Downtown, and Marymoor Centers unless:
 - 1. They are confined within the garage of a multistory building of at least three stories; and,
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2. The drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a professional traffic engineer and approved by the City.

E. Drive through facilities are prohibited in the Neighborhood Mixed Use, Urban Mixed Use, Manufacturing Park, and Industry zoning districts.

21.04.2110. Educational Facilities

A. Educational facilities within Manufacturing zones shall allow for the efficient operation manufacturing uses.

B. The proposed site design and layout shall minimize the effects of existing manufacturing uses upon the proposal. Site design and layout should include adequate screening of noise, light, and view of adjacent and less aesthetic uses (such as a storage yard).

21.04.2120. Essential Public Facilities

See RZC 21.76.070.M, Essential Public Facilities

21.04.2130. Faith-Based and Funerary

A. **Purpose.** This section is intended to ensure that the unique impacts associated with faith-based organizational uses and their accessory uses are addressed while still allowing for a wide range of possible locations for faith-, religious-, belief-, and affiliation-based assembly.

B. **Calculation of Seating Capacity.** For the purposes of this regulation, a seat shall be defined as either:

1. One individual fixed seat; or
2. A length of 18 inches on a pew or bench; or
3. A measurement of seven square feet per person for the area seating the general assembly with movable chairs or other portable seating fixtures. The total area includes aisle space, but excludes areas such as stage and podium areas, space for musical instruments, and lobbies.

C. **Requirements.** The following development criteria shall apply to structures and properties associated with faith-based organizations and their related activities without regard to the zone in which they are located or the permit under which the use is processed:

1. Lighting for parking lot areas, structures, statuary and signage shall comply with the development regulations for parking, lighting and signs, and the design standards of RZC Chapter **21.58, Community Design Standards.**
 2. **In** no event shall parking be in excess of one space per three seats in a residential zone.
 3. The storage of buses or vans over 10,000 pounds gross weight is permitted on site under the following conditions:
 - a. The location of the parking areas for these vehicles is indicated on the site plan at the time of application;
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- b. Vehicles must be leased or owned by the owner or tenant of the site, must be in operable condition, and must have a current vehicle registration;
- c. Vehicles shall not intrude into public rights-of-way or obstruct sight visibility from any driveway;
- d. Structural and/or natural screening, as approved by the City, shall screen the vehicles from neighboring properties. The screening requirement or amount of screening may be eliminated or reduced in light industrial zones to the extent that the storage of vehicles is treated uniformly with other uses in the same zone.

4. *Faith-Based Organizations Within Shorelines.* Within the Shoreline Jurisdiction, site development shall comply with the general standards of the zone in which it is located, except as otherwise provided in subsection D of this section. The maximum building height, exclusive of symbolic icons mounted on the rooftop, is 35 feet. An additional building height allowance of 15 feet is allowed for symbolic icons located on the building. (SMP)

5. A traffic mitigation plan shall be submitted for approval by the City. The plan shall address traffic control, parking management (including the mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. In addition to on-site parking requirements, parking in excess of the maximum may be permitted on existing off-site satellite parking lots, subject to City approval of a joint use agreement. Off-site parking in residential zones shall be limited to lots shared with existing institutional uses, such as schools.

6. The maximum height for separate structures on site, such as symbolic icons, shall be 15 feet. The maximum building height, based on the zone in which the building is located, may be exceeded by 15 feet for the installation of religious icons on the building.

7. The proposed structure(s) shall comply with the applicable design criteria contained in RZC Chapter [21.58, Community](#) Design Standards, for the zone in which the use is located.

8. Additional standards are applicable to the use. The underlying zoning and size of the structures shall determine which additional criteria shall apply. The additional criteria for residential zones can be found below, depending on seating capacity.

9. 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. *Development Criteria for Seating Capacities in a [Neighborhood Zone](#).*

- 1. Faith-based organizations with a seating capacity of less than 250 seats:
 - a. The structures shall be located within 1,200 feet, as measured along the centerline of the right-of-way, of an arterial (collector, minor or principal);
 - b. The structures shall be located on a paved road having two lanes with a minimum width equal to the public works standard for a local access street;
 - c. Structures shall maintain a minimum setback of 20 feet from all property lines; building setbacks shall be increased by five feet for every one foot in building height over 30 feet;
 - d. The minimum lot size shall be the same as that required in the zone in which the proposed faith-based organization is located;

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- e. The maximum lot coverage of structures may not exceed 35 percent, and total impervious surfaces may not exceed 75 percent of lot area;
 - f. No more than two large vehicles may be stored on site at a given period of time; and
 - g. Structures, parking lots and lighting shall be designed to avoid excessive light and glare impacts on adjacent properties. Restrictions on light pole height and type, deflectors and other such measures may be required as necessary to prevent overspill and excessive intensity of light.
 - 2. Faith-based organizations with a seating capacity of between 250 to 750 seats:
 - a. The proposed structures must be located adjacent to at least one arterial (collector, minor or principal);
 - b. Structures shall maintain a minimum setback of 20 feet from all property lines;
 - c. Building setbacks shall be increased five feet for every one foot in building height over 30 feet;
 - d. The maximum lot coverage of structures may not exceed 35 percent, and total impervious surfaces may not exceed 75 percent of the lot area; and
 - e. No more than two large vehicles may be stored on site at a ~~given period of~~ time. (Ord. 3028; Ord. 3083)
 - 3. Institutions with a seating capacity greater than 750 seats shall require a traffic study or other documentation deemed suitable by the Technical Committee that demonstrates that there will be no significant adverse impacts to traffic operations on the adjacent street system; have a maximum building height of five stories; be set back five additional feet for every one foot in building height over 45 feet exclusive of rooftop symbolic icons; not contain accessory or stand-alone parking facilities; not contain primary or secondary schools; and shall require a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit.
 - 4. Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial.

21.04.2140. Food Truck and Pop-Up Retail Court

A. Purpose. Implement the Comprehensive Plan goals for supporting small businesses and complete neighborhoods.

B. Location and Uses.

- 1. A Type II permit is required.
- 2. Food truck courts may be used for pop-up retail, kiosks, and other temporary uses including seasonal sales (pumpkins, trees, etc.).
- 3. Events, including but not limited to concerts, farmers markets, and flea markets, are allowed.

C. Site plan.

- 1. A site plan must be approved pursuant to RZC 21.76.
 - 2. The number of spaces available for food trucks must be identified on the site plan.
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3. Food truck locations, drive aisles, and seating areas shall be designed and constructed in such a way that all areas can be accessed by emergency vehicles.

4. Seating area with tables and chairs - one (1) table per truck minimum with at least four (4) chairs (or seating spaces if a picnic table or similar) per table.

5. Event Spaces. The site plan may include the option of identifying a location and size for a temporary or permanent stage and other event space and size. If planning for events the following requirements shall apply.

a. Stage should be six inches to one foot above grade without fencing. If higher than one foot above grade, fencing shall be provided along sides and back of stage.

b. Stage area shall be provided with electrical outlets, weather coverage with open beams, and lighting.

c. Neighborhood Residential (NR) limitations:

i. No amplification of music is allowed.

ii. Use of generators shall be limited to daylight hours.

iii. Maximum noise levels are limited Class A restrictions identified in RMC 6.36.030.

iv. If outdoor dining or if live music is planned to be provided outdoors, a Type I – Solid Screen shall be provided at property lines where adjacent to NR or NMF zone (see Table 21.32.120). Administrative design flexibility limited to Type I – Solid Screening may be allowed provided that the resulting screening design meets or exceeds the purpose of visual screening and sound mitigation.

D. Required facilities and utilities.

1. Electrical hookups must be provided to each food truck.

a. Generators shall not be allowed unless such generator operates at less than sixty (60) decibels as measured ten (10) feet away.

b. Generators shall not be placed adjacent to event stage or eating areas and must be placed to vent away from public gathering spaces to minimize exposure to exhaust fumes.

2. At least one (1) water tap must be provided and accessible to food trucks.

3. Permanent restrooms facilities that comply with Health Department standards and accessibility standards. Facilities may be shared with permanent on-site structure if there is capacity.

4. Permanent parking facilities must be provided: minimum of three (3) parking stalls, including one (1) van accessible ADA stall.

E. Operations.

1. Mobile food court operators shall be responsible for properly disposing of refuse, recycling, trash, and litter generated by operations of the food trucks as would any business and shall have a contract for refuse and recycling removal.

2. All food truck court operators are responsible for all lessee operations and ordinance compliance and are held responsible for all infractions.

F. Noise management. A Noise Management Plan is required.

21.04.2150. Hazardous Liquid Pipelines

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

1. Help prevent and minimize unnecessary risk to the public health, safety, and welfare due to hazardous liquid pipelines;
2. Minimize the likelihood of accidental damage to hazardous liquid pipelines;
3. Avoid exposing land uses with high on-site populations that are difficult to evacuate and land uses that serve emergency functions to risk of injury or damage in the event of a pipeline failure;
4. Help reduce adverse impacts in the event of a pipeline failure;
5. Supplement existing federal and state regulations related to hazardous liquid pipeline corridor management.

The provisions of this section are intended to protect the health, safety, and welfare of the general public and are not intended to protect any particular individual, class of individuals, or organization.

B. Applicability. The provisions of this chapter shall apply to all development on properties within 150 feet of any hazardous liquid pipeline corridor. This chapter does not apply to the conduct of pipeline operators. The conduct of pipeline operators is regulated by the Federal Pipeline Safety Act, 49 U.S.C. §60101, et seq., and the Washington State Pipeline Safety Act, RCW 81.88. Pipelines within public rights-of-way are also regulated by the terms and conditions of franchise agreements between the City and the pipeline operator.

C. Development Application Submittal Requirements.

1. Applicants shall show the hazardous liquid pipeline corridor and applicable setbacks on-site plans and subdivision plats for proposed development on properties to which this chapter applies. Modifications to existing structures that do not involve landfilling or excavation on-site or changes to off-site improvements are exempt from this requirement.
2. All other applicable development application submittal requirements apply; see RZC 21.76.030, Application Requirements.

D. Setback Requirements.

1. Hazardous Liquid Pipeline Corridor (“Corridor”). No landfilling or excavation and no construction or expansion of structures is allowed within the corridor.
 2. Areas Along the Hazardous Liquid Pipeline Corridor.
 - a. Construction or expansion of structures or other activities involving landfilling or excavation shall be setback a minimum of 25 feet from the edge of the corridor.
 - b. The Administrator may determine that the setback shall be measured from the pipeline when measurement from the corridor is not appropriate due to site-specific conditions.
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- c. The Administrator may expand the setback when necessary to meet the purpose of this section due to site-specific conditions, such as extraordinary land disturbance.
- d. The Administrator may reduce the setback due to site-specific conditions and an applicant's demonstration that the purpose of this section will be met. Factors that may be considered include but are not limited to:
 - i. Pipeline location as determined using normal locating procedures.
 - ii. Type of construction proposed.
- e. If the Administrator reduces the setback or measures it from a hazardous liquid pipeline, the following applies:
 - i. The setback shall be a minimum of 30 feet from the nearest hazardous liquid pipeline and shall comply with section [B.1](#) above.
 - ii. The setback shall be measured from the nearest edge of the hazardous liquid pipeline.
 - iii. The location of the hazardous liquid pipeline and the reduced setback shall be shown on all approved site plans and subdivision plats.

3. *Exemptions.* The Administrator can, when deemed necessary by the Administrator, exempt trails, streets and utilities identified in currently adopted plans, such as the Comprehensive Plan, Transportation Improvement Plan, Water System Plan, or General Sewer Plan, from subsections [A](#) and [B](#) of this section. Trails, streets, and utilities proposed to use this exemption shall be designed to minimize potential conflict with the hazardous liquid pipeline to the maximum extent feasible.

The Administrator can, when deemed necessary by the Administrator, require applicant to provide written approval from the pipeline owner(s) for the proposed structures, construction, and maintenance operations prior to the City's permit issuance.

4. *Emergency Work.* In the event of any emergency in which a hazardous liquid pipeline breaks, is damaged, or is otherwise in such a condition as to immediately endanger the life, health, safety, or property of any person, the hazardous liquid pipeline operator shall not be required to comply with this chapter or obtain permits prior to taking corrective action. The hazardous pipeline operator shall, however, notify the City Public Works Director by telephone immediately upon learning of the emergency or, if the emergency occurs outside of the City's normal business hours, immediately upon the commencement of the next business day during which the Redmond City Hall is open for business. The hazardous liquid pipeline operator shall also apply for all required permits not less than the second succeeding business day during which the Redmond City Hall is open for business.

5. *Setback Protection.* Setbacks shall be identified and protected during construction by placement of a temporary barricade and on-site notices. Barricades and on-site notices are subject to review by the Administrator.

6. *Reasonable Use Provision.* The required setback from the hazardous liquid pipeline corridor shall not deny all reasonable economic use of property. An applicant who believes that the required setback does deny all such use may apply for a reasonable use exception under [RZC 21.76.070.U](#), *Reasonable Use Exceptions* (Critical Areas/Hazardous Liquid Pipelines).

E. Requirements for Land Use Compatibility.

1. High Consequence Land Uses.

- a. New high consequence land uses proposed for location within 500 feet of a corridor are prohibited.
- b. Proposed expansions to existing high consequence land uses located within 500 feet of a corridor shall be designed to avoid increasing the level of risk in the event of a pipeline failure, and where feasible, reduce the risk compared to the existing development. Potential techniques to minimize risk include but are not limited to:
 - i. Site design features, such as maintaining or increasing the distance between occupied structures, or structures that provide critical lifeline functions, and the hazardous liquid pipelines and anticipated flow paths for leaking hazardous materials.
 - ii. Building features, such as design to avoid a significant increase in on-site population or to expedite evacuation.
 - iii. Technological features, such as accelerated notice of a pipeline failure to high consequence land uses, to facilitate evacuation or features that help avoid damage in the event of a failure.
 - iv. Operational features, such as emergency plans and education programs for occupants and employees concerning pipeline safety, developed in accordance with the procedures in section [B.2.b](#) below.

2. Other Development in the Willows/Rose Hill and Grass Lawn Neighborhoods.

- a. Applicants for the following types of new or expanded development shall use appropriate mitigation measures to reduce adverse impacts in the event of a pipeline failure:
 - i. Commercial or industrial.
 - ii. Multifamily.
 - iii. Religious facilities.
 - iv. High consequence land uses proposed for locations not covered by [subsection E.1.a of this section](#).
 - v. Other developments, as required by the Administrator, that because of proximity to a corridor pose a safety concern.
 - b. Mitigation measures intended to reduce risk and minimize impact in the event of a pipeline failure include but are not limited to:
 - i. Site and building design techniques, such as maximizing the distance between new or expanded development and anticipated flow paths for leaking hazardous materials and controlling ignition sources.
 - ii. Emergency procedures, such as emergency plans and guides, employee training and drills, and education programs for occupants and employees concerning pipeline safety, such as what to be aware of and how to respond in the event of a problem.
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A. Applicants shall consult with the Fire Department regarding the level of emergency planning and procedures appropriate for the proposed development. Based on the nature, occupancy, or location of a proposed development, the Fire Department may require emergency plans and procedures for any occupancy classifications.

B. Emergency plans and procedures shall be consistent with the Redmond Fire Code and shall be approved by the Fire Department.

3. Location. All land use permits issued for properties that are contiguous to a hazardous liquid pipeline corridor shall be conditioned upon notification of utilities through the one-call locator service prior to commencement of any of the permitted work.

21.04.2160. Hazardous Waste Treatment and Storage

A. Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered.

B. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.

C. Outdoor storage requires Technical Committee approval and shall be confined to outbuildings, sheds, and other structures where leakage confinement or spill treatment can be reasonably handled and where exposure to the elements does not increase the possibility of a spill incident.

D. Requirements for Primary and Incidental hazardous waste treatment and storage

1. Incidental Use

a. Allowed only as an accessory use; all site requirements for primary use apply.

b. Storage limited to amount necessary for proper function of business, not to exceed quantities permitted by Redmond Fire Department; excess stockpiling prohibited.

2. Primary Use

a. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit

21.04.2170. Manufacturing and Wholesale Trade

A. At least 75 percent of business activity by area must be conducted indoors, including storage of materials used in business activity.

B. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of ten percent of combined gross floor area or 1,000 square feet.

C. Asphalt and concrete batch plants shall have direct access to arterials.

D. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.

E. Outdoor processing operations follow a Type II review process.

F. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet.

G. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.

21.04.2180. Mining and extraction establishments

A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.

B. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.

C. Extraction shall occur during daylight hours; nighttime trucking is permitted.

D. Uses shall have direct access to arterials.

E. Uses shall minimize noise and lighting impacts by using noise suppression devices and light shielding, and by using landscape buffers to screen lighting from adjacent shoreline areas.

21.04.2190. Mini-Warehouses/Self-Storage

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.

21.04.2200. 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 nonresidential zones and mixed-use 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. 2614)
4. Protect parking areas and walkways from encroachment and 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. The provisions of this chapter apply to all outdoor storage and retail displays within the City with the exception of:

1. Parking lots covered by RZC 21.40.010, Vehicle Parking;
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2. RV parking and storage covered by RZC 21.40.010.G, Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods; and

3. Outdoor storage associated with emergency situations such as utility repairs; and items stored on a site during construction.

C. Outdoor Storage Standards. Outdoor storage shall be allowed as provided in the table titled “Requirements for Outdoor Storage.” Transition Overlay Standards relating to outdoor storage shall apply as provided for in **RZC 21.05.600.C**, Use, Operations and Development Standards in a Transition Overlay.

Table 21.04.2200.C Requirements for Outdoor Storage

Zone	Type of Storage Permitted	Size and Height Requirements	Location Restrictions	Screening Requirements
<u>Downtown, OV,</u> <u>CMU</u>	<u>None</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>UMU</u>	<u>Bulk and Non-Bulk</u>	<u>Maximum height of 10 feet</u>	<u>Bulk Storage cannot be located between the building and the front street. Non-Bulk Storage shall be moved indoors during close of business</u>	<u>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.</u>
<u>UR, RA-5, BP, OBAT, MMC,</u> <u>MME</u>	<u>Bulk and Non-Bulk</u>	<u>Maximum height 20 feet</u>		
<u>MMM, MP and I</u>	<u>Bulk and Non-Bulk</u>	<u>Maximum height 20 feet</u>		<u>N/A</u>
<u>BP</u>	<u>Bulk and Non-Bulk</u>	<u>Maximum height 20 feet</u>		<u>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.</u>
<u>COS, RA-5, NR,</u> <u>NMF, NMU</u>	<u>See 21.04.2200.F Outdoor Storage in Neighborhood Zones</u>			

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

1. In floodways;

2. Within shoreline setbacks indicated in RZC 21.68.060, Shoreline Buffers; and critical area buffers as identified in RZC 21.64.020.B, Stream Buffers; RZC 21.64.030.B, Wetland Buffers; and RZC 21.64.060.B, Landslide Hazard Area Buffers;

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3. On slopes greater than 15%;
 4. In portions of industrial and business park areas abutting residential districts;
 5. In required parking stalls;
 6. In areas where outdoor storage causes traffic, pedestrian circulation or safety problems as determined by the Administrator, or where a minimum five-foot width of walkway does not remain clear and free of obstructions;
 7. Any materials that attract animals, birds or vermin; and
 8. Within emergency fire lanes.

E. Covering and Containing Outdoor Storage. Hazardous materials or deleterious substances that have the potential to threaten public health or stormwater, soil, or groundwater quality shall be stored with secondary containment and under cover to prevent contact with precipitation and stormwater. Compliance with WAC 173-218 Underground Injection Control (UIC) regulations shall be demonstrated for outdoor storage areas that drain to infiltration.

F. Outdoor Storage in **Neighborhood** Zones.

1. Limitations. Outdoor storage is prohibited in all **Neighborhood** zones except when the items stored are customarily associated with and accessory to the use of the dwelling and comply with the requirements of this section. Outdoor storage in RA-5 zones shall comply with the standards listed above in the Requirements for Outdoor Storage table of this chapter.

2. Allowed Outdoor Storage. Items customarily associated with the residential use of a dwelling may be stored outside provided the following conditions are met:

- a. Outdoor storage may only take place outside of the front yard setbacks and side yard setbacks.
 - b. Except for vehicles allowed under **RZC 21.04.1150**, **Home-Based** Business, or sections F.3 or F.4 below, outdoor storage shall not be visible from a public or private street. Fences, landscaping, or a building wall may be used to ensure that an outdoor storage area is not visible from the street.
 - c. Outdoor storage areas shall not prevent emergency access to the residence or any accessory structure.
 - d. Outdoor storage shall not cover more than 200 square feet of land area.
 - e. Except for motor vehicles allowed under **RZC 21.04.1150**, **Home-Based** Business, or sections F.3 or F.4 below, materials stored outdoors shall not be owned by or used in any business or industry including a home business.
 - f. Except for vehicles allowed under **RZC 21.04.1150**, **Home-Based** Business, or sections F.3 or F.4 below, materials stored outdoors shall not exceed a height of six feet nor shall they be stacked or stored higher than six feet.
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3. Recreational and Utility Vehicles. See RZC 21.40.010.G, Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods.

4. Commercial Vehicles.

a. Allowed Commercial Vehicles.

- i. Within a residential zone, no more than one commercial vehicle may be parked on a lot(s) occupied by a residence or on a street(s) adjoining the residence. Where a lot includes more than one residence, one commercial vehicle may be parked on the lot(s) or an adjoining street for each residence. Notwithstanding this provision, where an accessory dwelling and a primary dwelling occupy one or more lots, only one commercial vehicle may be parked on the lot(s) occupied by the residences or on the street(s) adjoining the residences.
- ii. The commercial vehicle shall be operable.
- iii. Other than cleaning the commercial vehicle, maintenance and repairs shall not be performed on the commercial vehicle within a residential zone except on the premises of a home business that meets the requirements of [RZC 21.04.1150](#), Home-Based Business.
- iv. The commercial vehicle shall not be parked or stored on a lawn or in any landscaped area.

b. Prohibited Commercial Vehicles. Except as provided in section F.4.c below, and [RZC 21.04.1150](#), Home-Based Business, and except as to school buses parked or stored on the property of a school or religious institution, truck tractors, truck tractor trailers, vehicles over 10,000 pounds gross weight, and commercial vehicles that do not comply with section F.4 shall not be parked or stored within a residential zone.

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

5. Storage, Shipping, or Moving Container.

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

b. A rented, leased, purchased, or assembled storage, moving, or shipping container, when associated with the construction of a home, or homes, in a subdivision, may be located anywhere on a property within the [NR and NMF](#) zones. Any rented, leased, purchased, or assembled storage, moving, or shipping container associated with construction permits must be removed no later than 60 days after the issuance of a certificate of occupancy or final inspection approval for the construction.

c. Rented, leased, purchased, or assembled storage, moving, or shipping containers within the NR or NMF zones that are not associated with construction permits may be placed temporarily on a driveway and/or hard surface only, providing that:

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

G. Outdoor Retail Display Standards. Outdoor retail display shall comply with the following criteria:

- 1. The outdoor retail display shall be accessory to a permitted retail use.
- 2. The total space allowed for outdoor retail display shall not exceed 50% of the length of the storefront, provided that a minimum area of 32 square feet shall be allowed in any event.
- 3. Retail items must be displayed in a neat and orderly manner, and remain in the area specified for its display.
- 4. Retail display shall not be located within required fire lanes or required parking stalls.
- 5. Retail display shall not be located within the public right-of-way without required permits and shall maintain a clear zone of a minimum of 44 inches in width to accommodate pedestrian access along sidewalks.
- 6. Safe ingress and egress to the site, visibility for transportation, and pedestrian access shall be maintained.
- 7. The location of the retail display shall be established as a condition of approval of any applicable permits. (Ord. 2753; Ord. 2803; Ord. 2883; Ord. 2951)

21.04.2210. Urban Recreation Special Use Standards.

A. Within the Urban Recreation zone, recreation uses which require a conditional use permit and accessory restaurants shall comply with the following requirements:

- 1. The buildings and parking areas shall be sited in locations least likely to block or interrupt scenic vistas from public areas and to minimize impacts on uses on adjacent properties.
 - 2. Parking and storage areas shall be screened from the Sammamish River trail which is located on both the east and west sides of the Sammamish River.
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3. No uses shall be externally illuminated by artificial light except for parking lot lighting, safety lighting near buildings, and outdoor recreational uses. Outdoor recreational uses shall not be illuminated by artificial light from 11:00 p.m. to 8:00 a.m. Lighting shall be designed and constructed to minimize glare and prevent glare and light from intruding on neighboring properties.

4. Amusement parks, water slides, miniature golf courses, motorized or nonmotorized race tracks, and uses similar to any of these uses shall be prohibited within the Urban Recreation zone.

5. Publicly owned buildings of less than 1,000 square feet gross floor area that serve trails and trail parking lots may be located within the 200-foot buffer of the Sammamish River, provided they are at least 70 feet away from the ordinary high water mark of the Sammamish River.

B. Urban Recreation Accessory Uses.

1. Accessory uses shall be permitted in conjunction with an allowed use. Accessory uses may include, but are not limited to, equipment storage, outbuildings, fences, kiosks, and parking (unless otherwise excluded by another provision of the Zoning Code, such as RZC 21.68.050.C Shoreline Environments, Permitted Uses and Activities Table).

2. Accessory uses shall meet the requirements of this chapter and, unless otherwise provided for within this chapter, shall also meet all related requirements of the Zoning Code. The primary allowed use shall be maintained during the time any accessory use is maintained.

3. Fences as Accessory Uses.

a. Fences, including safety netting, installed within the Urban Recreation zoning district may exceed the maximum height limit set forth by section RZC 21.24.030 Height provided all the following criteria are met:

i. The fence is required to protect public safety, and the applicant demonstrates that the height is the minimum necessary to fulfill its intended purpose;

ii. A Type II – Visual Screen, per [RZC 21.32.120](#) Types of Planting, shall be established and maintained at the exterior or public-facing side of the fence to reduce the visual impact on adjacent uses; and

iii. A Conditional Use Permit, addressing the changes to previously approved site conditions and accessory uses shall be obtained.

21.04.2220. Vehicle Sales, Rentals, Repair, and Storage

A. Shall not abut [Neighborhood](#) zone.

B. Sales uses must operate as stand-alone businesses; rental uses may operate in mixed-use developments.

C. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan.

D. Vehicle display area shall be outside of required parking and landscape areas.

E. Vehicles shall be stored on paved surfaces.

F. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, may be displayed on the outside of or in the windows of vehicles.

G. Outdoor loudspeaker systems are prohibited.

H. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.

I. Vehicle repair shall be conducted indoors.

J. Where allowed, auto and motorcycle repair uses may also allow sales; sales area not to exceed 25 percent of the combined gross floor area of all uses.

K. Auto sales only permitted in conjunction with repair (see note J above), or as stand-alone businesses on properties with frontage on NE 90th Street between Willows Road and 152nd Avenue NE, NE 95th Street between Willows Road and 151st Avenue NE, and 151st Avenue NE between NE 90th Street and NE 95th Street.

21.04.2230. Wireless Communication Facilities

A. Purpose.

The purpose of this [section](#) is to:

1. Establish clear regulations for the siting and design of Wireless Communication Facilities (WCFs) consistent with state and federal regulations;
2. Promote the health, safety, and general welfare of the Redmond community by regulating the siting of WCFs;
3. Minimize visual, safety, aesthetic, and environmental impacts of WCFs on surrounding areas by establishing standards for location, structural integrity, and compatibility;
4. Encourage the location and collocation of wireless communications equipment on existing structures; and
5. Accommodate the growing need and demand for wireless communication services. (Ord. 2964)

B. Applicability Permits and Exemptions.

1. Permits Required.

a. A land use permit is required to locate or install any Wireless Communication Facility (WCF) outside public rights-of-way, and in certain instances within public rights-of-way, unless the WCF is exempt under subsection 2 below. Table 21.76.070 *Wireless Communication Facilities Review Process* in RZC [21.76](#), sets forth the type of permit required based upon the nature of the facility and its location.

b. Redmond Municipal Code (RMC) Chapter [12.14](#), *Telecommunications*, governs the installation of any WCF within public rights-of-way. A Facilities Lease Agreement is required to install any WCF on City-owned property or infrastructure within the City of Redmond, including public rights-of-way.

2. Exemptions. The following WCFs shall be exempt from the requirement to obtain land use permits:

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- a. VHF and UHF Receive-Only Television Antenna(s). VHF and UHF receive-only antenna(s) shall not be required to obtain land use permit approval nor shall they be required to obtain building permit approval. VHF/UHF antenna(s) shall be restricted to a height limit of no more than 15 feet above the existing or proposed roof.
 - b. Small Satellite Dish Antenna(s). Small dish antenna(s) in all zones shall be exempt from obtaining land use permit approval. Such antennas shall not be required to obtain building permit approval, but installation must comply with any applicable provisions of the City Building Code.
 - c. Small Cell Facilities attached to Utility Poles, Light Poles and Miscellaneous Poles within public rights-of-way shall be exempt from obtaining land use permit approval except for Small Cell Facilities located within Special Design Areas where a Type II land use permit is required. See RMC [12.14](#), *Telecommunications* for additional requirements.
 - d. Eligible Facilities Requests that meet the definition as set forth in RZC [21.78](#) shall be exempt from having to obtain a land use permit. A written request for an Eligible Facilities Request must be submitted to determine if the modification qualifies for this exemption. An Eligible Facilities Request shall be denied upon determination by the City that the proposed facility modification will substantially change the physical dimensions of an eligible support structure.
 - e. The addition of a new antenna(s) attached to an existing antenna support structure or structure mounted facility which already has at least one WCF; removal or replacement of existing antennas; and associated ground mounted equipment enclosures on existing legally established structure mounted facilities (other than towers) that have received previous WCF approval and that comply with size and concealment requirements established in [this section](#) or the applicable permit approving the WCF. Other applicable permits such as building permits and right-of-way use permits may be required. This exemption shall not apply to small cell facilities.
 - f. Routine maintenance and repair or replacement of antennas and equipment associated with wireless communication facilities. Replacement antennas shall be located within the same location as existing antenna and shall be of similar size, weight and height and shall comply with concealment requirements established in [this section](#) and in the applicable permit approving the WCF, unless such replacement antennas are exempted as an Eligible Facilities Request. Other applicable permits such as building permits and right-of-way use permits may be required.
 - g. Temporary WCF for emergency communications equipment during a declared public emergency.
 - h. Wireless communication equipment, including, but not limited to, the support of traffic signal systems, Supervisory Control and Data Acquisition (SCADA) devices, Intelligent Transportation Systems (ITS), LED Street Light Gateways, transit signal priority devices and other similar devices shall not be required to obtain land use permit approval.
3. Permits may be conditioned to allow review of the continued use of the antenna support structure or structure mounted facility at five-year intervals in order to recognize that rapid
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technological advancements, changing markets, and legal interpretations by the FCC and by the courts may require periodic design review.

4. In addition to complying with the requirements of this chapter and the International Building Code, all wireless communication facilities located within the shorelines of the City shall comply with RZC 21.68.160, *Utilities Within Shorelines*.

5. All permits for WCF's shall be expressly conditioned upon compliance with the removal requirements of [RZC 21.04.2230.I](#), *Cessation of Use*, below upon cessation of use of any such facility.

6. *Performance Assurance*. The Administrator may require a performance assurance under RMC 12.14, *Telecommunications*, when located within public rights-of-way to ensure compliance with any aspect of this chapter. The Administrator may require a performance assurance under RZC 21.76.090 when located outside of public rights-of-way or when located on any private property.

7. *Prohibited Devices*. WCF's that are not permanently affixed to a support structure and which are capable of being moved from location to location (e.g., "cell on wheels" or ballast mounts) are prohibited except for when allowed as a Temporary WCF consistent with [RZC 21.04.2230.C](#) below.

C. Temporary Wireless Communication Facilities.

1. *Permits Required*.

a. A Type I land use permit is required to locate or install any temporary Wireless Communication Facility (WCF) on private property within the City of Redmond unless specially exempted per [RZC 21.04.2230.B.2.f](#). See Table 21.76.070 *Wireless Communication Facilities Review Process* in RZC 21.76.

b. Except during a declared public emergency a lease agreement is required, consistent with RMC Chapter 12.14 *Telecommunications* to install any temporary WCF on City-owned property within the City of Redmond. Temporary WCF's are not permitted within public rights-of-way except for exempt facilities per [RZC 21.04.2230.B.2.g](#).

2. Temporary WCF's shall only be allowed for:

a. The reconstruction of a permanent WCF and limited to a duration of 18 months from the date of approval unless an extension is requested at least 30 days prior to the expiration date; or

b. Large scale events and limited to the duration of the event, plus ten days prior to the event and ten days after; or

c. Emergency communications equipment during a declared public emergency.

3. Temporary WCF facilities shall be portable without a permanent foundation. Roof mounted Temporary WCF facilities shall comply with size requirements established for Structure Mounted Facilities and ground mounted Temporary WCF facilities shall comply with size requirements for Antenna Support Structures as established in [RZC 21.04.2230.E](#), *General Development Standards for Wireless Communication Facilities*.

D. General Siting Criteria.

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1. RZC 21.76.070.AD, *Wireless Communication Facilities*, identifies zoning districts, standards and the review process for Wireless Communication Facilities.
 2. New antenna support structures shall:
 - a. Comply with the siting standards and hierarchy set forth in the following subsections.
 - b. Not be permitted within public rights-of-way unless the applicant can demonstrate that alternative locations outside the right-of-way are not feasible.
 - c. Not be permitted if an existing antenna support structure is in a higher priority location within one-quarter mile and such existing structure is suitable for attachment of an antenna or collocation, unless the applicant demonstrates that the alternative location is not feasible. The applicant shall provide a map showing all existing antenna support structures and existing structure mounted facilities housing WCFs located within one-quarter mile of the proposed site.
 3. New antenna support structures for macro cell facilities and small cell facilities located outside public rights-of-way and macro cell facilities located within public rights-of-way shall be sited within the zoning districts of the City according to the following siting hierarchy, with (1) being the highest (most preferable) ranking site and (9) being the lowest (least preferable) ranking site. New antenna support structures for small cell facilities located within public rights-of-way shall be sited according to the siting hierarchy established in section D below. New antenna support structures must be located on the highest ranking site unless the applicant can demonstrate, that the site is not technically feasible or available given the location of the proposed structure and the network need. This demonstration shall be provided in a report prepared by a qualified licensed radio frequency engineer, professional engineer, or a professional with training in the field of wireless communications facility siting. In order of ranking, from highest to lowest, the sites are:
 - a. Attached to an existing legally established antenna support structure or structure mounted facility with an existing WCF.
 - b. Attached to a structure mounted facility on sites used exclusively for business park, general commercial, industrial or manufacturing park uses within the BP, GC, I and MP zones.
 - c. Attachment to a structure mounted facility, such as a water tower within all zoning districts.
 - d. Attached to a structure mounted facility on sites used exclusively for manufacturing, research and development, commercial, and office uses in the **mixed-use**, commercial, Downtown, and Overlake zoning districts. Within these zoning districts, the highest to lowest ranking sites are I, MP, BP, **CMU, UMU, OBAT, OV, and Downtown zones.**
 - e. On institutional structures, places of worship, and other nonresidential structures located in residential zones.
 - f. Attached to multifamily residential structures in the **NMF** zoning district. Wireless communication facilities attached to residential structures are not permitted in any **Neighborhood** zoning district other than **NMF**.
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g. Placement on a new antenna support structure located within BP, [CMU](#), I and MP zones.

h. Placement on a new antenna support structure located within all zones except BP, [CMU](#), I, MP, UR, RA-5, [NR](#) and Shoreline Areas.

i. Placement on a new antenna support structure located within UR, RA-5, [NR](#) and Shoreline Areas. See [RZC 21.04.2230.G](#) for additional requirements. Antenna Support Structures located within [NR](#) are subject to Special Exceptions outlined in [RZC 21.04.2230.G](#).

4. New Antenna Support Structures for Small Cell Facilities located within public rights-of-way shall be in accordance with the following siting hierarchy, with (1) being the highest (most preferable) ranking site and (8) being the lowest (least preferable) ranking site. A new Small Cell Facility must be located on the highest ranking site unless the applicant can demonstrate that the site is not technically feasible or available given the location of the proposed structure and the network need. This demonstration shall be provided in a report prepared by a qualified licensed radio frequency engineer, professional engineer, or a professional with training in the field of wireless communications facility siting. In order of ranking, from highest to lowest, the sites are:

a. Placement of small cell facility on existing or replacement utility poles, light poles or miscellaneous poles in nonresidential zones.

b. Placement of small cell facility on existing or replacement utility poles, light poles or miscellaneous poles in residential zone.

c. Attachment of a small cell facility on an existing structure mounted facility or existing antenna support structure which has an existing WCF in any zone.

d. Placement of a small cell facility on a new light pole when pole design standards are met and a lighting analysis is submitted showing the need and correct placement for a new light pole.

e. Placement on a structure mounted facility in any zone.

f. Placement on a new antenna support structure located within BP, [CMU](#), I and MP zones.

g. Placement on a new antenna support structure located within all zones (except BP, [CMU](#), I, MP, UR, RA-5, [NR](#) and Shoreline Areas).

h. Placement on a new antenna support structure located within UR, RA-5, [NR](#) and Shoreline Areas. See [RZC 21.04.2230.G](#) for additional requirements. Antenna Support Structures located within [the NR](#) zone are subject to Special Exceptions outlined in [RZC 21.04.2230.G](#).

E. General Development Standards.

1. All Wireless Communication Facilities shall be installed and operated in accordance with the regulations of the Federal Communications Commission and in compliance with the development standards set forth in the following subsections.

a. Large Satellite Dish Antenna(s):

- i. Shall not be located within front or side yard building setback areas. Shall be located outside of any required landscaped area and preferably located in service areas or other less visible locations.
- ii. Ground mounted and roof mounted antennas are allowed in all zones except for Urban Recreation (UR) zones and **Neighborhood** zones where only ground mounted antennas are allowed. Ground mounted antennas shall not exceed 12 feet in diameter and 15 feet in height, including their bases measured from existing grade. Roof mounted antennas shall not exceed 12 feet in diameter and 15 feet in height, including their bases measured from the roof line.
- iii. Mountings and satellite dishes shall be no taller than the minimum required for obtaining an obstruction-free reception window.
- iv. Construction plans and final construction of the mounting bases of all large satellite dish antenna(s) shall be approved by the City's Building Division.

c. Amateur Radio Towers:

- i. Towers in all zones shall not be located within any easements, front, side, or rear yard building setback areas. Shall be located at a point farthest from lot lines as feasible, or the point farthest from residential structures on abutting properties. Towers located in Semi-Rural (RA-5) zone, UR, and **Conservation Open Space** zone shall be located in the yard of the residence and avoid using land that is available for crops, pasturage, or other agricultural activities.
- ii. Ground mounted and roof mounted antennas are allowed in all zones. Ground mounted towers shall not exceed 65 feet in height unless a proposal demonstrates that physical obstructions impair the adequate use of the tower. Telescoping towers may exceed the 65-foot height limit only when extended and operating.
- iii. The combined structure of a roof-mounted tower and antenna(s) shall not exceed a height of 25 feet above the existing roof line. Within the shoreline jurisdiction, the height limit for ground-mounted and roof mounted towers and antennas, inclusive of building height, is 50 feet (SMP). Screening shall be restricted to a height limit of no more than 15 feet above the existing or proposed roof.
- iv. Mountings and Amateur Radio Towers shall be no taller than the minimum required for the purposes of obtaining an obstruction-free reception window.
- v. Construction plans and final construction of the mounting bases of amateur radio towers covered by this section shall meet the structural design requirements of this section and shall be approved by the City's Building Division.
- vi. Applications shall document that the proposed tower and any mounting bases are designed to withstand wind and seismic loads as established by the International Building Code.

d. Macro Cell Facilities and Small Cell Facilities located on Structure Mounted Facilities and associated Equipment Enclosures:

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- i. Macro cell facilities and small cell facilities shall be structure mounted only (rooftop or facade) under this subsection. Standalone ground mounted facilities are not allowed and associated equipment enclosures may be roof or ground mounted. Ground mounted equipment enclosures shall not be located within public rights-of-way and shall not be permitted in any public easements or building setback areas.
 - ii. Associated above-ground equipment enclosures for macro cell facilities shall be minimized, and shall not exceed 240 square feet (e.g., 12 by 20 feet) unless operators can demonstrate that more space is needed.
 - iii. Associated above-ground equipment enclosures for small cell facilities shall be minimized, and shall not exceed a footprint of 16 square feet (e.g., 4 by 4 feet) unless operators can demonstrate that more space is needed.
 - iv. Where an antenna is to be mounted on the roof of a building, the combined antenna(s) and all associated equipment and required screening shall not extend more than 15 feet above the existing or proposed roof structure. Attachment to residential structures are not permitted in any residential zoning district other than **NMF**.
 - v. New Antenna Support Structures for Small Cell Facilities and Macro Cell Facilities and associated Equipment Enclosures:
 - A. New antenna support structures shall be ground mounted only and shall not be located in any setback areas on private and public property.
 - B. In all zones except for UR and **Neighborhood** zones, the combined height inclusive of antennas shall not exceed 85 feet, except when collocation is specifically provided for, then the new antenna support structure shall not exceed 100 feet. New antenna support structures located within public rights-of-way shall be limited to 50 feet in height inclusive of antennas.
 - C. In UR and **Neighborhood** zones, the combined height inclusive of antenna(s) shall not extend more than 15 feet above the maximum height of the zone for which it is proposed to a maximum of 60 feet. A height increase of 15 feet may be allowed by the Administrator when collocation is specifically provided. New antenna support structures located within public rights-of-way shall be limited to the maximum height allowed in the underlying zone.
 - D. Ground mounted equipment enclosures outside the public rights-of-way shall not exceed a footprint of 240 square feet (e.g., 12 by 20 feet) for macro cell facilities and 16 square feet (e.g., 4 by 4 feet) small cell facilities unless operators can demonstrate that more space is needed.
 - E. Pole mounted equipment enclosures, unified camouflage designs and associated transmission equipment (excluding antennas but including all conduit), and all other wireless equipment associated with the antennas and any pre-existing associated equipment on the pole shall be of the minimum size possible and shall not exceed 28 cubic feet.
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F. Placement of a new antenna support structure shall be denied unless the applicant can demonstrate through an alternative site analysis or other supporting documentation that other existing WCF sites and the siting hierarchy per [RZC 21.04.2230.D.3 and 4](#) were considered and are either not technically feasible or available.

G. Special Exceptions per [RZC 21.04.2230.G](#) apply to locate a new Antenna Support Structure in UR, RA-5, and NR zones or within shoreline areas of the City or to exceed height limits in any zone.

e. Small Cell Facilities attached to existing and replacement Utility Poles (excluding Light Poles) and Miscellaneous Poles:

i. Antennas and pole-top extenders to the extent allowed by [RZC 21.04.2230.F](#) shall not extend more than 15' above the top of pole or electrical lines, if any. Additional height may be allowed to meet the pole owner's separation requirements. Antenna canisters or shrouds on top of a utility pole shall not exceed sixteen (16) inches in diameter or three (3) inches outside the diameter of the existing/replacement pole whichever is greater measured at the top of the pole. Pole-top antenna canisters or shrouded panel antennas on miscellaneous poles shall not exceed more than three (3) inches outside the diameter of the existing/replacement pole measured at the top of the pole. An increase in diameter may be allowed for pole-top antennas if compatible with the pole design.

ii. Distribution utility poles shall be limited to a maximum height of 50 feet inclusive of antennas measured above grade unless additional height is required by the pole owner.

iii. Transmission utility poles shall be limited to a maximum height extension of 15 feet unless additional height is required by the pole owner.

iv. Miscellaneous poles shall be limited to a maximum height of 35 feet.

v. When additional height is required to meet separation requirements of the pole owner, the applicant shall be required to submit a letter from the pole owner specifying the height required for antennas attached to the top of pole or the height required for the pole.

vi. Replacement poles shall be limited to a 25% increase in diameter measured from the base of the existing pole to accommodate conduit routed through the inside of the pole or to allow the placement of equipment enclosures in the base of the pole. A minimal increase above the 25% limit may be allowed to accommodate more equipment inside the pole. Any increase in diameter is subject to meeting ADA requirements, sight distance triangles, sidewalk clearance requirements and other applicable requirements.

vii. Replacement poles shall be located within five (5) feet of the existing pole and shall be placed in a location that meets all applicable City standards.

viii. Ground mounted equipment enclosures are not permitted in public rights-of-way except for pole mounted equipment or when incorporated into street

furniture (including but not limited to mailboxes, garbage cans and benches and other similar features), the base of a pole or other similar concealment techniques.

ix. Pole mounted equipment enclosures, unified camouflage designs and associated transmission equipment (excluding antennas but including all conduit), and all other wireless equipment associated with the antennas and any pre-existing associated equipment on the pole (excluding antennas) shall be of the minimum size possible and shall not exceed 28 cubic feet for equipment on utility poles and 3 cubic feet for equipment on miscellaneous poles.

x. Vertical clearance shall be reviewed by the Public Works Department and verified by the underlying utility owner to ensure that structures will not pose a hazard to other users of the right-of-way.

f. Small Cell Facility attached to existing, replacement and new Light Poles:

i. Antennas on top of the light pole are not to extend more than six (6) feet above the height of the existing pole and shall be equal to the diameter of the existing/replacement pole. An increase in diameter for pole-top canister antennas or shrouded panel antennas may be allowed if compatible with the pole design when the applicant demonstrates it is the minimum diameter necessary to meet technical requirements. Antennas may extend beyond six (6) feet up to a maximum of ten (10) feet if the applicant can demonstrate that more space is needed.

ii. Replacement poles shall be limited to a 25% increase in diameter measured from the base of the existing pole to accommodate conduit routed through the inside of the pole or to allow the placement of equipment enclosures in the base of the pole. A minimal increase above the 25% limit may be allowed to accommodate more equipment inside the pole. Any increase in diameter is subject to meeting ADA requirements, sight distance triangles, sidewalk clearance requirements and other applicable requirements.

iii. Replacement poles shall be located within five (5) feet of the existing pole and shall be placed in a location that meets all applicable City standards.

iv. New light poles are allowed when determined necessary through a lighting analysis and when illumination design standards and pole standards are met. New light poles shall be the same height as other nearby light poles of the same pole design. A minimal increase in diameter may be allowed to accommodate conduit routed through the inside of the pole or to allow the placement of equipment enclosures in the base of the pole subject to meeting ADA requirements, sight-distance triangle and other applicable requirements.

v. Pole mounted equipment enclosures, unified camouflage designs and associated transmission equipment (excluding antennas but including conduit), and all other wireless equipment associated with the antennas and any pre-existing associated equipment on the pole, shall be of the minimum size possible and shall not exceed 28 cubic feet for enclosures.

vi. Ground mounted equipment enclosures outside public rights-of-way shall not exceed a footprint of 16 square feet (e.g., 4 by 4 feet) for Small Cell Facilities unless applicants can demonstrate that more space is needed.

vii. Ground mounted equipment enclosures are not permitted in public rights-of-way except for pole mounted equipment or when incorporated into street furniture (including but not limited to mailboxes, garbage cans and benches and other similar features), the base of a pole or other similar concealment techniques.

viii. Small Cell Facilities are prohibited on all traffic signal poles.

ix. Vertical clearance shall be reviewed by the Public Works Department and verified by the underlying utility owner to ensure that the structures will not pose a hazard to other users of the right-of-way.

g. Macro Cell Facility attached to existing and replacement Utility Poles:

i. Antennas shall not extend more than 20 feet above the top of the pole or electrical lines, if any. Additional height may be allowed to meet the pole owner's separation requirements. An increase in diameter for pole-top canister antennas or shrouded panel antennas may be allowed if compatible with the pole design when the applicant demonstrates it is the minimum diameter necessary to meet technical requirements.

ii. Distribution utility poles shall be limited to a maximum height of 50 feet inclusive of antennas measured above grade unless the existing pole is taller or unless additional height is required by the pole owner.

iii. Transmission utility poles shall be limited to a maximum height extension of 15 feet. A maximum height of 100 feet inclusive of antennas may be allowed if required by the pole owner or as required to match the height of the existing pole.

iv. When additional height is required to meet separation requirements of the pole owner, the applicant shall be required to submit a letter from the pole owner specifying the height required for antennas attached to the top of pole or the height required for the pole.

v. Pole mounted equipment enclosures, unified camouflage designs and associated transmission equipment (excluding antennas but including conduit), and all other wireless equipment associated with the antennas and any pre-existing associated equipment on the pole shall be of the minimum size possible and shall not exceed 28 cubic feet for enclosures.

vi. Ground mounted equipment enclosures outside public rights-of-way shall not exceed a footprint of 240 square feet (e.g., 12 by 20 feet) unless operators can demonstrate that more space is needed. Ground mounted equipment enclosures for macro cell facilities are not permitted within the rights-of-way, unless in an underground vault.

vii. Replacement poles shall be located within five (5) feet of the existing pole and shall be placed in a location that meets all applicable City standards.

viii. Macro cell facilities are prohibited on utility poles along Leary Way, Cleveland Street, Gilman Street, Bear Creek Parkway and 152nd Avenue NE between NE 20th and NE 31st Streets.

2. Macro Cell Facilities are prohibited on all light poles, miscellaneous poles and traffic signal poles in all public rights-of-way. Macro cell facilities are prohibited on utility poles along Leary Way, Cleveland Street, Gilman Street, Bear Creek Parkway and 152nd Avenue NE between NE 20th and NE 31st Streets.

3. No Wireless Communication Facility shall be used for the purposes of signage or message display of any kind, other than signage required by FCC regulations, or as specifically approved as stealth concealment.

4. Rooftop antenna(s) and all associated rooftop equipment shall be restricted to a height limit of no more than 15 feet above the existing or proposed roof unless otherwise specified.

5. A professional engineer licensed by the State of Washington shall certify in writing, over his or her seal, that both construction plans and final construction of the WCF are designed to withstand wind and seismic loads as established by the International Building Code. (Ord. 2652; Ord. 2919; Ord. 2964)

F. Design Standards for Wireless Communication Facilities.

1. *Compliance Required.* All wireless communications facilities shall comply with the design standards set forth in the following subsections below:

2. *Large Satellite Dish Antenna(s).*

a. Aluminum mesh dishes should be used whenever possible instead of a solid fiberglass type.

b. Screening shall be as high as the dish if technically feasible or shall be as high as the center of the dish. Full screening shall be provided as high as the dish if the proposed location abuts an adjoining residential zone.

c. Ground Mounted: Screening shall be provided with one or a combination of the following methods: solid fencing, walls, landscaping or structures, to block the view of the facility as much as possible. Chain-link fencing with slats shall not be permitted unless in combination with a Type I visual landscape screen (90 percent solid or more) pursuant to [RZC 21.32.120, Types of Planting](#). When landscaping alone is proposed for screening purposes, a Type I visual screen as specified above is required. Landscaping for the purpose of screening shall be maintained in a healthy condition.

d. Roof Mounted: Shall be placed as close to the center of the roof as possible. Screening shall be of a material and design compatible with the building, and can include penthouse screening, parapet walls, or other similar screening.

e. To the extent technically feasible and in compliance with safety regulations, specific paint colors shall be required for camouflage purposes.

3. *Amateur Radio Towers.*

a. The tower shall be painted to camouflage the facility with its surroundings when technically feasible and when in compliance with safety regulations.

b. Ground Mounted: Screening shall be provided for all associated ground mounted equipment with one or a combination of the following methods: solid fencing, walls, landscaping or structures, to block the view of the facility as much as possible. Chain-link fencing with slats shall not be permitted unless in combination with a Type I visual landscape screen (90 percent solid or more) pursuant to [RZC 21.32.120, Types of Planting](#). When landscaping alone is proposed for screening purposes a Type I visual screen as specified above is required. Landscaping for the purpose of screening shall be maintained in a healthy condition.

c. Roof Mounted: Screening shall be placed as close to the center of the roof as possible. Screening shall be of a material and design compatible with the building, and can include penthouse screening, parapet walls, or other similar screening.

3. *Macro Cell Facilities and Small Cell Facilities located on Structure Mounted Facilities and associated Equipment Enclosures.*

a. Antenna arrays located on existing buildings or other structures and associated equipment shall be screened to block the view of the antennas as much as possible and specific paint colors shall be required for camouflage purposes.

b. Antenna Arrays for Macro and Small Cell facilities mounted on rooftops of mixed-use, commercial, multifamily and other similar structures shall be fully screened. Screening shall be of a material and design compatible with the building, and can include penthouse screening, parapet walls, or other similar screening. Omnidirectional antennas shall be of a color compatible with the roof, structure or background. Antenna Arrays attached to residential structures are not permitted in any residential zoning district other than [NMF](#).

c. Antenna(s) for Small Cell Facilities attached to a building facade shall be flush mounted, mimic the facade they are attached to by use of color and materials and/or use other stealth tactics and shall not project above the facade wall on which they are mounted. Antenna Arrays for Macro Cell Facilities are not permitted on any building facade other than water towers.

d. Macro Cell Facilities and Small Cell Facilities are prohibited on any historic landmark.

e. Operators shall consider undergrounding equipment if technically feasible or placing the equipment within existing structures.

f. Above-ground equipment enclosures for antenna(s) located on a building shall be located within the building, on the building rooftop or, on the sides or behind the building and screened to the fullest extent possible. Screening of associated above ground equipment enclosures shall be of a material, color and design compatible with the building to appear as part of the building and/or a Type I visual screen, as shown in [RZC 21.32.120, Types of Planting](#), shall be created around the perimeter of the Equipment Enclosure. Landscaping for the purpose of screening shall be maintained in a healthy condition.

g. The use of concrete or concrete aggregate shelters is not allowed in UR, RA-5 and R zones.

h. Any fencing required for security shall meet screening codes in the same manner as applied to screening for mechanical and service areas in RZC [21.45 Solid Waste Storage and Collection](#).

4. *New Antenna Support Structures for Small Cell Facilities and Macro Cell Facilities and associated Equipment Enclosures.*

a. For macro cell facilities stealth technology shall be required using structures such as monopines (that mimic a native tree), slimline poles, flagpoles or other similar poles. The pole type chosen shall blend with existing characteristics of the subject site when located outside public rights-of-way or shall blend with the streetscape and street poles when located within public rights-of-way. Glulam poles may be allowed if compatible and only when blended with existing characteristics such as mature trees and/or other existing wooden poles. The new antenna support structure shall be painted to blend with the background of the surrounding environment. Guyed and Lattice Antenna Support Structures are prohibited.

b. For small cell facilities located in the rights-of-way, applicants shall use utility or lightpoles that have a similar or compatible design to existing neighboring utility or light poles in the rights-of-way.

c. Antennas shall be internal to the pole or placed in a canister at the top of the pole, if technically feasible otherwise external antenna mounts are allowed and shall be flush mounted. Unified camouflage designs concealing antennas and equipment within a single enclosure meeting dimensional requirements as specified in [RZC 21.04.2230.E.1.d.v.E](#) are permitted. If standoff mounts or brackets are used such mount or bracket shall be located as close to the pole as technically feasible; however, in no case shall the mount or bracket extend more than 12 inches off the pole, measured from the inside edge of the antenna to the surface of the pole.

d. Full concealment of antennas, equipment enclosures and all associated transmission equipment is required for all poles when located along Leary Way, Cleveland Street, Gilman Street, Bear Creek Parkway and 152nd Avenue NE between NE 20th and NE 31st Streets. Equipment enclosures shall be fully concealed within the base of the pole, inside the pole or incorporated into street furniture, park furniture and/or other similar features and structures whenever technically feasible. Mounting to the exterior surface of the pole is not allowed unless camouflaged to appear as an integrated part of the pole.

e. Pole mounted equipment enclosures and all associated transmission equipment shall be allowed after considering full concealment inside the pole. Pole mounted equipment shall be located in a manner that minimizes clutter and visual impact. Equipment enclosures shall be limited to a maximum of one enclosure per pole, unless the applicant can demonstrate that multiple equipment enclosures will provide less of a visual impact. The primary equipment enclosure may not exceed the size parameter outlined in [RZC 21.04.2230.E.1.d.v.E](#). If photo simulations show that all equipment located outside an enclosure will provide less of a visual impact then no enclosures shall be required.

f. Equipment enclosures and transmission equipment mounted to the exterior surface of the pole shall be painted to match the pole and existing or required signage (such as but not limited to no parking signs and other similar signage) shall be utilized to conceal

equipment whenever possible within public rights-of-way. The antennas and equipment shall not dominate the structure upon which it is attached and shall be visually concealed utilizing color and compatible material to camouflage the facility.

g. Collocations shall be prohibited for macro cell facilities located within public rights-of-way, except where fully concealed within a stealth or slimline pole.

h. Cable and/or conduit shall be routed through the inside of all poles.

i. A Type I visual screen (90 percent solid barrier or more) pursuant to [RZC 21.32.120, Types of Planting](#), shall be required for any ground equipment enclosure located within a new compound/lease area outside public rights-of-way. Landscaping for the purpose of screening shall be maintained in a healthy condition. The use of concrete or concrete aggregate shelters is not allowed in UR, RA-5 and R zones. Any fencing required for security shall meet screening codes in the same manner as applied to screening for mechanical and service areas in [RZC 21.45 Solid Waste Storage and Collection](#).

j. Within the shoreline jurisdiction, additional screening shall be provided through plantings or double rows of native conifers surrounding the base of the structure. (SMP)

5. *Small Cell Facility attached to existing and replacement Utility Poles (excluding Light Poles) and Miscellaneous Poles.*

a. Except for wooden utility poles, antennas shall be internal to the pole whenever technically feasible otherwise external antenna mounts are allowed and shall be flush mounted to the surface of the pole. Unified camouflage designs concealing antennas and equipment within a single enclosure meeting dimensional requirements as specified in [RZC 21.04.2230.E.1.e.ix](#) are permitted. If standoff mounts or brackets are used such mount or bracket shall be located as close to the pole as technically feasible; however, in no case shall the mount or bracket extend more than twelve (12) inches off the pole, measured from the inside edge of the antenna to the surface of the pole, unless otherwise required by the pole owner. Side arm brackets are prohibited.

b. Antennas attached to the top of a miscellaneous pole shall be flush mounted as close to the top of the pole as technically feasible. Antennas shall be shrouded or screened to blend with the pole except for canister antennas which shall not require screening. Canister antennas or shrouding or other similar screening material shall be compatible with the pole and shall be painted to match the pole. Pole extensions and other such mounting hardware attached to the top of the pole shall be centered to the top of the pole. All cabling and mounting hardware/brackets from the bottom of the antenna to the top of the pole shall be fully concealed and integrated with the pole.

c. Antennas attached to the top of a utility pole and associated mounting hardware such as pole toppers or pole extenders are not allowed unless they are canister antennas or designed to blend with the pole. Pole extensions and other such mounting hardware attached to the top of the pole shall be centered to the top of the pole and shall substantially match the diameter of the pole. Canister antennas or shrouding or other similar screening material shall be compatible with the pole and painted to match the pole. All cabling and mounting hardware/brackets from the bottom of the antenna to the top of the pole shall be concealed.

d. Full concealment of antennas, equipment enclosures and all associated transmission equipment is required for all poles when located along Leary Way, Cleveland Street,

Gilman Street, Bear Creek Parkway and 152nd Avenue NE between NE 20th and NE 31st Streets. Equipment enclosures shall be fully concealed within the base of the pole, inside the pole or incorporated into street furniture, park furniture and/or other similar features and structures whenever technically feasible. Mounting to the exterior surface of the pole is not allowed unless camouflaged to appear as an integrated part of the pole.

e. Pole mounted equipment enclosures and all associated transmission equipment shall be allowed after considering full concealment inside the pole. Pole mounted equipment shall be located in a manner that minimizes clutter and visual impact. Equipment enclosures shall be limited to a maximum of one enclosure per pole, unless the applicant can demonstrate that multiple equipment enclosures will provide less of a visual impact. The primary equipment enclosure may not exceed the size parameter outlined in [RZC 21.04.2230.E.1.e.ix](#). If photo simulations show that all equipment located outside an enclosure will provide less of a visual impact then no enclosures shall be required.

f. Equipment enclosures and transmission equipment mounted to the exterior surface of the pole shall be painted or tinted to match the pole and existing or required signage (such as but not limited to no parking signs and other similar signage) shall be utilized to conceal equipment whenever possible within public rights-of-way. The antennas and equipment shall not dominate the structure upon which it is attached and shall be visually concealed utilizing color and compatible material to camouflage the facility.

g. Attachment of additional small cell facilities to a utility pole which has an existing small cell facility attached shall be permitted on utility poles if located in a manner that minimizes clutter and visual impact.

h. Cable and/or conduit shall be routed through the inside of all poles except for wooden poles where cable and/or conduit shall be allowed on the outside of the pole. The outside conduit shall be painted to match the pole and shall comply with the engineering standards of the pole owner.

i. New poles for the sole purpose of accommodating WCF's shall be reviewed as a new antenna support structure.

6. *Small Cell Facilities attached to existing, replacement and new Light Poles.*

a. Antennas shall be internal to the pole whenever technically feasible otherwise external antenna mounts are allowed and shall be flush mounted to the surface of the pole. Unified camouflage designs concealing antennas and equipment within a single enclosure meeting dimensional requirements as specified in [RZC 21.04.2230.E.1.f.v](#) are permitted. If standoff mounts or brackets are used such mount or bracket shall be located as close to the pole as technically feasible; however, in no case shall the mount or bracket extend more than twelve (12) inches off the pole, measured from the inside edge of the antenna to the surface of the pole, unless otherwise required by the pole owner. Side arm brackets are prohibited.

b. Antennas attached to the top of the pole shall be flush mounted as close to the top of the pole as technically feasible. Antennas shall be shrouded or screened to blend with the pole except for canister antennas which shall not require screening. Canister antennas or screening/shrouding for all other antennas shall be painted to match the

pole. Pole extensions and other such mounting hardware attached to the top of the pole shall be centered to the top of the pole. All cabling and mounting hardware/brackets from the bottom of the antenna to the top of the pole shall be fully concealed and integrated with the pole.

c. Full concealment of antennas, equipment enclosures and all associated transmission equipment is required for all poles when located along Leary Way, Cleveland Street, Gilman Street, Bear Creek Parkway and 152nd Avenue NE between NE 20th and NE 31st Streets. Equipment enclosures shall be fully concealed within the base of the pole, inside the pole or incorporated into street furniture, park furniture and/or other similar features and structures whenever technically feasible. Mounting to the exterior surface of the pole is not allowed unless camouflaged to appear as an integrated part of the pole.

d. Pole mounted equipment enclosures and all associated transmission equipment shall be allowed after considering full concealment inside the pole. Pole mounted equipment shall be located in a manner that minimizes clutter and visual impact. Equipment enclosures shall be limited to a maximum of one enclosure per pole, unless the applicant can demonstrate that multiple equipment enclosures will provide less of a visual impact. The primary equipment enclosure may not exceed the size parameter outlined in [RZC 21.04.2230.E.1.f.v](#). If photo simulations show that all equipment located outside an enclosure will provide less of a visual impact then no enclosures shall be required.

e. Equipment enclosures and transmission equipment mounted to the exterior surface of the pole shall be painted or tinted to match the pole and existing or required signage (such as but not limited to no parking signs and other similar signage) shall be utilized to conceal equipment whenever possible within public rights-of-way. The antennas and equipment shall not dominate the structure upon which it is attached and shall be visually concealed utilizing color and compatible material to camouflage the facility.

f. A Type I visual screen (90 percent solid barrier or more) pursuant to [RZC 21.32.120, Types of Planting](#), shall be required for any Equipment Enclosure located within a new compound area outside public rights-of-way.

g. Cable and/or conduit shall be routed through the inside of all poles.

h. Replacement and new light poles shall meet City design standards.

i. New poles for the sole purpose of accommodating WCF's shall be reviewed as a new antenna support structure except for when deemed necessary through a lighting analysis submitted by the applicant and when illumination design standards and pole standards are met.

7. Macro Cell Facility attached to existing and replacement Utility Poles.

a. External antenna mounts are allowed and shall be flush mounted. Unified camouflage designs concealing antennas and equipment within a single enclosure are permitted. If standoff mounts or brackets are used such mount or bracket shall be located as close to the pole as technically feasible. Side arm brackets are prohibited.

b. Antennas attached to the top of a utility pole and associated mounting hardware such as pole toppers or pole extenders are not allowed unless they are canister antenna

or designed to blend with the pole. Pole extensions and other such mounting hardware attached to the top of the pole shall be centered to the top of the pole and shall substantially match the diameter of the pole. Canister antennas or shrouding or other similar screening material shall be compatible with the pole and painted to match the pole. All cabling and mounting hardware from the bottom of the antenna to the top of the pole shall be concealed.

c. Pole mounted equipment enclosures and all associated transmission equipment shall be allowed after considering full concealment inside the pole. Pole mounted equipment shall be located in a manner that minimizes clutter and visual impact. Equipment enclosures shall be limited to a maximum of one enclosure per pole, unless the applicant can demonstrate that multiple equipment enclosures will provide less of a visual impact. The primary equipment enclosure may not exceed the size parameter outlined in [RZC 21.04.2230.E.1.g.v](#). If photo simulations show that all equipment located outside an enclosure will provide less of a visual impact then no enclosures shall be required.

d. Equipment enclosures and transmission equipment mounted to the exterior surface of the pole shall be painted to match the pole and existing or required signage (such as but not limited to no parking signs and other similar signage) shall be utilized to conceal equipment whenever possible within public rights-of-way. The antennas and all associated equipment shall not dominate the structure upon which it is attached and shall be visually concealed utilizing color and compatible material to camouflage the facility.

e. Attachment of additional wireless facilities to a utility pole which has an existing wireless facility attached shall be permitted on utility poles if located in a manner that minimizes clutter and visual impact. Canister antennas attached to the top of the pole shall be stacked as technically feasible.

f. A Type I visual screen (90 percent solid barrier or more) pursuant to [RZC 21.32.120](#), *Types of Planting*, shall be required for any Equipment Enclosure located within a new compound area outside public rights-of-way.

g. Cable and/or conduit shall be allowed on the outside of the pole. The outside conduit shall be painted to match the pole and shall comply with the engineering standards of the pole owner.

h. New poles for the sole purpose of accommodating WCF's are reviewed as a new antenna support structure. (Ord. 2652; Ord. 2919; Ord. 2964)

G. Special Exceptions.

1. Purpose. The purpose of this section is to provide for the granting of special exceptions when adherence to all development and design standards of this chapter would result in a physical or technical barrier which would block signal reception or transmission or would otherwise be an effective prohibition of wireless services.

2. Applicability.

a. A special exception is required whenever an applicant desires to:

i. Vary from the height, location, or setback limitations on the siting of amateur radio towers; or

- ii. Vary from the setback limitations for antenna support structure; or
- iii. Locate a new antenna support structure within the UR, RA-5, and NR zones or within the shoreline areas of the City; or
- iv. Exceed the height limit on Structured Mounted Facilities; or
- v. Vary from the setback, size, screening, landscape, and service area requirements for large satellite dishes in all zones; or
- vi. Requests to exceed the height limit for a proposed new or replacement antenna support structure in any zone.

b. The special exceptions provided in this section do not apply to variations from the International Building Code.

c. A variance pursuant to RZC 21.76, Review Procedures, is required for variations from applicable zoning regulations not described in this section.

3. Procedures.

a. A request for a Special Exception shall be processed in conjunction with the permit approving the Wireless Communication Facility and shall not require any additional application or fees. The final approval authority for granting of the Special Exception shall be the same as that for the permit approving the antenna(s) location.

b. Upon review of Special Exception requests, the approval authority shall consider first those standards having the least effect upon the resulting aesthetic compatibility of the antenna(s) or tower with the surrounding environment. The approval authority shall review setback, size, screening requirements, and height limits.

c. The decision-making body for review of a Special Exception shall be the Technical Committee.

4. Special Exception Decision Criteria.

a. The applicant shall justify the request for a Special Exception by demonstrating that the exception is requested for technological or aesthetic reasons or that the obstruction or inability to receive or transmit a communication signal is the result of factors beyond the property owner's or applicant's control, taking into consideration potential permitted development on adjacent and neighboring lots with regard to future reception window obstruction or other necessary facility design requirements. Pictures, drawings (to scale), maps and/or manufacturer's specifications, and other technical information as necessary, should be provided to demonstrate to the City that the Special Exception is necessary.

b. The applicant for a Special Exception shall demonstrate that the proposed materials, shape, and color of the antenna(s) will, to the greatest extent possible, minimize negative visual impacts on adjacent or nearby residential uses and recreational uses in the Agriculture and Urban Recreation zones and shoreline areas. The use of certain materials, shapes and colors, and landscaping may be required in order to minimize visual impacts.

c. *Large Satellite Dish Antenna(s) – Special Exceptions.* In addition to the general criteria for approval of Special Exceptions, the following criteria apply to large satellite dishes:

i. *Urban Recreation, Semirural, Residential Zones and Shorelines (SMP).*

A. Modifications to requirements for setback, size, screening, and maximum height limit may be considered by Special Exception. If a Special Exception from the height limit for a ground-mounted dish is requested, the height of the dish shall be limited to a maximum of 18 feet.

B. Only if these modifications would still block an electromagnetic signal shall rooftop location be considered. If a Special Exception is sought to obtain a rooftop location, the diameter of the dish shall be limited to six feet and maximum permitted height shall be 15 feet above the roofline. The approval authority may require the applicant to place the antenna(s) in an area on the roof which takes into consideration view blockage and aesthetics, provided there is a usable signal.

ii. *Other Zones.*

A. *Ground-Mounted Antenna(s).* Exceptions to be first considered shall be from setback, landscape and service area requirements, size and screening requirements. Only if these waived regulations would still block an electromagnetic signal shall a Special Exception from height requirements be considered. If a Special Exception is sought to vary from the height limit, the height of the dish shall be limited to a maximum of 20 feet.

B. *Roof-Mounted Antenna(s).* The first exception to be considered shall be the center-of-roof requirement; the second exception shall be from the size and screening requirements, respectively. Only if these waived regulations would still result in a block of the signal shall a Special Exception from height requirements be considered. A Special Exception from the height limit shall be allowed up to a maximum of 20 feet above the existing or proposed structure. The approval authority may require the applicant to place the antenna(s) in an area on the roof which takes into consideration view blockage and aesthetics, provided there is a usable signal and structural considerations allow the alternative placement.

d. Additional Requirements for locating a new antenna support structure in UR, RA-5, or shoreline areas; or proposals to exceed height limits for a proposed antenna support structure in any zone:

i. An applicant will be required to provide an evaluation of alternative sites during this process.

ii. An amplified public involvement process shall be required and shall be conducted and paid for by the applicant. The purpose of the public involvement process is to involve the persons within the zone of likely and foreseeable

impacts, and to determine potential mitigation measures that would make siting of that facility more acceptable.

A. The applicant shall propose an acceptable public involvement plan to be reviewed and approved by the Administrator.

B. The public involvement process shall be initiated within 45 days of the issuance of a notice of application.

iii. In addition to meeting the criteria established in [RZC 21.04.2230.E](#) and [RZC 21.04.2230.F](#), the following criteria shall be used to make a determination on the application:

A. The impact of the facility including the design and operation on the surrounding uses, the environment and the City has been minimized;

B. The proposal considers possible mitigation measures that can be developed which would make siting the facility within the community more acceptable (Ord. 2919; Ord. 2964)

H. Technical Evaluation.

In addition to the specific technical evaluations required in this chapter, whenever the Administrator determines that technical expertise, evaluation, or peer review is required in order to determine whether an application meets the requirements of this chapter, the Administrator may require that an applicant provide such expertise, evaluation, or review at the applicant's expense, or the Administrator may obtain such expertise, evaluation, or peer review on the Administrator's own and may require that the applicant pay the cost of such expertise, evaluation, or review.

The selection of the third party expert shall be by mutual agreement between the applicant and the City; such agreement shall not be unreasonably withheld by either party. The third party expert shall have recognized training and qualifications in the field of radio frequency engineering.

The expert review is intended to be a site-specific analysis of technical aspects of the wireless communication facility and other matters as described herein. In particular, but without limitation, the expert shall provide a recommendation on the location and height of the proposed facility relative to the applicant's technical and system design parameters. Such review shall address the accuracy and completeness of the technical data, whether the analysis techniques and methodologies are legitimate, the validity of the conclusions and any specific technical issues outlined by the City or other interested parties. Based on the results of the third party review, the City may require changes to the application for the wireless communication facility that comply with the recommendations of the expert. (Ord. 2919; Ord. 2964)

I. Cessation of Use.

An antenna support structure or wireless communication facility shall be removed by the owner if operation of the same ceases for a period of 12 consecutive months or if the facility falls into disrepair and is not maintained. Disrepair includes structural features, paint, landscaping, or general lack of maintenance which could result in safety or visual impacts. Whenever a wireless communications facility ceases operation or falls into disrepair as provided in this section, the entire facility shall be removed, including but not limited to all antennas, antenna supports, feeder lines, equipment enclosures, all associated equipment, conduit, and the concrete pad upon which the structure is located. This requirement does not extend to the removal of a utility pole, light pole or miscellaneous pole. All

permits issued for new antenna support structures and equipment enclosures under this chapter shall be conditioned upon removal as required in this section.

21.04.3000. [RESERVED]

21.04.4000. TEMPORARY USES

A. Purpose.

The following provisions authorizing and regulating certain temporary uses are intended to permit temporary uses and structures when consistent with the Zoning Code and when safe and compatible with the general vicinity, critical areas protections, and adjacent uses. Temporary uses are not to be permitted in order to avoid otherwise applicable development requirements, permits or fees. (Ord. 3083)

B. Applicability.

1. Temporary uses are permitted throughout all zones provided they meet the purpose and decision criteria in this chapter. This chapter also describes the types of temporary uses, their permitted duration and associated permit type. Establishment of a temporary use which meets the criteria of this chapter shall not require any other type of land use approval. Other permits from the City may be required to comply with the Redmond Municipal Code.
2. The following types of temporary uses, activities and associated structures may be authorized, subject to specific limitations noted herein and as noted in [RZC 21.04.4000.E](#), Decision Criteria:
 - a. Temporary or seasonal retail sales not associated with a permanent, on-site use, such as uses that are not otherwise limited including Christmas tree lots.
 - b. [Food trucks and other](#) mobile services [vendors](#) unless specifically exempt.
 - c. Vending carts/kiosks.
 - d. Temporary outdoor dining on private property (when located in public right-of-way, permits are issued under RMC Title 12 and no temporary use permit is required).
 - e. Temporary encampments.
 - f. Temporary uses not listed in this chapter may be classified by the Administrator when it is found that the proposed uses are within the scope of this chapter. (Ord. 2709; Ord. 2803; Ord. 2850; Ord. 2873; Ord. 3083)

C. Exemptions.

1. The following activities and structures are exempt from requirements to obtain temporary use approval. Substantive requirements applicable to any use identified in this section shall still be met. Additional land use approvals or other permits may be required.
 - a. Manufactured homes, portable units, modular structures, travel trailers when used as a dwelling while a residential building on the same lot is being constructed or when a damaged residential building is being repaired, if adequate sewer and water are available.
 - b. Manufactured homes, portable units, modular structures, or travel trailers when used to support construction or site development.
 - c. Guests of Redmond residents in recreational vehicles when in compliance with RZC 21.40.010.G, Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods.
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d. Temporary recycling and collection events that meet all of the following requirements:

- i. Containers and structures shall be located on private property and not on public rights-of-way. The property owner's approval must be obtained, and the Planning Department notified that the event will be located at that site;
- ii. Structures shall not interfere with traffic circulation or visibility at intersections;
- iii. The property owner's name and telephone number shall be clearly posted on site; and
- iv. If located in a parking area, the structures or containers shall take up no more than three parking stalls. One collection structure and associated staff booth are allowed in parking lots of 200 stalls or less and one additional container and staff booth for every additional 200 stalls.

e. Model homes or apartments and related real estate sales and display activities located within the subdivision or residential development to which they pertain.

f. Garage sales, moving sales, and similar activities for the sale of personal belongings when operated not more than three days in the same week and not more than twice in the same calendar year. Allowed in all residential zoning districts.

g. Fund-raising car washes that meet the requirements for discharge of wastewater established by the City of Redmond Environmental and Utility Services Division.

h. Motorized catering that remains at one location for no more than three hours per day.

i. Mobile services that:

- i. Are located outside the public right-of-way and not located on on-street parking;
- ii. Are located at a site for no more than 14 total days over a period of three months;
- iii. Are not located in required drive aisles or any area that would impede emergency or ADA access; and
- iv. Are located on a lot with no more than one other mobile service vehicle at any given time.

j. Circuses, carnivals, fairs, or similar transient amusement or recreational activities. Such uses are subject to RMC Chapter 5.28, Shows, Carnivals and Circuses.

k. Activities, vendors and booths associated with City of Redmond-sponsored or authorized special events which have an approved special events permit.

l. Weekend (Saturday and Sunday) only, warehouse sales in Business Park, Manufacturing Park, and Industry zones, when held no more than once a month in an existing facility. (Ord. 2873; Ord. 3083)

D. Temporary Use Permit Duration and Administration.

1. Temporary uses will have different permit administration requirements depending on the duration of the temporary use as described below:

Table 21.04.4000.D.1 Temporary Use Permit Duration and Required Permit Type	
<u>Duration¹</u>	<u>Permit Type</u>
<u>Short-Term or Seasonal</u> <u>0 – 6 months</u>	<u>Type I²</u>
<u>Medium-Term</u> <u>6 – 18 months</u>	<u>Type II</u>
<u>Long-Term</u> <u>18 – 60 months</u>	<u>Type V³</u>

Notes:

1 Effective duration of a temporary use permit can be extended without necessitating additional permitting in the event of a manmade or natural disaster or emergency declaration which necessitates the extension of a previous approved temporary use permit.

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

3 A long-term temporary use permit may be renewed; provided, that:

a The permit renewal must be applied for in advance of the expiration of the original term;

b The permit renewal shall follow the procedures for a Type V review pursuant to RZC 21.76.050.J;

c The applicant shall pay a renewal fee equal to that prescribed by Council resolution for a new long-term temporary use permit;

d The application for renewal meets the decision criteria outlined in [RZC 21.04.4000.B.2](#);

e The renewal may be conditioned upon the construction or installation of such improvements that are necessary to serve the temporary use and to mitigate impacts of the temporary use, taking into account the duration of the use; and

f A long-term temporary use permit may be renewed for one or more additional two-year renewal terms if the conditions of this subsection are met at the time of such renewal.

2. Upon expiration of the initial term of a short- or long-term temporary use permit or upon the expiration of any renewal term of a temporary use permit:

a. The temporary use shall immediately cease; and

b. The property on which the use was located shall be restored as nearly as practicable to the state it was in prior to commencement of the temporary use. (Ord. 3083)

E. Decision Criteria.

1. Temporary uses may be authorized only when all the following determinations can be made:

- a. The temporary use will not impair the normal, safe, and effective operation of a permanent use on the same site.
- b. The temporary use will not significantly impact public health, safety or convenience, or create traffic hazards or congestion, or otherwise interrupt or interfere with the normal conduct or uses and activities in the vicinity.
- c. The temporary use will not be materially detrimental to the surrounding uses in terms of traffic, noise, and other external effects.
- d. Temporary uses shall not be allowed as a mechanism to avoid otherwise applicable development requirements, permits or fees.

2. General Conditions.

- a. A temporary use conducted in a parking facility shall not occupy or remove from availability more than 25 percent of the spaces required for the permanent use.
 - i. Up to 40 percent of the parking spaces required for the permanent use may be occupied with the submittal and approval of an alternative parking plan.
 - b. Each site occupied by a temporary use must provide or have available sufficient parking and vehicular maneuvering area for customers or other users. Such parking need not comply with RZC 21.40.010.G, Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods, but must provide safe and efficient interior circulation and ingress and egress to and from public rights-of-way.
 - c. The temporary use shall comply with all applicable standards of the Seattle-King County Health Department.
 - d. No temporary use shall occupy or use public parks in any manner unless specifically approved by the Parks Department.
 - e. All temporary uses shall obtain, prior to occupancy of the site, all applicable City of Redmond permits, licenses and other approvals (e.g., business license, building permit, administrative approvals, etc.).
 - f. The applicant for a temporary use shall supply written authorization from the owner of the property on which the temporary use is located.
 - g. Each site occupied by a temporary use shall be left free of debris, litter, or other evidence of the temporary use upon completion of removal of the use.
 - h. All materials, structures, and products related to the temporary use must be removed from the premises between days of operation on the site; provided, that materials, structures, and products related to the temporary use may be left on site overnight between consecutive days of operation. By virtue of having been in consistent operation prior to the existence of the ordinance codified in this chapter, the open air craft and farmers market operation, commonly known as the Saturday Market, shall be allowed to store structures on site between weekly activity of the market, but such
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structures must be reviewed by the Administrator annually and permission to leave them in place between market sessions may be denied if they become a visual blight, safety, or health problem. They shall be removed at the end of the permit period.

i. Additional conditions may be established as necessary to ensure land use compatibility and to minimize potential impacts on nearby uses. These include, but are not limited to, time and frequency of operation, temporary arrangements for parking and traffic circulation, requirement for screening or enclosure, and guarantees for site restoration and cleanup following temporary uses.

21.04.4010. Temporary Encampments.

1. An encampment temporary use permit shall be valid for a five-year period based on the following criteria:

a. Once approved, the encampment may occur at the host site for a maximum of four consecutive months per visit, with at least three consecutive months between visits, and for not more than six months in any calendar year. The site plan and conditions that were originally approved shall remain unchanged for each visit;

b. The encampment shall comply with the provisions outlined in this chapter;

c. All conditions of approval were fulfilled during the previous stay; and

d. The proposed host site shall not be within 1,000 feet of another approved host site.

2. Temporary encampments must also meet the following criteria:

a. The applicant shall apply for a temporary use permit at least 30 days before the planned opening of the temporary encampment.

b. The encampment shall be limited to a maximum of 100 persons. After the encampment reaches its 100-person capacity, individuals who arrive after sundown (and meet all screening criteria) will be allowed to stay for one night, after which they will not be permitted entry until a vacancy is available. Such occurrences shall be logged and reported to the City on a weekly basis.

c. The temporary encampment use permit may be revocable at any time if the encampment is found to be noncompliant with this chapter or conditions placed upon the permit.

d. The encampment, parking of any vehicles, or parking of tiny homes associated with the application shall not displace the minimum or required parking of the principal use on the host site as required by code or previous approvals unless an alternative parking plan has been approved by the Administrator.

e. The temporary encampment managing agency shall maintain a resident log for all who are residing at the encampment. Such log shall be kept on site at the encampment. Prospective encampment residents shall be asked to provide a reasonable form of identification when signing the log. Adequate information must be submitted by the encampment resident, sponsoring host, or organization group to allow for the Redmond Police Department to perform an active warrant and sex offender status check. Individuals identified as having an active warrant will not be allowed to stay at the encampment. For sex offender checks, the managing agency retains the authority to

allow such offenders to remain on the property; provided, that required reporting requirements are followed.

f. The sponsoring host and organization group shall submit an operating agreement and code of conduct.

g. The Administrator may impose additional conditions for the purpose of maintaining the health, safety, and welfare of people in and around the temporary encampment, relating but not limited to any or all of the following:

i. Encampment resident code of conduct;

ii. The presence of minors in the encampment;

iii. The provision of transportation to/from the encampment; and

iv. Setbacks and screening.

3. Temporary encampments shall be processed as a Type I permit with the following modifications:

a. A notice of application shall be mailed and posted on site meeting the standards outlined in RZC 21.76.080.B, Notice of Application.

b. A minimum of one major land use action sign shall be posted on site meeting the requirements outlined in RZC Appendix 6, Extraordinary Notice Requirements.

c. Prior to the decision on the application for a temporary encampment, the Administrator shall require that a neighborhood meeting be held.

d. With the exception of mailed notice, the provisions of this subsection C shall only apply to the initial application. A mailed notice shall be sent prior to each stay in accordance with RZC 21.76.080.B.

e. The initial application shall be processed as a Type I permit. Subsequent stays within the allowed five-year period shall only require administrative review.

f. Emergencies. The Administrator may waive these requirements when a natural or manmade disaster necessitates the immediate establishment of a temporary encampment. (Ord. 3083)

21.04.4020. Emergency Shelter.

See RZC 21.57 Emergency Shelter

21.04.4030. Food Trucks and Other Mobile Vendors

A. Purpose. To implement the Comprehensive Plan for complete neighborhoods and vibrant, active spaces throughout the community.

B. Applicability.

1. Standards applicable for all mobile vendors working from a motorized vehicle.

2. See kiosk and mobile carts for non-motorized mobile vendor requirements.

C. Food trucks and other mobile vendors may operate on private property in all zones where food trucks are permitted with the permission of the property owner and a shared restroom agreement.

D. Operation may be open to customers from 6:00 a.m. to 10:00 p.m. except in neighborhood zones operation shall not exceed 8 hours per day and four days per week.

E. All mobile vendors must comply with Health and Sanitation requirements, per xxx.

21.04.4040. Kiosks and Vending Carts

A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.

B. Within the shoreline jurisdictions of Bear Creek and the Sammamish River, limited to uses associated with water enjoyment.

C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.

D. Structures shall be secured to prevent tipping and endangering public safety.

E. Maximum size is six feet wide by ten feet long.

F. Administrative design review required for structures.

21.04.5000 ~~700~~. LEGAL NONCONFORMING USES AND STRUCTURES.

- A. Purpose. The City recognizes that land, structures, and uses of land and structures which do not conform to the Redmond Zoning Code can become nuisances, can disrupt the orderly development of the City, and can create unsafe, hazardous, and unhealthful conditions. The City also recognizes that the eventual elimination of existing legal nonconforming uses and structures assists in the implementation of the Comprehensive Plan and benefits the health, safety, and welfare of the community. It is the intent of this chapter to establish regulations and procedures which ensure that the elimination of legal nonconforming uses and structures occurs as fair and orderly as possible and with justice to property owner(s) and business operator(s).
- B. Scope.
1. The requirements and thresholds established within this section apply only to development standards regulated by the Planning Department.
 2. For requirements and thresholds established by the Department of Public Works, see RZC 21.17, Adequate Public Facilities and Undergrounding of Utilities.
 3. For requirements and thresholds established by the Fire Department, see RMC Chapter 15.06, Fire Code.
 4. For requirements and thresholds established by the Building Division, RMC Title 15, Buildings and Construction, and associated referenced documents.
 5. Nothing in this chapter shall prohibit the establishment of special regulations for specific nonconforming uses and structures regulated by other sections of the RZC. Such regulations may provide for the retirement or amortization of those specific uses and structures.
- C. Legal Nonconforming Lots of Record. Lots of record that do not conform to the dimensional requirements of the RZC may be used as otherwise permitted if they were legally created and were in conformance with the prior zoning code, or were a legal nonconformance under that code.
- D. Continuance of Legal Nonconformities. Legal nonconforming uses and structures, as defined in RZC Article VII, Definitions, may continue to be used and maintained in accordance with the provisions of this chapter, except as otherwise provided in RZC 21.68.150.B, Amortization of Off-Premise Signs Within the Shoreline or RZC 21.12.505.B. Incremental Redevelopment Provisions. The use and maintenance is permitted as a result of vested rights obtained through the legal establishment of the nonconforming use or structure.
- E. Conditional Uses. Any use which was originally established in a zone by right and has since been reclassified as a conditional use in that zone shall obtain approval through the conditional use review procedure, as is required before the expansion of the use or any structure related to the use.
- F. Maintenance. Ordinary and routine maintenance and repair of a legal nonconforming structure and structures containing a nonconforming use, such as painting or plumbing repair, shall be permitted as necessary to ensure the protection of general health, safety, and welfare. All legal nonconforming uses and structures are subject to all applicable property maintenance and substandard building laws.
- G. Abandonment of Rights to Nonconformities.
1. All rights to a legal nonconforming use are lost:
 - a. If the use is changed, or
 - b. If the use is abandoned for 12 months, or
 - c. If the structure housing the nonconforming use is demolished or rebuilt as defined in RZC Article VII, Definitions, except as provided in RZC 21.76.070, Land Use Actions and Design Criteria.
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2. All rights to nonconforming parking shall be lost if the primary structure on the lot is demolished or rebuilt as defined in RZC Article VII, Definitions. Rights shall not be lost if a building is merely vacated for less than one year.
- H. Restoration. Any building containing a nonconforming use or any nonconforming structure may be repaired and restored to its nonconforming state if the need for repairs or restoration shall be the result of fire, explosion, earthquake, imminent public hazard, replacement of underground fuel tanks, vandalism, or other accidental destruction. Such restoration shall comply with the following conditions:
1. Level of Restoration. The damaged use or structure may be repaired to the area and footprint of the previous use or structure. In the case of total destruction or need for underground fuel tank replacement, a new structure may be established to the same area or footprint of the previous use or structure. Alternatively, the structure may be built to a more conforming area or footprint.
 2. Time Limit. Building permits for the repair or restoration of the structure must commence within 18 months of the event causing damage to the structure, and the repairs must be diligently pursued until completed.
- I. Alteration or Expansion of a Nonconformance.
1. General. The alteration or expansion of a legal nonconforming use or structure is prohibited unless it does not increase the degree of nonconformity, or unless it is specifically permitted through an official action as stated in RZC 21.76.050, Permit Types and Procedures or RZC 21.12.505.B Incremental Redevelopment Provisions. (See RZC 21.68.200.B, Nonconformances, for nonconforming shoreline structures.) The alteration or expansion of a legal nonconforming use or structure is prohibited for land uses and activities listed in RZC 21.64.050.C, Prohibited Activities in Wellhead Protection Zones, and located in Wellhead Protection Zones 1 and 2.
 2. Bringing Nonconforming Structures into Compliance. A legal nonconforming structure shall be brought into full compliance with the RZC when alteration or expansion of the structure takes place, and the following takes place within any three-year period:
 - i. The gross floor area of the structure is increased by 100 percent or more; or
 - ii. The costs stated on all approved building permit applications for the structure equal or exceed the value of the existing structure at the beginning of that three-year period.
 3. Bringing Nonconforming Landscaping and Pedestrian System Area into Compliance. A nonconforming landscaping or pedestrian system area shall be brought into compliance with RZC 21.32, Landscaping, and [RZC 21.10.300, Public Realm Standards](#), ~~RZC 21.10.150, Pedestrian System~~, in accordance with the following:
 - i. When the gross floor area of the structure is increased by 100 percent or more; or
 - ii. The costs stated on all approved building permit applications for the structure equal or exceed 100 percent of the value of the existing structure at the beginning of that three-year period. The percentage (by value) of the required landscaping or pedestrian system, to be installed shall be determined in the same manner as the value of the existing structure.
 - iii. For the purposes of subsections ~~F.9.c.i~~ and ~~F.9.c.ii~~ of this section, improvements shall not include those improvements required by the City for health and safety reasons, nor ordinary repair and maintenance.
-

iv. The Technical Committee shall have the authority to specify the location and phasing sequence of the landscaping or pedestrian system improvements which fall under this section.

4. Abatement of Public Nuisances. Regardless of any provisions in this section, any nonconformance found to be a public nuisance shall be terminated.
5. Prior Nonconformance. Any nonconformance, which under the prior zoning ordinance was nonconforming and was required to terminate by a certain date, shall continue to be subject to the amortization provisions of the prior zoning ordinance.
6. Illegal Uses or Structures. Illegal uses or structures have no vested rights, and no rights or privileges are conferred upon such uses or structures by this section. Illegal uses and structures shall either be brought into legal conforming status or shall be removed.

JG. Legislative Enactments. Nothing in this title or the permit processing procedures shall limit the authority of the City Council to make changes to the City's Comprehensive Plan, as part of an annual revision process or to make changes to the City's development regulations.

KH. Calculation of Time. Unless otherwise expressly indicated, all times established in RZC are indicated as calendar days, not working days. (Ord. 2652)

REDMOND 2050: Adopt TOD Focus Areas, Marymoor Cultural District, and moving all overlays to 21.05

Draft Date: 05/27/25 – for adoption

Exhibit 3: CHAPTER 21.05 SPECIAL DISTRICTS AND OVERLAYS

Sections

21.05.100	TOD Focus Areas
21.05.110	Purpose.
21.05.120	Overlake Metro Center TOD Focus Area
<u>21.05.130</u>	<u>Downtown Redmond TOD Focus Area</u>
<u>21.05.140</u>	<u>Marymoor Village TOD Focus Area</u>
21.05.200	Cultural Districts
21.05.210	Purpose.
21.05.220	Overlake Village Intercultural District
<u>21.05.230</u>	<u>Marymoor Arts and Cultural District</u>
<u>21.05.300</u>	<u>Southeast Redmond Industrial District [RESERVED]</u>
<u>21.05.310</u>	<u>Southeast Redmond Noise Overlay</u>
<u>21.05.400</u>	<u>Manufacturing Park Overlay</u>
<u>21.05.500</u>	<u>RESERVED</u>
<u>21.05.600</u>	<u>Transition Overlay Areas</u>
<u>21.05.700</u>	<u>Public View Corridors and Gateways</u>

21.05.100 TOD Focus Areas

21.05.110 Purpose. Transit-Oriented Development (TOD) Focus Areas ~~will be~~ are used in conjunction with incentive programs and design guidelines and other tools to achieve the following goals.

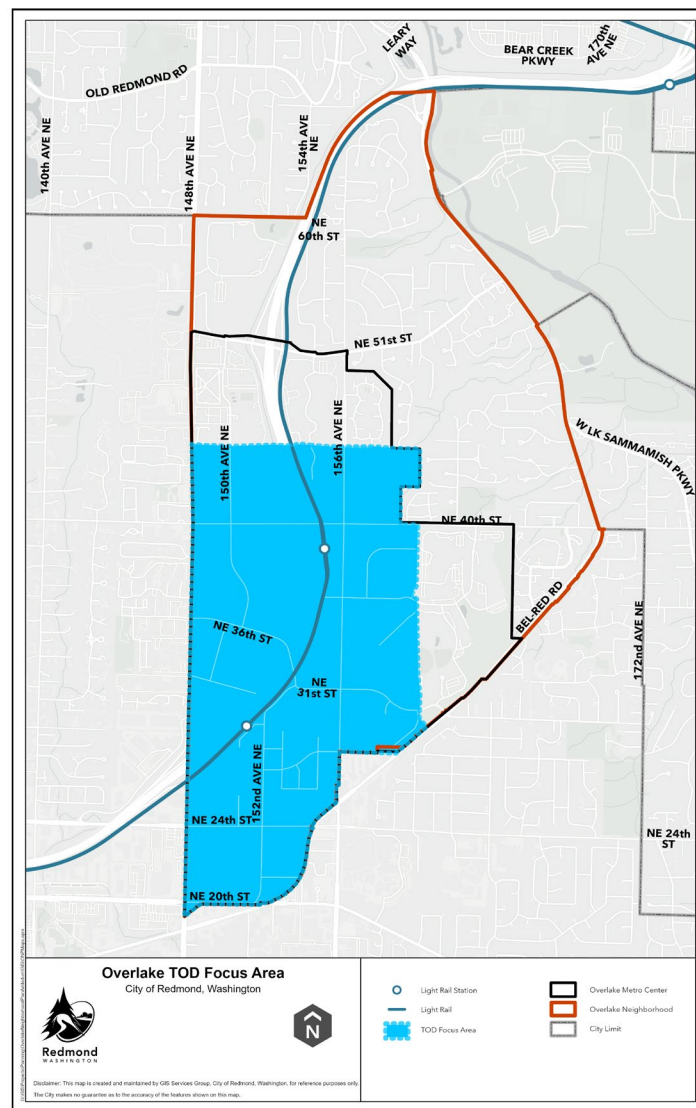
1. Implement the vision and policies for ~~transit-oriented development (TOD)~~ and equitable TOD (eTOD) as set forth in the Redmond Comprehensive Plan and ~~the Overlake Neighborhood Plan neighborhood plans~~;
2. ~~Maximize opportunities for TOD and equitable TOD (eTOD) to improve~~ Improve social and economic opportunity for current and future residents with close proximity to high-frequency transit access by:
 - a. Maximizing the number of homes and affordable ~~homes housing~~ near light rail and high-frequency bus routes;
 - b. Improve housing and job access to households earning a broad range of incomes; and
 - c. Improve ~~the accessibility of access to~~ public spaces and private developments ~~to for~~ people with disabilities and other special needs through:

- i. The application of inclusive [and](#) universal design principles for public realm elements; and
 - ii. Through increased production of accessible housing units; and
7. Create opportunities to co-locate public safety facilities and community services and amenities.

21.05.120 Overlake Metro Center TOD Focus Area

The TOD Focus Area for the Overlake Metro Center is as shown in Map 21.05.120.A below.

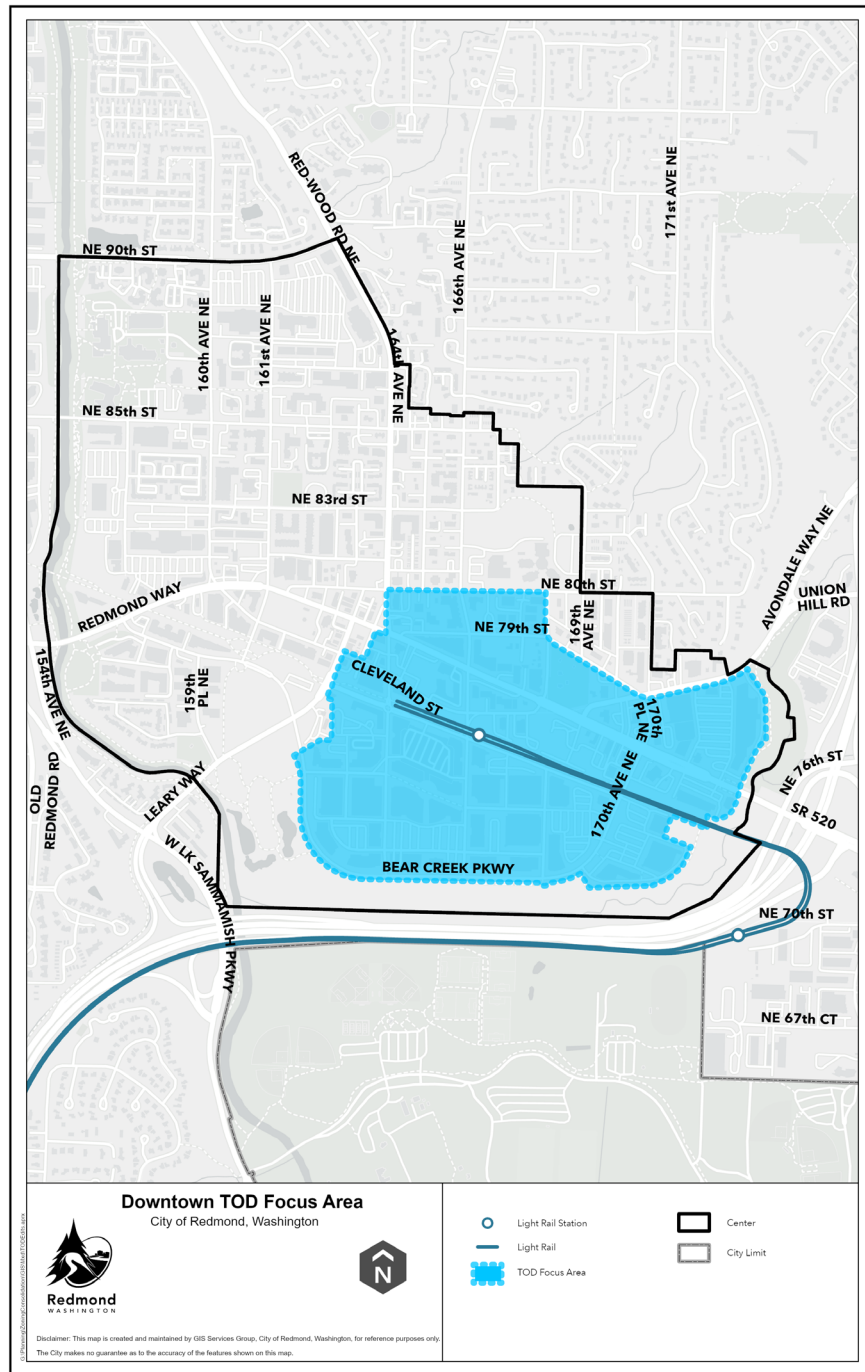
Map 21.05.120.A Overlake Metro Center TOD Focus Area



21.05.130 Downtown Redmond TOD Focus Area

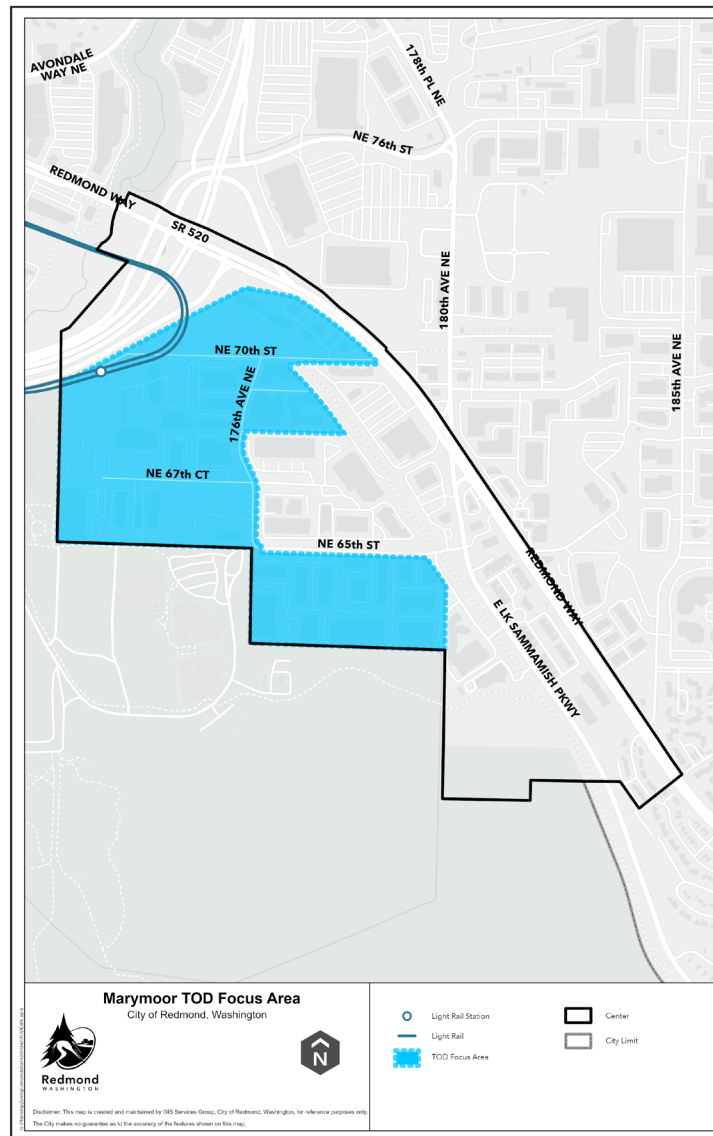
The Downtown Redmond TOD Focus Area is as shown in Map 21.05.130.A below.

Map 21.05.130.A Downtown Redmond TOD Focus Area



21.05.140 Marymoor Village TOD Focus Area

The Marymoor Village TOD Focus Area is as shown in Map 21.05.140.A below.

Map 21.05.140.A Marymoor Village TOD Focus Area**21.05.200 Cultural Districts**

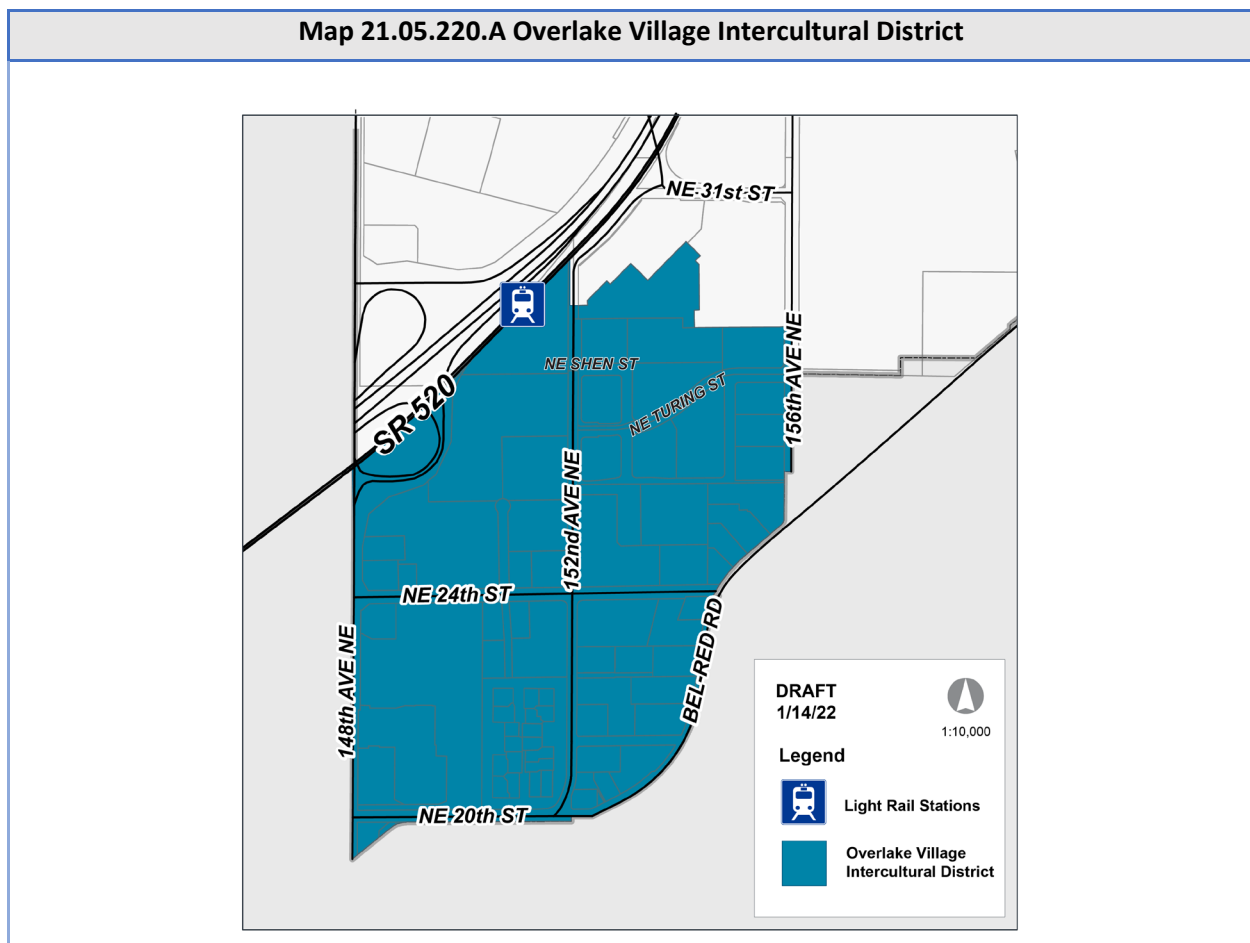
21.05.210 Purpose. Cultural heritage plays an invaluable role in developing a deeper understanding and awareness of our shared history. Redmond is committed to safeguarding the historical, social, and economic value of its neighborhoods to strengthen understanding and appreciation of our significant places and cultures. These aspects can take the form of tangible and intangible resources.

Cultural districts are distinguished by unique social and historical associations and living traditions. While they have physical geographic boundaries, the cultural districts are primarily identified by the activities that occur within them, including commerce, services, arts, events, and social practices.

Development incentives for contributing features are provided for in RZC 21.12.600-21.55. The Redmond Arts and Culture Commission shall serve as an advisory body to the Redmond Planning Commission for revisions to the items that qualify as contributing features for incentive purposes.

21.05.220 Overlake Village Intercultural District

a. The Overlake Village Intercultural District shall be established in the area shown in Map 21.05.220.A.



b. Development incentives for contributing features are provided for in RZC 21.12.600-21.55. The Redmond Arts & Culture Commission shall serve as an advisory body to the Redmond Planning Commission for revisions to the items that qualify as a contributing feature for incentive purposes.

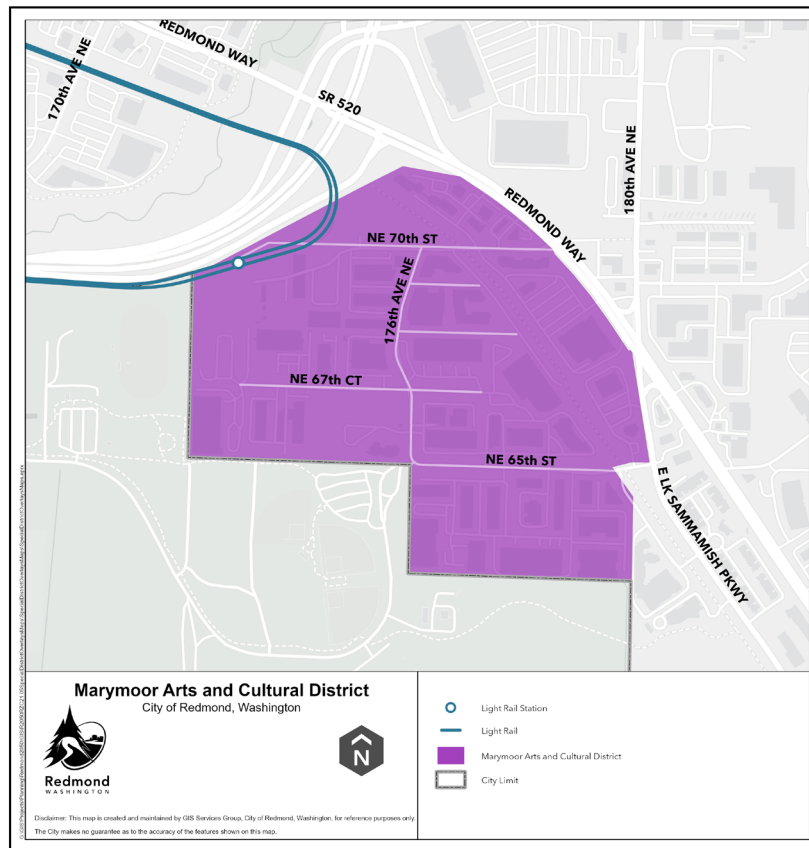
21.05.230 Marymoor Arts and Cultural District**A. Purpose.**

1. Marymoor Village is a place of importance to many local tribes since time immemorial and has been a place of occupation as well as a gathering place for trade and community for centuries. The Marymoor Arts and Culture District seeks to honor and share local tribes' connection to the land through placemaking standards, partnerships with local tribes on housing and other services, and incentives for contributing features and services.

2. The Arts and Culture District continues to focus on local arts-based business as well as highlighting opportunities for unique architectural and public art features, activities, and events that contribute to neighborhood quality of life and economic diversity of our community.

B. The Marymoor Arts and Cultural District is shown in Map 21.05.230.B.

Map 21.05.230.B Marymoor Arts and Cultural District



C. Inclusive Neighborhood Pilot Project. The Marymoor Arts and Cultural District boundaries shown in Map 21.05.230.B also define the boundaries of the Marymoor Village inclusive neighborhood pilot project. The Universal Design standards in RZC 21.58.2000 shall apply to all development within this district. See related incentives in RZC 21.55 and Universal Design incentives in RZC Appendix 12.

21.05.300 Southeast Redmond Industrial District [RESERVED]

21.05.310 Southeast Redmond Noise Overlay

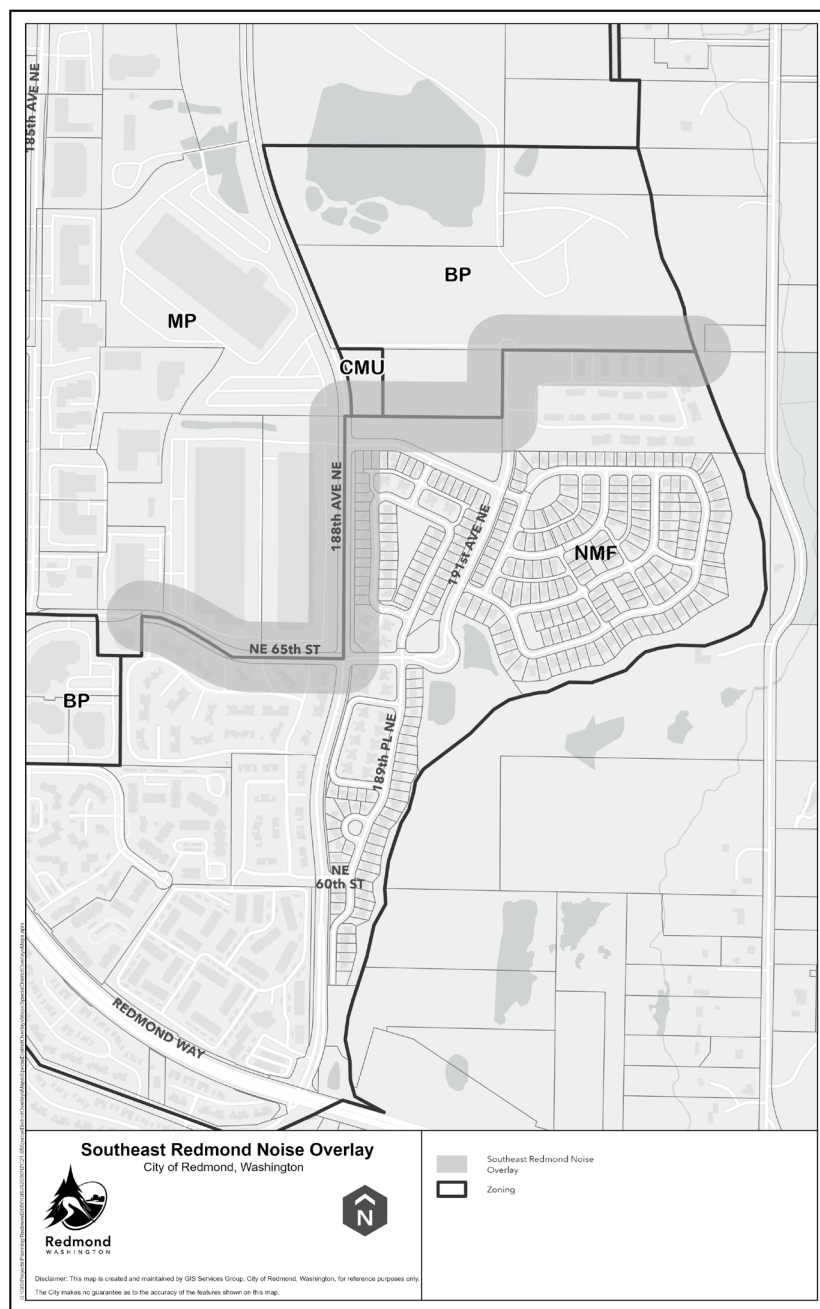
A. Purpose. A noise overlay area where nonresidential uses will adjoin residential areas is established. The purpose is to protect new residential development from potential significant noise impacts from nonresidential uses.

B. Applicability. The Southeast Redmond Noise Overlay area is located as shown on Map 21.05.310, Southeast Redmond Noise Overlay. The overlay shall be 350 feet wide. Where the overlay is shown over right-of-way, the centerline of the right-of-way shall be the center point of the overlay. Where the overlay is shown over a zone boundary, the center point of the overlay shall be zone boundary.

1. Requirements. Development within the overlay area shall meet the following requirements:

- a. New or expanding industrial, manufacturing, and business park uses shall provide noise restricting techniques such as earthen berms, locating noisiest activities farthest from residential areas, and providing densely vegetated open space between residential and more intensive uses to protect existing and future residential development from potential significant noise impacts.
- b. Operations and/or business activities that generate significant noise impacts, such as heavy truck traffic at nighttime with loading and unloading, should be restricted from the noise overlay area.

Figure 21.05.310.B Southeast Redmond Noise Overlay



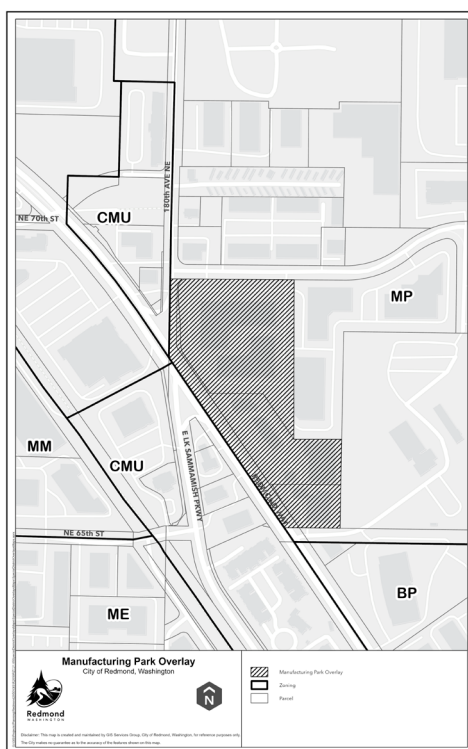
Note: Online users may click the map for a full-size version in PDF format.

21.05.400 Manufacturing Park Overlay

A. Purpose. To allow for limited commercial uses to support the nearby manufacturing, industrial, and residential uses while maintaining the primary purpose of the underlying Manufacturing Park zone. See RZC 21.04.0200, table notes 15 and 16 for uses allowed in the Overlay area.

B. Manufacturing Park Overlay. The Manufacturing Park Overlay is shown in Map 21.05.400.B, *Manufacturing Park Overlay*, below.

Map 21.05.400.B
Manufacturing Park Overlay



Note: Online users may click the map for a full-size version in PDF format.

21.05.500 RESERVED**21.05.600 Transition Overlay Areas**

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

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

B. Transition Overlay Areas.

1. Transition Overlay regulations shall apply to those portions of “complying zones” within the Transition Overlay area, as designated in Table 21.05.600.B, Protected and Complying Zones.
2. The Administrator may waive some or all of the regulations of this section where a proposed development in a complying zone consists of uses and activities whose noise, glare, light trespass, outdoor storage, and other similar site and building impacts are equal to or less than what is allowed for development in the abutting protected zone. Where such a waiver is granted, the proposed development in the complying zone must:
 - a. Comply with site requirements for the abutting protected zone as shown in the Allowed Uses and Basic Development Standards table in the zone chapter;
 - b. Provide a site plan and perimeter landscaping plan that protects development in the abutting protected zone from adverse impacts resulting from the proposed development; and
 - c. Restrict the uses and activities of the proposed development to those on which the waiver was based.

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

3. Transition Overlay development standards shall apply in addition to the development standards applicable in the underlying zone. Where there is a conflict between the standards, the most restrictive shall apply.

4. Property in complying zones rezoned to a protected zone on or after April 14, 2007, shall not be designated “protected,” as designated in Table 21.05.600.B below, nor shall property in zones that would otherwise be designated “complying” as a result of that rezone be designated as such. Instead, the developer of the property rezoned to a complying zone shall have the responsibility of providing within the property’s own boundaries protections that would otherwise be accorded to “protected” zones in this chapter. Those protections would buffer uses in protected zones from, and mitigate the impacts associated with, uses typical of complying zones, which may include, but are not limited to, various manufacturing, assembly, warehouse, entertainment, and other uses that operate both at day and at night, at noise levels consistent with existing regulations governing complying zones. The mitigation may be achieved through visual and audio screening, increased setbacks, building placement, open space, landscaping, architectural screening, berms, fences, topographical separation, or other methods that meet the intent of this provision as determined by the Administrator.

5. Protected and Complying Zones.

<u>Table 21.05.600.B Protected Zones</u>			
<u>Complying Zones (Required to Comply with Transition Overlay Regulations*)</u>	<u>Protected Zones (Protected by Transition Overlay Regulations)</u>		
	<u>UR, COS, RA-5</u>	<u>NR, NMU, ORS¹</u>	<u>NDD1, MDD3, NMF, OUMF, ORM²</u>
<u>NMF, CMU</u>	<u>150 to 300 ft Δ</u>	<u>150 ft</u>	
<u>OBAT, BP, MP, I</u>	<u>150 to 300 ft Δ</u>	<u>300 ft</u>	<u>150 ft</u>
<u>UMU</u>	<u>150 to 300 ft Δ</u>	<u>300 ft</u>	<u>150 to 300 ft Δ</u>
<p>TABLE NOTES:</p> <p><u>Δ Where the Administrator determines that, because of potential adverse impacts resulting from allowed uses and intensities in the complying zone, the transition overlay regulations shall apply, the Administrator shall assign a Transition Overlay width up to 300 feet. The specific width of the Transition Overlay shall be the minimum width deemed necessary by the Administrator to be sufficient to protect development in the protected zone from the potential adverse impacts of the allowed uses and intensities in the complying zone.</u></p> <p><u>* No Transition Overlay supplemental setback requirements for properties within the Overlake Metro Center or within a designation TOD Focus Area (see RZC 21.05.100) but building heights will be limited to 40 ft in the area where the setback would apply without this exception. Zoning district setbacks and build-to lines and other requirements may apply.</u></p> <p><u>1 ORS (Outside Redmond Single-Family) refers to primarily residential zones in neighboring jurisdictions that have an allowed density of eight or fewer housing units per gross acre.</u></p> <p><u>2 ORM (Outside Redmond Multifamily) refers to primarily small lot residential zones in neighboring jurisdictions that have an allowed density greater than eight units per gross acre.</u></p>			

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

7. The Transition Overlay shall be measured at right angles along the boundary of the complying zone, except as described in subsection B.8 of this section.

8. The Transition Overlay shall include the following areas within the protected zone:

a. Street and railroad rights-of-way;

b. The Sammamish River, parks or easements for park and open space uses owned by a public agency, and trail rights-of-way or corridors where a public agency owns or leases the right-of-way or corridor or has an easement or equitable servitude for the right-of-way or corridor;

c. Native Growth Protection Areas and easements or equitable servitudes with similar purposes; and

d. Undeveloped critical areas and their buffers where structure construction is generally prohibited through RZC 21.64, Critical Areas Regulations, provided that the Technical Committee determines that the area is unlikely to ever be developed based on the nature and extent of the critical area.

C. Use, Operations, and Development Standards in a Transition Overlay.

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

a. Outdoor nonemergency maintenance and testing activities may only take place from 7:00 a.m. to 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 6:00 p.m. Saturday. No maintenance and testing activities may take place on legal holidays. Emergency maintenance activities may take place at any time and on any day.

b. All exterior work activities ordinarily allowed by the underlying zone shall be prohibited except for the following uses: restaurants, plant nurseries, entertainment and recreation uses that are commonly performed outside, sales of motor vehicle fuels, car washes, parking lots, outdoor markets, and sidewalk sales. This regulation does not apply in transition overlay areas in the Industry zone.

c. Except for in the Industry (I) zone, no exterior storage of goods or materials shall be allowed within the Transition Overlay. Exterior storage of construction materials and construction equipment during temporary construction activities is allowed.

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

a. Site Design Standards.

i. Uses shall be located on a site so as to minimize adverse impacts on protected zones.

ii. Streets, driveways, parking, parking structures, and other vehicle use areas shall be designed, located, constructed, and maintained to minimize the impacts on protected zones of noise, and direct and reflected light trespass. Joint use driveways shall be used where possible. Parking structures shall be designed and constructed to minimize light from cars and lighting within the structure spilling over or intruding into protected zones.

iii. New driveways, curb cuts, and streets shall be located, designed, and constructed to minimize cut-through traffic in protected zones. The Technical Committee may authorize an exception to this requirement when compliance would create an undue hardship on the applicant.

iv. Surface parking lots, loading areas, and refuse collection areas shall be located away from bordering protected zones and screened from street level views. This screening shall be done by placing the areas behind buildings or by the use of berms, hedges, walls, or equivalent or better methods. The Technical Committee may authorize an exception to this requirement when compliance would create an undue hardship on the applicant.

v. Loading and refuse collection areas shall not be located within a front setback.

vi. Nearby topography, vegetation, street patterns, parking configuration, building massing, and building and site design should be considered in order to result in a compatible fit between the proposed development and existing residential developments.

b. Building Design Standards.

i. Building surfaces and design shall minimize light reflecting into protected zones and allowing light from inside the building to intrude into residential zones. Glass curtain walls, metallic wall or roof coverings, or similar materials shall not face residential zones.

ii. Building facades visible from protected zones shall be stepped back or projected forward at intervals to provide a minimum of 40% facade modulation. The minimum depth of modulation shall be one foot and the minimum width shall be five feet.

3. Signs in a Transition Overlay.

a. Only freestanding and wall signs shall be permitted. Freestanding signs shall be affixed directly to the ground and be no higher than five feet from the finished grade.

b. Signs shall only be indirectly lighted.

4. Building Setbacks in a Transition Overlay.

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

Table 21.05.600.C.4 Required Setbacks from Property Lines

<u>Height of Building or Portion of Building</u>	<u>Minimum setback in complying zones: N-MF, BP, MP, I, CMU, UMU</u>
<u>Up to 30 feet</u>	<u>20 feet</u>
<u>31 to 40 feet</u>	<u>25 feet</u>
<u>41 to 50 feet</u>	<u>30 feet</u>
<u>More than 51 feet</u>	<u>35 feet</u>

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

ii. This setback shall not apply to property lines bordering the SR 520 right-of-way.

5. Maximum Height of Structures in a Transition Overlay.

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

<u>Table 21.05.600.C.5</u> <u>Maximum Height of Structures</u>			
<u>Protected Zones</u>	<u>Maximum structure height in complying Zones (maximum height with bonuses shown in parenthesis)</u>		
	<u>NMF, I</u>	<u>BP</u>	<u>MP, CMU, UMU</u>
<u>UR, COS, RA-5, NR, and ORS</u>	<u>40 (50)</u>	<u>35(45)</u>	<u>40 (45)</u>
<u>NMF, NMU, CMU, and ORM</u>	<u>50 (60)</u>	<u>45 (55)</u>	

b. The maximum height of structures may be increased to the height shown in Table 21.05.600.C.5.a of this section if one or more of the following features are provided and if the potential adverse impacts of the height increase on properties in the protected zone

are mitigated. In no case shall the maximum height of structures set in subsection Table 21.05.600.C.5.a of this section be exceeded through this subsection.

<u>Table 21.05.600.C.5.b</u> <u>Features</u>	
<u>Feature</u>	
<u>At least one-quarter of the on-site parking is provided in subterranean parking structures (not permitted in Critical Aquifer Recharge Area (CARA)).</u>	
<u>At least one-quarter of the on-site parking is located in parking structure(s) outside the transition zone.</u>	
<u>The building has a pitched roof.</u>	
<u>No mechanical equipment is located on the roof.</u>	
<u>The existing grade under the proposed building pad is at least 10 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.</u>	
<u>A landscape buffer at least 100 feet wide is provided along at least one public street bordering a protected zone.</u>	
<u>TDRs are used to increase building height.</u>	

c. The maximum height of structures set in Table 21.05.600.C.5.a may be increased by the Administrator if all the following conditions are met:

- i. The modified building height does not exceed the maximum height, without bonuses, permitted by the underlying zone for properties outside the transition overlay.
- ii. The proposal, with the height modification, will provide an equivalent or better transition to the protected properties as the maximum height of structures without bonuses in Table 21.05.600.C.5.a.

6. Landscaping and Buffers in a Transition Overlay.

a. Required Buffers.

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

A. Along property lines that border a protected zone.

B. Along street frontages where any portion of the street bordering the development site borders an N-R, ORS, or ORM zone.

C. Where the development site is zoned CMU, MP, or I, along the street frontages where any portion of the street bordering the development site borders an N-R through N-MF, ORS or ORM zone.

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

i. All significant trees within 15 feet of the property line where a required transition overlay buffer or setback must be provided shall be retained unless the removal is necessary for streets, sidewalks, or utilities.

ii. Where a CMU, UMU, MP, or I zone borders a neighborhood zone on an interior property line, an evergreen hedge a minimum of three feet in height at the time it is planted and capable of achieving a continuous visual screen with a height of four feet within three years shall be planted, or a combination of shrubs and a fence shall be added within the required planting area, to achieve the effect of a hedge.

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

i. Up to 20% of the buffer area may be used for streets, driveways, utility crossings, trails, or ground level features such as patios.

ii. Patios shall not be placed closer than 10 feet from the property line.

iii. No existing structure, except as noted in subsections C.6.c.i and C.6.c.ii of this section, shall be considered a legal nonconforming use.

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

21.05.700 Public View Corridors and Gateways

A. Purpose.

1. Identify gateways to the City and establish design standards for them.
2. Establish design standards to protect view corridors identified in this chapter. These are views from public spaces, such as parks, trails, or streets that have particular significance in preserving the unique character of the City of Redmond.

B. Scope and Implementation.

1. Scope. There are two sets of standards: Citywide public view corridor design standards and Shoreline Master Program view design standards. Citywide standards shall apply to all projects located in the City within any of the view corridors identified in this chapter. Additional standards shall apply within shoreline jurisdictions identified under the RZC [21.68, Shoreline Master Program](#).
 2. Implementation of Citywide Public View Corridor Design Standards.
 - a. Implementation of measures to protect the public view corridor shall take into consideration any undue economic hardship to both the public and private property owner.
 - b. When appropriate, factors such as the following should be considered:
 - i. The number of persons impacted, both by the view and by the measure to protect the view.
 - ii. The need for safety devices such as guardrails and whether these safety devices can be designed to maintain views through the device.
 - iii. The need for noise prevention measures such as sound walls which may obstruct such view corridors and whether alternate technologies such as sound deadening pavement are feasible.
 - c. Removal of existing view-obstructing barriers on public property, both built or caused by nonnative vegetation, by the City or the County shall be encouraged. When projects such as trail projects are reviewed, the Administrator shall have the ability to require removal of barriers located on the public property in direct relationship to the scope of the project.
 - d. Nothing in this chapter shall be construed to require the removal of existing trees to maintain an identified view.
 - e. When conflicts with site requirements arise, RZC [21.58.0020.C](#) and [21.58.0020.D](#) shall apply. However, RZC [21.58.0300](#), Alternative Design Compliance, shall apply if it can be shown
-

that minor variations in site requirements would allow the intent of the view corridor regulations to be more fully achieved.

f. Views shall be determined at a point four feet above grade to ensure that the subject view corridor is preserved for the passerby.

C. Administration. Review of development on properties affected by these standards shall be by the Administrator.

D. Gateways Design. Gateways serve the function of identifying entrances to the city, including street and trail entrances. Future design shall take into consideration the wayfinding function of gateway designs. As opportunities arise, reduce the appearances of strip development at major City entrances and add landscaping and street trees to provide for a tree-lined or boulevard appearance where consistent with the vision for the zoning district set forth in the Comprehensive Plan and this Zoning Code.

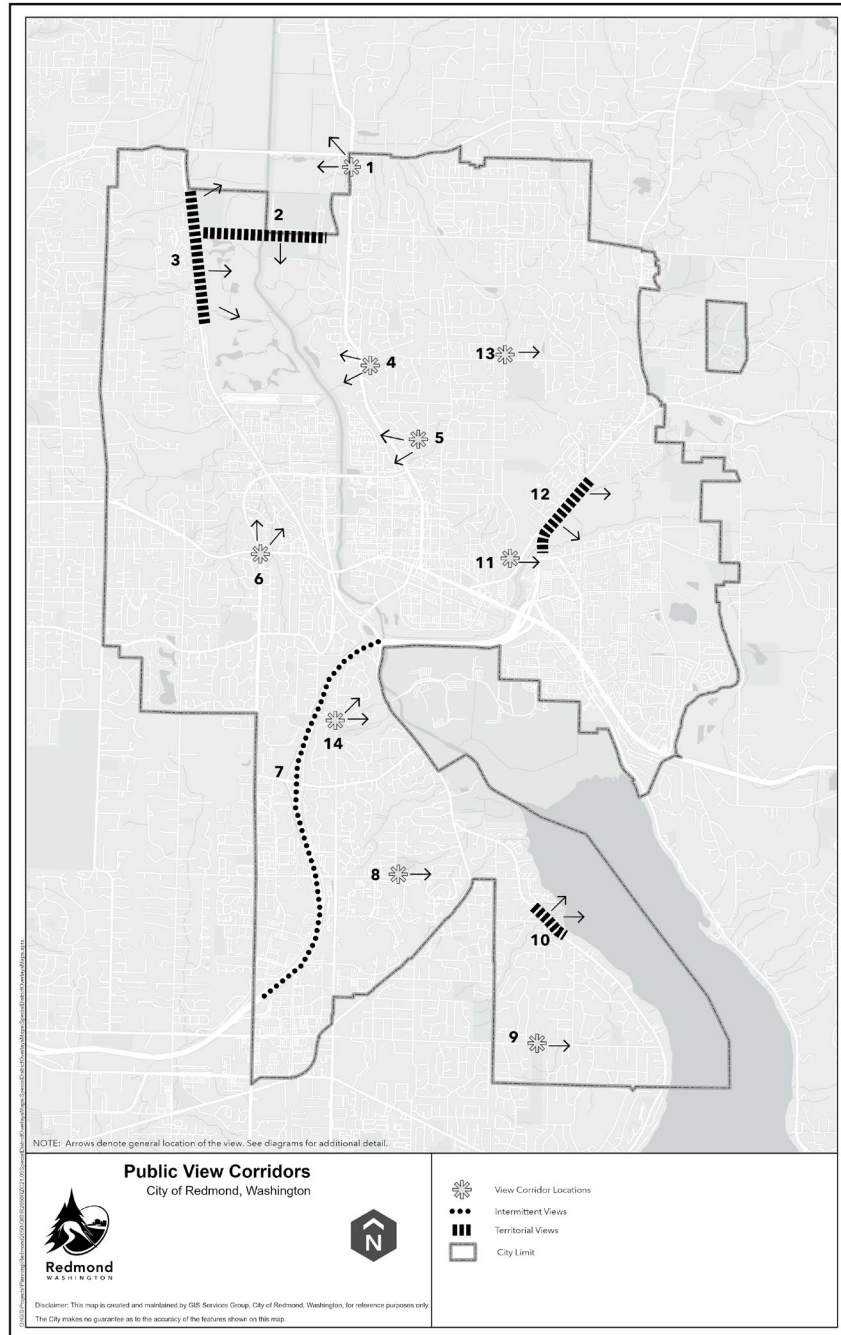
E. Unidentified Public Views.

1. Criteria. Should additional views be identified through situations, such as annexation, creation of a view due to development/redevelopment, or during a public planning process, the following criteria will be used to adopt a public view corridor that would warrant protection:

- a. The feature being viewed is strongly associated with the identity of the City of Redmond. An example is the Sammamish River.
- b. The view is from a public space that is readily accessible to most of the public, such as from a public park.
- c. The view will remain for an extended period and existing landscaping, pruned properly, or native vegetation will not obscure it in the future.
- d. There is a reasonable means of protecting such a view.
- e. The feature being viewed, or a significant portion of it in the case of lakes, rivers or mountain ranges, is able to be seen clearly.

2. Process. The addition of a new view corridor shall require a Zoning Code amendment.

F. Identification of Citywide Public View Corridors. Map 21.05.700.F identifies areas from which there are significant views from public spaces. Each area identified corresponds to a more detailed map/diagram and a narrative description that may be supplemented with photos/diagrams of the views to be preserved together with design guidelines to be used to protect that particular view.

Map 21.05.700.F Public View Corridors

Note: Online users may click the map for a full-size version in PDF format.

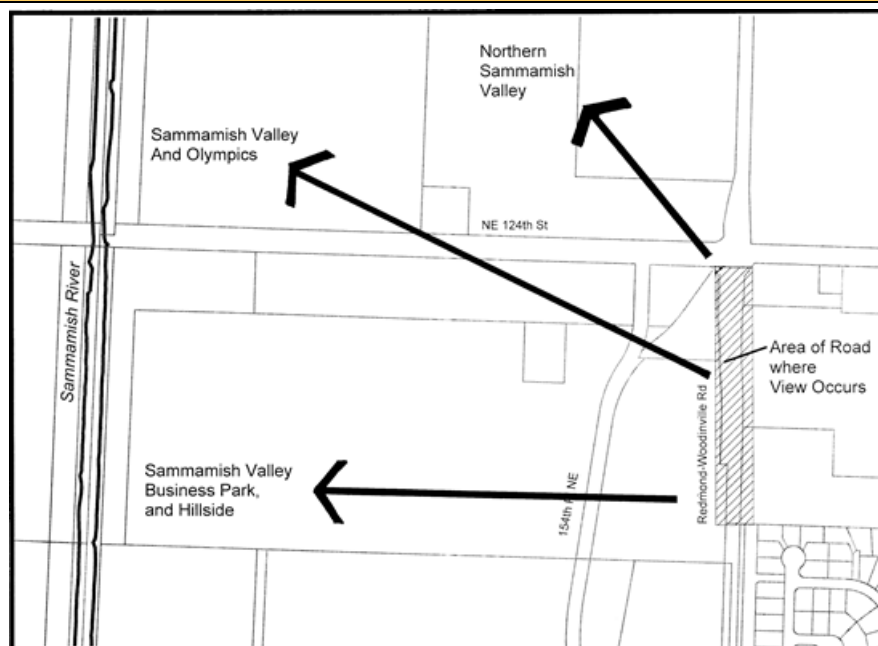
1. View 1, Territorial View of the Sammamish Valley from Redmond-Woodinville Road Looking Northwest.

a. Description of View to Be Protected. Territorial view of the open farmlands of the Sammamish Valley, including several parcels permanently protected as farmlands. Distant ridgelines enclose this view.

b. Improvements to portions of Redmond-Woodinville Road, within the approximately 1,100 feet area south of NE 124th Street as shown below, shall avoid the use of sight-obstructing guardrails or barriers along the western side of Redmond-Woodinville Road. Landscape materials shall not consist of hedges or street trees that would obscure entire lengths of the public view corridor. Low-lying plant materials are encouraged. If taller plant materials are used, they shall be clustered and clusters widely spaced to provide for continuous views to the Sammamish Valley.

View 1.

Shading Illustrates Area Subject to Design Guidelines



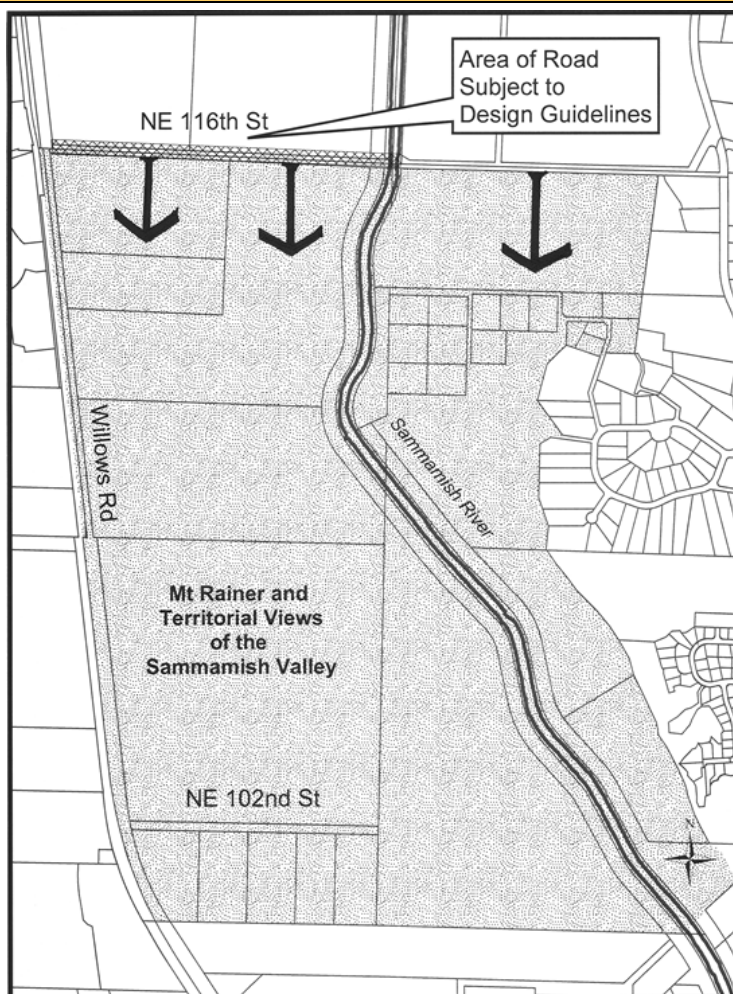
2. View 2, Territorial View of the Sammamish Valley Along NE 116th Street.

a. Description of View to Be Protected. A territorial view of the Sammamish Valley and Mt. Rainier that can be seen along NE 116th Street from Willows Road to the York Bridge.

b. Solid fencing, solid hedges or rows of trees are prohibited south of NE 116th Street in the Urban Recreation zone if the fencing or the height of the landscaping at mature growth would block views of the Sammamish Valley or of Mt. Rainier. The use of street trees or median dividers with hedges for roadway improvements is prohibited.

View 2.

Shading Illustrates Area Subject to Design Guidelines



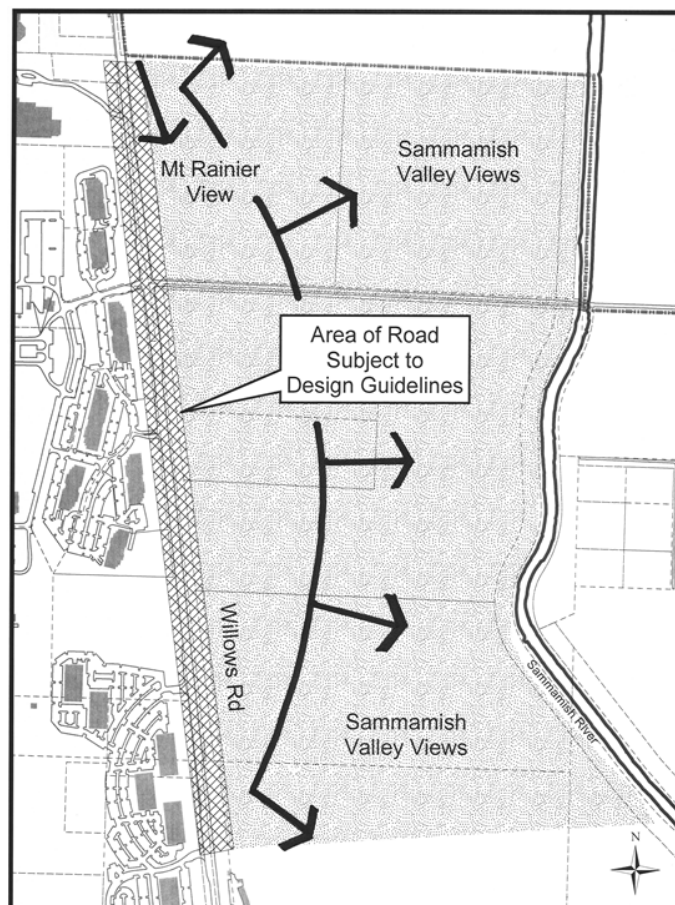
3. View 3, Territorial View of the Sammamish Valley Along Willows Road.

a. Description of View to Be Protected. A territorial view of the Sammamish Valley with distant ridgelines of Education Hill in the background, and a view of Mt. Rainier that can be seen along Willows Road from just north of the Willows Run Golf Course complex to the City limit.

b. Solid fencing, solid hedges, or rows of trees are prohibited along the east edge of Willows Road or along property lines between the road and the Sammamish River. The use of street trees on the eastern edge or median dividers with hedges for roadway improvements is prohibited.

View 3.

Shading Illustrates Area Subject to Design Guidelines



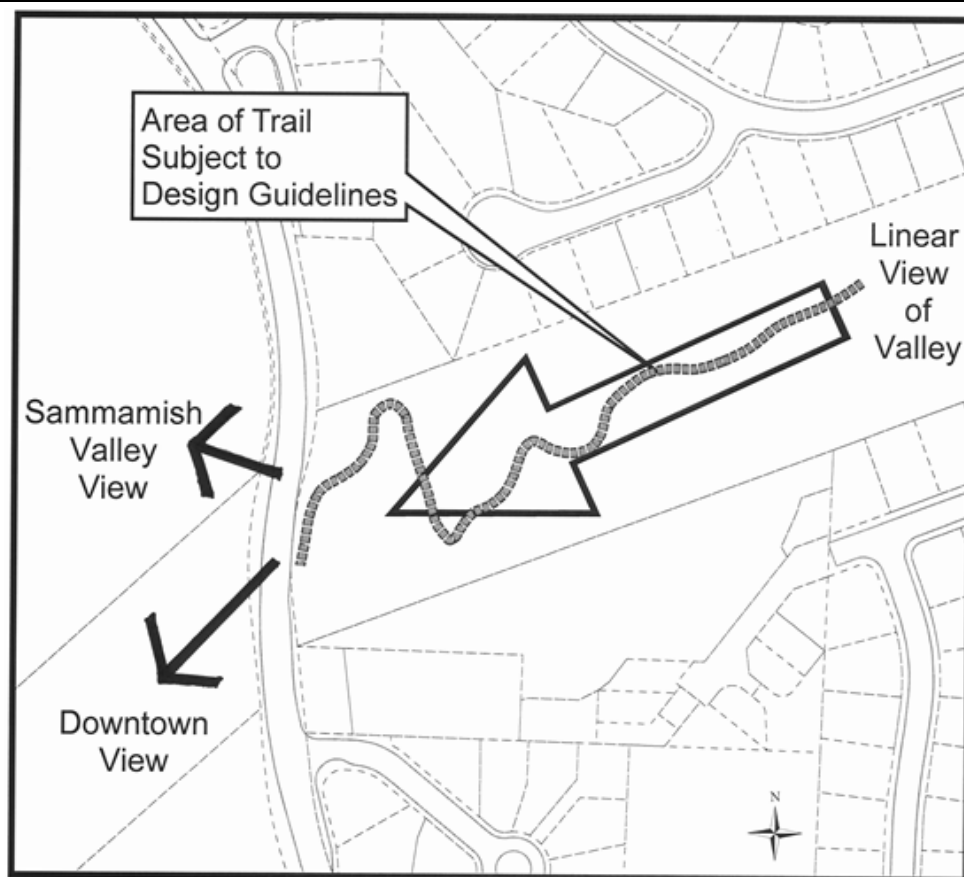
4. View 4, Puget Sound Energy Trail to Sammamish Valley.

a. Description of View to Be Protected. Views are of the Sammamish Valley and the west ridgeline above the Sammamish Valley and the west ridgeline above the Sammamish Valley, beginning as one descends the trail on the Puget Sound Energy right-of-way almost to Redmond-Woodinville Road.

b. Trail fencing in this public view corridor should be kept to a minimum, be built low when feasible, use natural or natural-looking materials and colors, and use fence types, such as post and rail or split rail.

View 4.

Shading Illustrates Area Subject to Design Guidelines



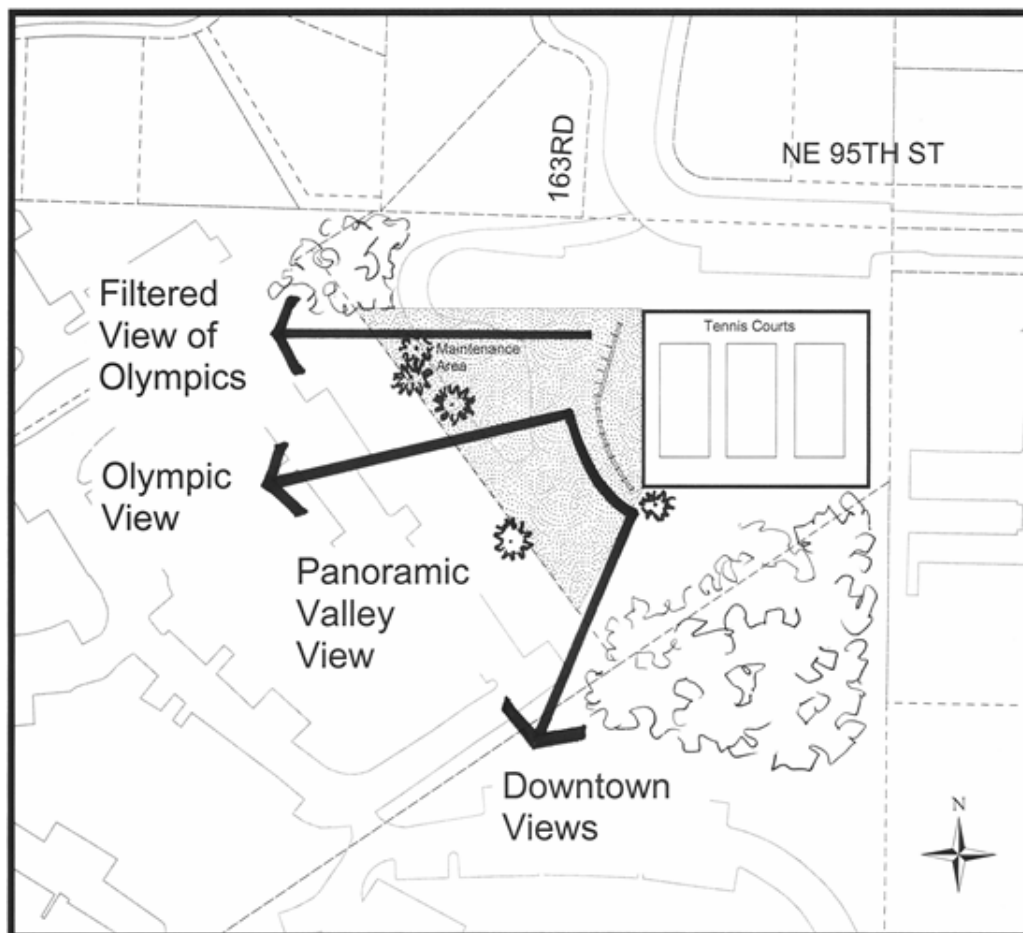
5. View 5, Reservoir Park.

a. Description of View to Be Protected. This view is a territorial view of the Sammamish Valley and distant ridgelines of Northeast Rose Hill from the Downtown to the northern border of the City from Reservoir Park. There are some interspersed trees, both conifer and deciduous, that break the ridgelines but do not obstruct the primary view.

b. Solid fencing, solid hedges, or rows of trees are prohibited where they would obstruct views of the Sammamish Valley. Avoid planting evergreen trees or trees with broad canopies in areas of the park where they would occlude major portions of the view.

View 5.

Shading Illustrates Area Subject to Design Guidelines



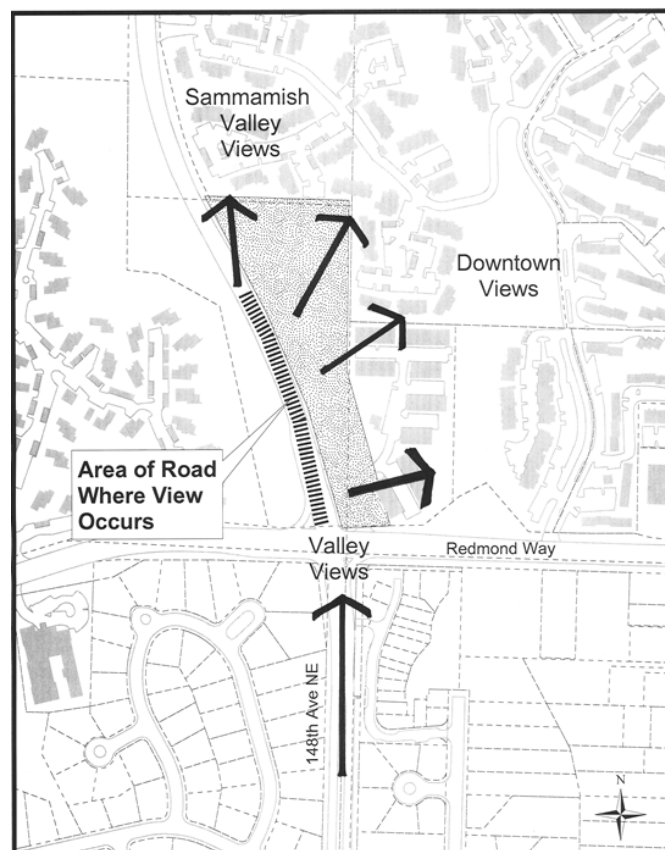
6. View 6, Downtown and Sammamish Valley from 148th Avenue NE.

a. Description of View to Be Protected. Beginning approximately 500 feet south of the Redmond Way intersection, views of the Sammamish Valley and distant mountains are evident. Near the intersection, the details of Downtown development patterns become apparent. From the point north of Redmond Way, views are to the north and northeast to about halfway to the bottom of the hill.

b. Solid fencing, solid hedges, or rows of trees are prohibited where they would obstruct views of the Sammamish Valley or Downtown. Signage located in this public view corridor shall be designed to minimize view obstruction.

View 6.

Shading Illustrates Area Subject to Design Guidelines



7. View 7, Views Along the SR 520 Corridor.

a. Description of View to Be Protected. Southbound, the SR 520 corridor has framed views of Mt. Rainier and northbound presents territorial views of Downtown Redmond, Marymoor Park, and the Cascade Mountain Range.

b. Transportation projects that involve structures, such as sound walls, bridges, or the addition of high capacity transit, shall submit an analysis for plan review of potential view obstruction and the possible means to mitigate this obstruction. Design proposals shall not call for complete obstruction of identified views unless it can be demonstrated that there is no reasonable alternative.

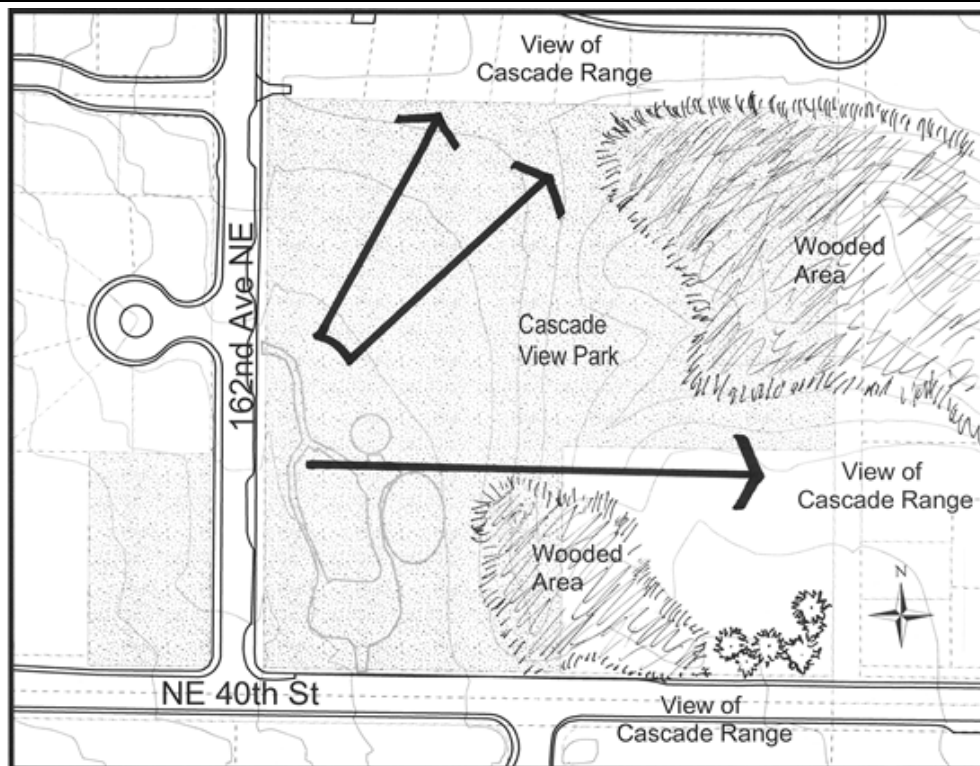
8. View 8, Cascade View Park and NE 40th Street.

a. Description of View to Be Protected. There are Cascade Range views from the north side of NE 40th Street and from locations within the Cascade View Park directly east from some vantages and to the northeast from others.

b. Solid fencing, solid hedges, or rows of trees are prohibited where they would obstruct views across those portions of the park where the Cascade Range can be seen. Any additional structures, signs, or landscaping in the park should be designed to protect these views.

View 8.

Cascade Park View Corridor Locations



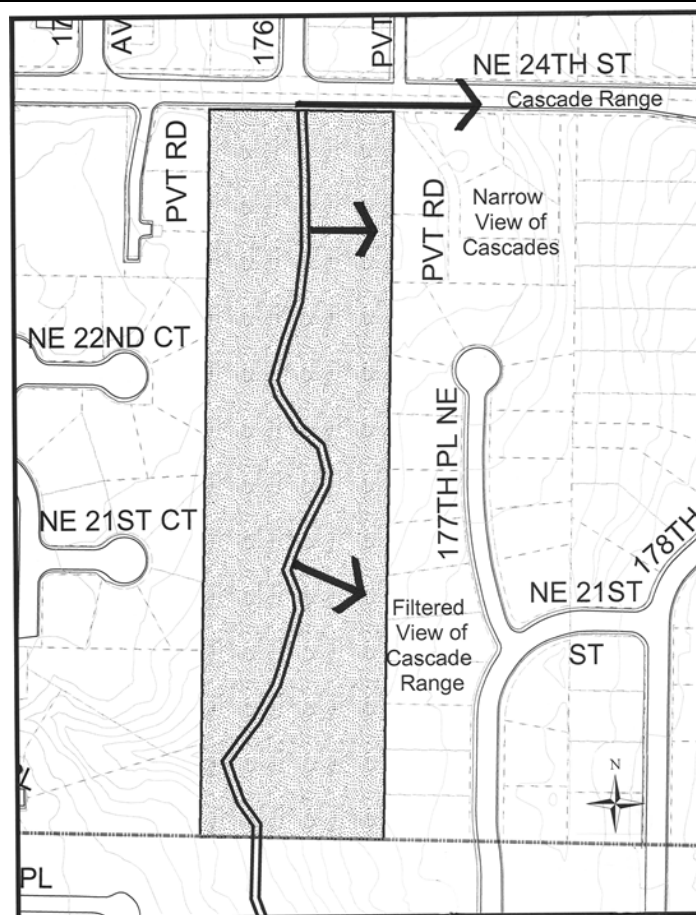
9. View 9, NE 24th Street and Viewpoint Open Space Park.

a. Description of View to Be Protected. From the top of the hill and from points entering the trail in the Viewpoint Open Space Park, views of the Sammamish Plateau and a very distant view of the Cascades are visible. From the trail the views are filtered but not completely obstructed by trees and vegetation.

b. The addition of signage along NE 24th Street that would obstruct views should be avoided. To enhance views from the Viewpoint Open Space Park, blackberry and nonnative vegetation removal is encouraged, and replacement shall be with native species that would maintain existing framed or filtered views from the park.

View 9.

Viewpoint Open Space Primary View Locations



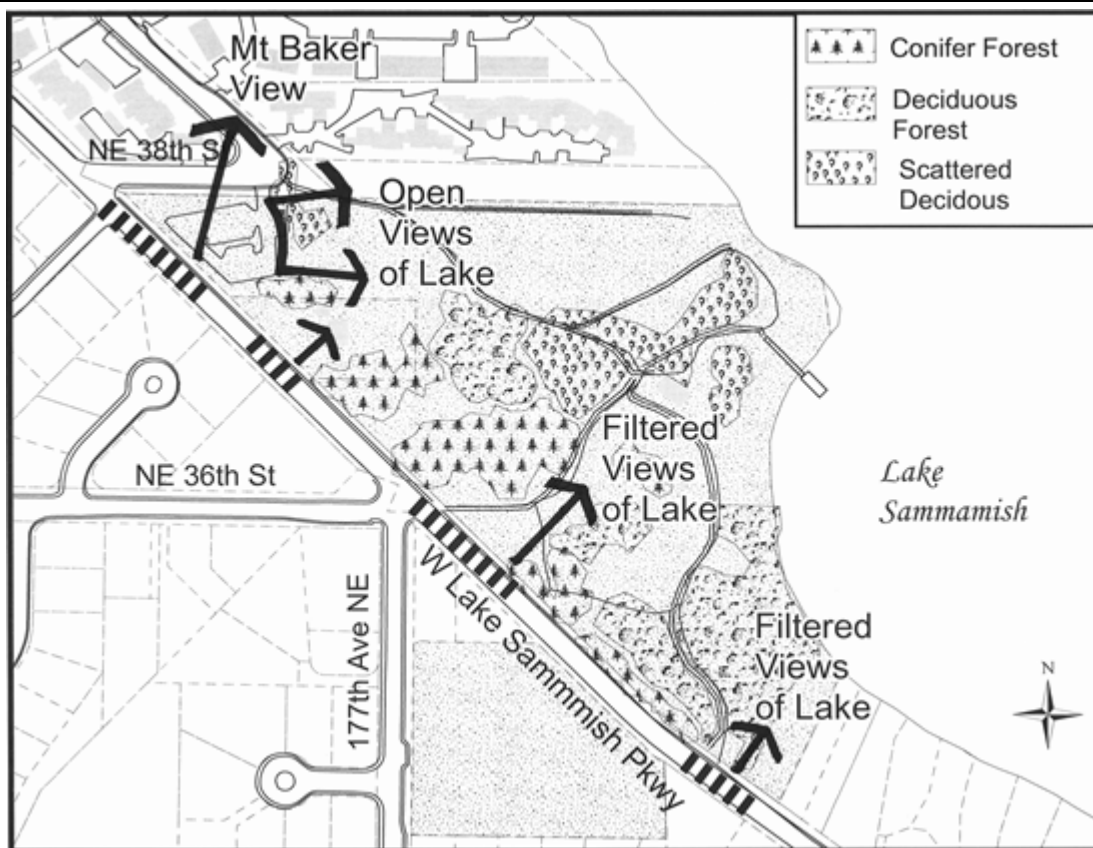
10. View 10, Lake Sammamish Along Idylwood Park.

a. Description of View to Be Protected. Views are of Lake Sammamish from West Lake Sammamish Parkway alongside Idylwood Park. Views are from the sidewalk, bike lanes, and the roadway. Views are through existing vegetation and are more open on the northern half of the park.

b. Sight-obscurating objects such as fencing or hedges are prohibited with road projects along the eastern edge of West Lake Sammamish Parkway. Sight-obscurating objects such as fencing or hedges are prohibited within the park as well, and any additional structures, signs, or landscaping within the park shall be designed to protect views to the lake. Development along this stretch of the corridor shall also follow the shoreline view regulations.

View 10.

Idylwood Park View Corridor Locations



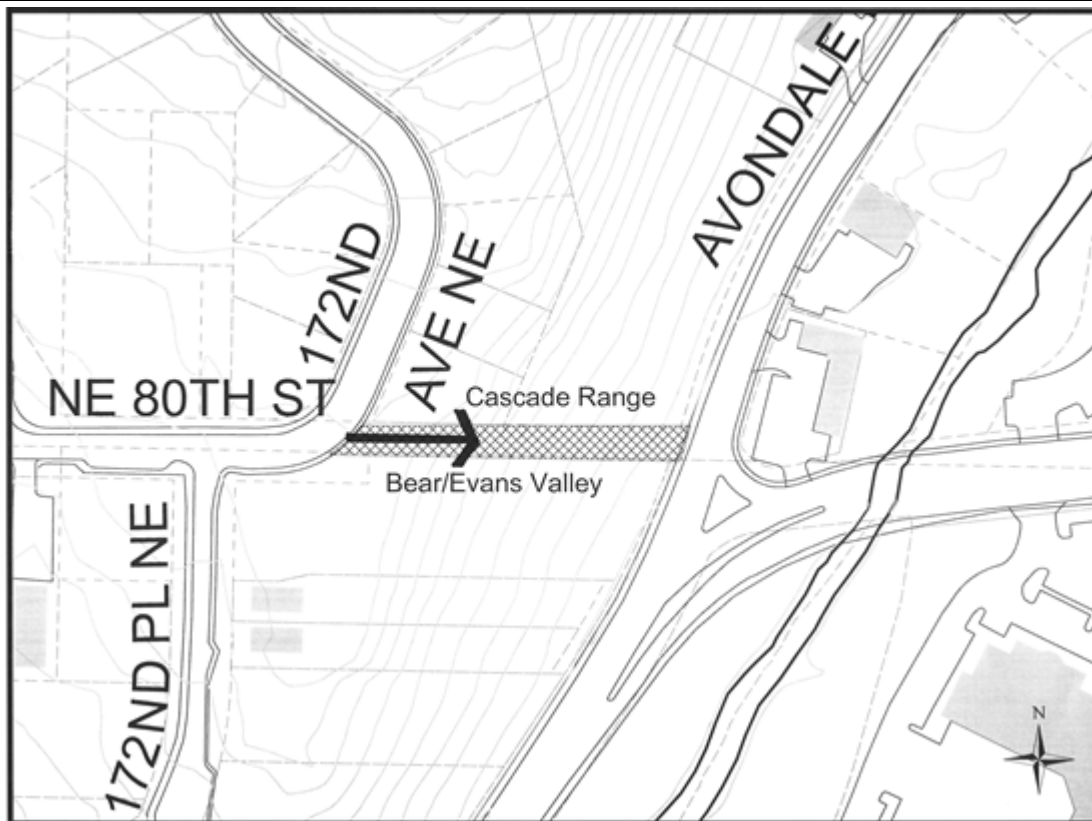
11. View 11, Bear/Evans Creek Valley/Cascade Range from NE 80th Street and 172nd Avenue NE.

a. Description of View to Be Protected. Where NE 80th Street curves north to turn into 172nd Avenue NE, a narrow public view corridor exists, following the existing electric lines, that overlooks the business park area; however, the primary view is of the Bear/Evans Creek Valley and to distant mountain peaks. The corridor extends nearly to Avondale Way.

b. Maintain the right-of-way/utility corridor for potential pedestrian use. Trail enhancements could create additional accessibility for the public to this view corridor. Undergrounding of utility lines would also enhance this view.

View 11.

Shading Illustrates Area Subject to Design Guidelines



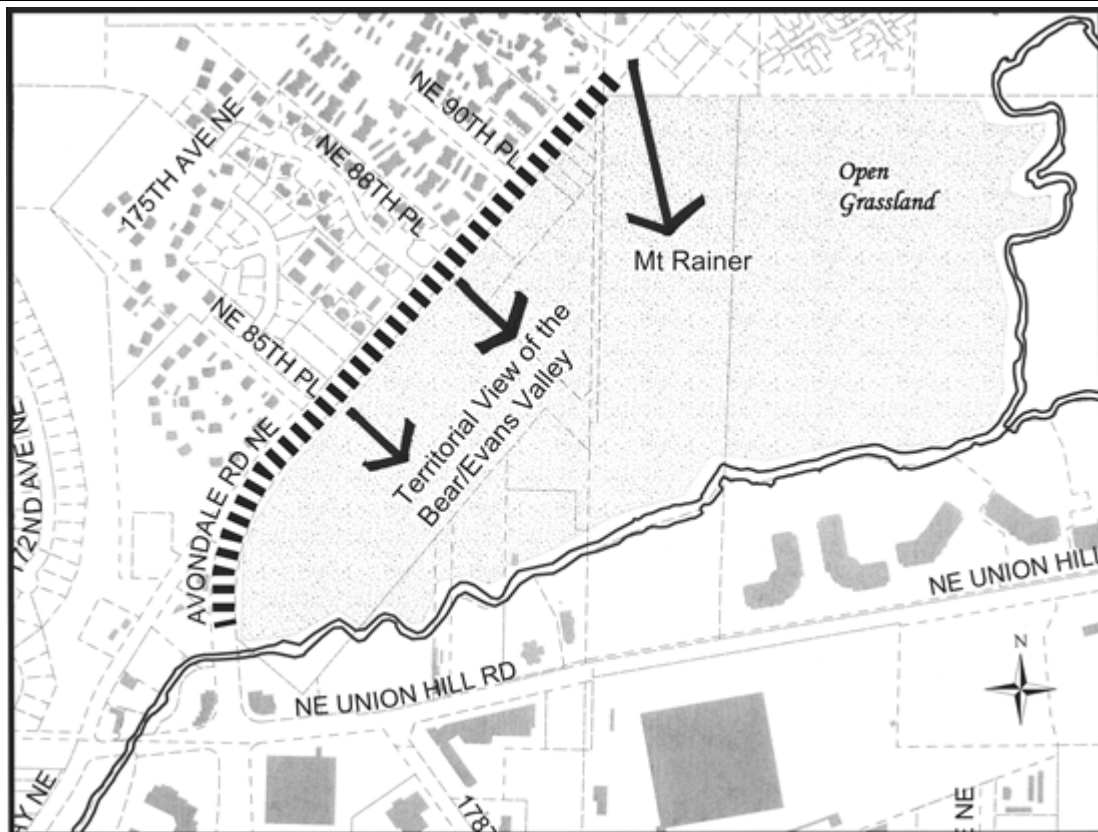
12. View 12, Bear/Evans Creek Valley.

a. Description of View to Be Protected. Pastoral views of the Bear/Evans Creek Valley towards the east of the Bear/Evans Creek Valley extend nearly a half-mile along a stretch of Avondale Road just below the entrance to the Ashford Park Condominiums to just short of the Bear Creek crossing. The view is currently almost unobstructed with only a handful of single-family structures in the northern stretch.

b. Sight-obscuring fencing is prohibited along Avondale Road anywhere between the road and Bear/Evans Creek. Fences such as split rail would be allowed. Sight-obscuring fencing and tall hedge-like landscaping is prohibited in new development. Development along this stretch of the corridor shall also follow the shoreline view regulations.

View 12.

Shading Illustrates Area Subject to Design Guidelines



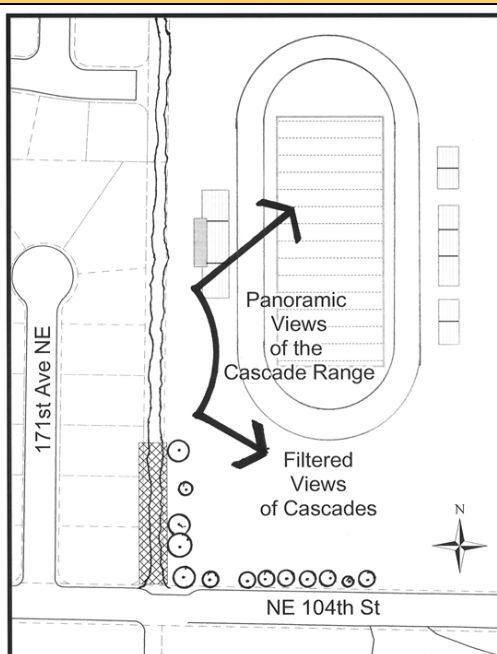
13. View 13, Cascade Range from 172nd Avenue NE Trail.

a. Description of View to Be Protected. A panoramic view of the Cascade Range can be seen perpendicular to the trail corridor along the southern portion of the Redmond High School athletic field. The winter view is more open because the foliage is deciduous; however, the trees are spaced to provide views between them. There is a section of the trail between the end of the track to the bleachers (approximately 150 feet of trail frontage from NE 104th Street to the north) where the view is unimpaired by either landscaping or structures.

b. Ensure that any structures such as additional seating built in this public view corridor would allow views out over or through them. Solid fences high enough to be in the line of sight are prohibited. Fences, if constructed, shall be constructed of materials that allow views through them. Any additional landscaping placed within 25 feet of the east portion of the trail along this section shall be Type III or IV (low shrubs and ground cover) plant materials except that additional trees shall be prohibited. Blackberry removal along the existing fence is encouraged to prevent encroachment into the view.

View 13.

172nd Trail View Corridor Locations



14. View 14, Cascade Range from Westside Neighborhood Park and from NE 57th Street.

a. 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 57th Street, east of 156th Avenue NE. The winter view is more open because the foliage is deciduous. However, existing tree 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.

b. Ensure that any structures built in this public view corridor allow views out over or through them. Sight-obscuring fencing is prohibited. 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 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 (low shrubs and ground cover) plant materials.

View 14.

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

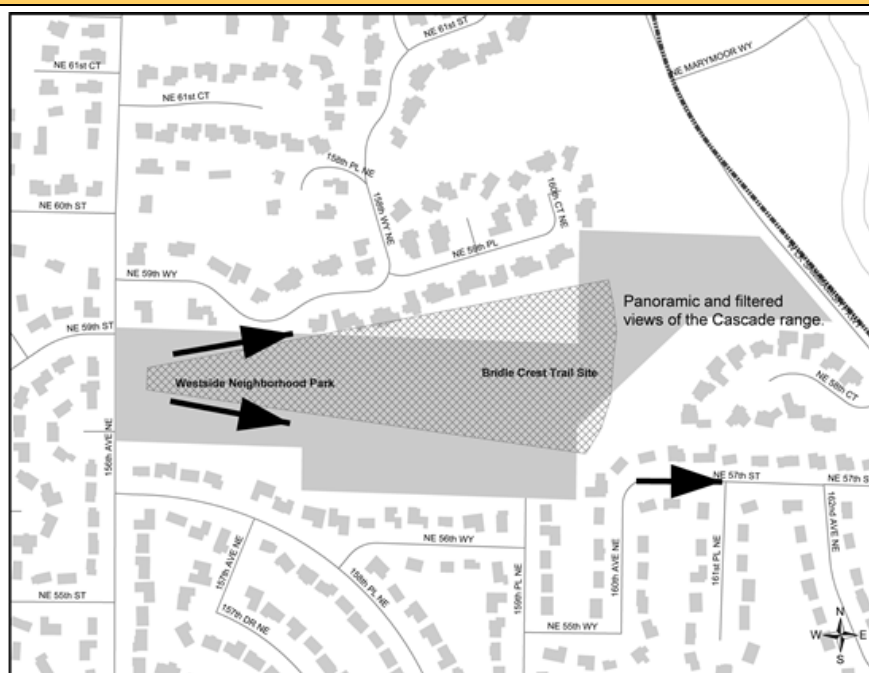


Exhibit 4: Chapter 21.08 **RESIDENTIAL NEIGHBORHOOD AND MIXED-USE REGULATIONS**

REPEAL AND REPLACE

New Structure:

- 21.08.100 Neighborhood and Mixed-Use Zones
- 21.08.110 References
- 21.08.150 Transition Strategy
- 21.08.200 Neighborhood and Mixed-Use Development Standards
- 21.08.300 Street Typology and Relationship to Buildings

21.08.100 Neighborhood and Mixed-Use Zones

A. Purpose.

1. Implement the Redmond Comprehensive Plan vision for complete neighborhoods and vibrant mixed-use zones that provide a variety of housing choices in low and middle-densities and opportunities to get access to services in residential neighborhoods.
2. Allow a mixture of residential and commercial uses along major corridors and transit routes outside of centers.
3. Retain vital commercial services while areas are transitioning to mixed-use.

B. There are three neighborhood zones: Neighborhood Residential (NR), Neighborhood Multifamily (NMF), and Neighborhood Mixed-Use (NMU). These zones allow for a variety of housing types and some commercial activity.

1. Neighborhood Residential Purpose. The Neighborhood Residential zone provides for primarily residential neighborhoods with a variety of housing types that serve households at a variety of income levels. The zone allows for different types of homes such as, but not limited to, detached single-family homes, duplexes, triplexes, fourplexes, five-plexes, six-plexes, townhouses, stacked

For adoption

flats, courtyard apartments, and cottage housing. Some nonresidential uses are allowed to provide amenities to nearby residential uses and to support complete neighborhoods.

2. Neighborhood Multifamily Purpose. The Neighborhood Multifamily zone provides for multifamily residential neighborhoods on lands suitable for residential development. This designation provides for stable and attractive residential neighborhoods which have an urban character and a full range of public services and facilities. To complement the primarily residential nature of these zones and encourage complete neighborhoods, some nonresidential uses are allowed.

3. Neighborhood Mixed-Use Purpose. The Neighborhood Mixed-Use intent is to create complete neighborhoods. These are neighborhoods where most human needs are located within a comfortable walking distance. The zone allows for small commercial spaces such as corner stores and food and beverage.

C. Mixed-Use Zones. There are two citywide mixed-use zones: Corridor Mixed-Use (CMU) and Urban Mixed-Use (UMU). The integration of residential, commercial, and recreational spaces fosters vibrant, walkable, and economically robust areas that cater to the diverse needs of our community.

1. Corridor Mixed-Use Purpose. This zone accommodates a broad mix of commercial uses and low- to medium-density mixed-use housing along transit corridors.

2. Urban Mixed-Use Purpose. This zone creates vibrant, walkable, economically robust nodes outside of centers. The zone permits a broad mix of commercial, employment, retail, service, cultural, and residential uses in a walkable, urban format. These zones are appropriate for small to large-format commercial goods and services in a mixed-use setting and urban forms.

21.08.110 References

- For allowed uses, see RZC 21.04.
- For incentives see:
 - RZC 21.67, Green Building Program (GBP)
 - RZC 21.20 Affordable Housing
 - RZC 21.55 Development Incentive Program
- For mandatory Green Building requirements see RZC 21.67.
- For design standards see RZC 21.58.
- For information on how to measure various site requirements like height and setbacks, see RZC 21.16 Site Requirements Measurement and Other Applicable Regulations.

21.08.150 Mixed-Use Transition Strategy

A. Incremental Redevelopment Provisions.

1. Applicability. Buildings, uses, and sites must comply with the provisions of 21.04.5000 Legal Nonconforming Uses and Structures except as provided herein to allow for property owners to gradually transition to new standards.
2. Bringing Nonconforming Structures into Compliance. For building additions and remodels and associated site improvements, thresholds have been established to guide how the standards of this chapter are applied to such projects (see RZC 21.04.5000.I.).
3. Building additions.
 - a. Front addition. Any addition to the front of the building must comply with requirements in RZC 21.08.300 Street Typology and Relationship to Buildings.
 - b. Rear addition. Rear additions are permitted provided they do not increase the degree of rear setback/build-to nonconformity.
 - c. Side additions. Side additions are not permitted unless the proposed work results in the building meeting the requirements in RZC 21.08.300 Street Typology and Relationship to Buildings. If no build-to requirements apply, side additions are permitted.
4. New buildings where existing building remains in place. New buildings and associated improvements must comply with RZC standards.
5. Administrative Design Flexibility for additions, remodels, or new buildings added to the parcel.
 - a. Design flexibility for site layout, setbacks, and/or screening standards may be approved by the Administrator when the Administrator determines that:
 - (i) The alternative would assist legal non-conforming structures to gradually come into compliance with new regulations or the proposed alternative removes a barrier to reinvestment; and
 - (ii) The alternative meets the intent of the standards; and
 - (iii) The alternative is designed in a manner that ensures that new investments do not impede future implementation of the standards of this chapter.
 - b. Publicly Accessible Open Space Design Alternative.
 - (i) In the TOD Focus Area the Administrator may consider the use of pedestrian-oriented Publicly Accessible Open Space in lieu of meeting setback or build-to requirements in the following circumstances.
 - (1) The Administrator may approve the use of Publicly Accessible Enhanced Amenity Spaces (PEAS) in lieu of some or all of the building addition meeting the requirements in RZC 21.08.200 and 21.08.300 subject to the Design Standards of this section, RZC 21.36.200, and RZC 21.58.
 - (2) The placement of the proposed building or addition shall not conflict with any applicable requirements of RZC 21.76.070.P. Master Planned Developments.

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- (ii) Design standards. To be approved by the Administrator as a publicly accessible open space design alternative, the open space must:
- (1) Provide a continuous pedestrian connection from the sidewalk to the front of the building. There shall be no parking or other interruptions between the open space and the building.
 - (2) Average a minimum of ten (10) linear feet in width from interior edge of the sidewalk and provide an ADA compliant access along the entire path of travel from the sidewalk to the front entrance(s) of the building.
 - (3) Comply with the requirements of RZC 21.36.400 Design Requirements subsections C. Open Space Amenities and D. Plazas, and the standards in 21.36.200 Publicly Accessible Enhanced Amenity Spaces (PEAS).
- (iii) Publicly accessible open space design alternative for setback and build-to requirement flexibility may be used to meet minimum open space requirements for the parcel but is not eligible for open space incentives in RZC 21.55.

6. Buildings added to the site or other alterations or additions that comply with this section and do not impact the space used by the legal non-conforming use will not impact the use's legal non-conforming status.

7. Expiration. This section automatically expires on December 31, 2029.

21.08.200 Development Standards

A. All legal lots in Citywide Mixed-Use zones are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings provided all other applicable site requirements are met.

B. Table 21.08.200.B contains the basic zoning regulations that apply to development within the Neighborhood and Mixed-Use zones.

Table 21.08.200.B Neighborhood and Mixed-Use Development Standards						
Development Standards	Neighborhood Zones			Citywide Mixed Use		References
	NR	NMF	NMU	CMU	UMU	
Base Maximum Dwelling Units Per Lot (w/o one on-site affordable housing unit)	6	n/a	n/a	n/a	n/a	
Base Maximum Dwelling Units Per Lot (with one on-site affordable housing unit)	8	n/a	n/a	n/a	n/a	RZC 21.20.060.A.1, at least one affordable unit, affordable to households earning up to 80 percent AMI, must be provided on-site on the same lot.

Table 21.08.200.B
Neighborhood and Mixed-Use Development Standards

Development Standards	Neighborhood Zones			Citywide Mixed Use		References
	NR	NMF	NMU	CMU	UMU	
Base Maximum FAR (w/o Incentives)	N/A	1.1 ¹	0.6 ¹	2.0 ¹	4.5 ¹	
Maximum FAR with incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	1.5 / N/A	1.0 ² / N/A	3.0 / N/A	6.5 / 8.0	Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC 21.05 and 21.55.
Commercial Sq Ft	N/A	N/A	MIN 500 SQ FT	N/A	No Net Loss ³	
Ground Floor Ceiling Height (minimum)	N/A	N/A	N/A	16 FT ^{4,5}	20 FT ^{4,5}	Applicable to non-residential and mixed-use projects.
Base Maximum Height (w/o Incentives)	38 FT	60 FT	38 FT	45 FT ⁶	60 FT ⁶	<ul style="list-style-type: none"> See 21.58 for Design Standards options impacting maximum building height Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC 21.05 and 21.55. See RZC 21.55 for incentive adjustments to building height. See RZC 21.58.5200 Tower standards for additional regulations that building heights and floorplates.
Maximum Height with Incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	N/A	N/A	65 FT / N/A ⁶	85 FT / 144 FT ⁶	
Maximum Impervious Surface	70% ⁷	75% ⁷	70% ⁷	70% ⁷	75% ⁷	
Lot Coverage	50% / <u>60%</u> ⁸	60%	60%	65%	70%	

NOTES:

1. The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC xxx, the FAR for those spaces may be excluded from maximum FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC xxx plaza and open space design criteria.
2. Maximum FAR can be increased through incentives if the property contains one or more housing units. Incentives are not available for properties that do not contain housing. See RZC 21.55.
3. New development must retain or replace existing commercial square footage (excluding hotel and lodging uses). Development may reallocate or modify areas allocated to commercial uses, subject to a minimum floor area and active pedestrian uses requirements to be negotiated as a condition to any Development Agreement.
4. Exemptions from ground floor ceiling height requirements:
 - a. Buildings that do not contain non-residential uses, and
 - b. Buildings where 100% of residential units are Affordable Housing units meeting the affordability threshold of RZC 21.20, and

For adoption

- c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways, and
 - d. Parcels zoned UMU within the Marymoor Village Center shall have a minimum 16-ft ground floor ceiling height to be consistent with the adjacent Marymoor Core zone.
- 5. A minimum of 50% of the first-floor non-residential space must meet the minimum ceiling height. First-floor non-residential spaces shall have a ceiling height of 16 feet minimum for the entire first floor.
 - a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.
 - b. For portions of the building that have a first-floor ceiling height greater than 10 ft to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 20 ft, the maximum building height increases by 10 feet ($20 - 10 = 10$ ft increase in max building height).
- 6. Properties in the CARA.
 - a. In the Critical Aquifer Recharge Area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC 13.25.
 - b. Where underground parking is not possible due to RMC 13.25 TCD limitations, the maximum building height may be exceeded by up to 12 feet if all of the following criteria are met:
 - i. the additional height is the result of building a maximum of one level of additional above-grade parking; and
 - ii. proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC 21.40; and
 - iii. the additional height on street frontages meets a 20 ft step-back to limit impacts to the pedestrian realm.
- 7. Other regulations will impact the impervious surface area and may result in less than the maximum impervious area. These include but are not limited to critical areas requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.
- 8. Lot coverage for structures maximum will be 60 percent of total area for lots which meet the following requirements:
 - a. The lot is 18,000 square feet or less; and
 - b. The lot contains at least three dwelling units.

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C. Dimensional Standards for Neighborhood Residential Zone are as shown on Table 21.08.200.C below.

Table 21.08.200.C Maximum Total Gross Floor Area for All Structures Within the Lot	
Standards	
<p>The maximum for the total square footage for all structures within the lot shall be determined by the quantity of dwelling units provided on the lot. Below grade floor area shall count toward maximum total gross floor area.</p> <p>Provisions for the measuring of Gross Floor Area for all structures within the Neighborhood Residential zone are described in RZC 21.16.200, Building Measurements and Placement Standards.</p>	
Total number of dwelling units for all structures on lot	Maximum square footage for total structures
1	4,500
2	6,000
3	7,500
4	9,000
5	10,500
6	12,000
7	13,500
8	15,000

21.08.300 Street Typology and Relationship to Buildings

A. Building and Street Relationships

1. The table below sets standards that contribute to an attractive public realm.
2. 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.
3. Administrative design flexibility for setbacks is allowed for site-specific conditions that limit the ability to place the building at the street level, including but not limited to topography, easements, SR 520 ROW, or trails.

Table 21.08.300.A Neighborhood and Mixed-Use <u>Building Placement</u> Standards						
Development Standards	Neighborhood Zones			Citywide Mixed Use		References
	NR	NMF	NMU	CMU	UMU	
Front Setback Min	10 FT	30 FT	10 FT	10 FT	10 FT	NMU reduced front setback for commercial spaces (2 ft)
Side (Street) Setback Min	10 FT ¹	15 FT	10 FT	10 FT	10 FT	
Side (Interior) Setback Min	3 FT ¹	15 FT	3 FT	10 FT	10 FT	
Rear Setback Min	5 FT	10 FT	5 FT	10 FT	10 FT	
Garage Setback from <u>main building frontage</u> , Min	N/A	N/A	3 FT ²	N/A	N/A	
Alley Setback Min	2 FT	4 FT	2 FT	N/A	N/A	
Lake Sammamish Setback Min	35 FT	35 FT	35 FT	N/A	N/A	
Building Separation Min	5 FT ¹	15 FT	5 FT	N/A	N/A	

NOTE:

1. Zero lot line exception: Standards may vary for developments that comply with the Zero Lot Line regulations in RZC 21.16.200.D.
2. If a residential garage door or carport faces the street front, the minimum driveway depth outside the building—measured from the outer edge of the existing or ultimate sidewalk, or from the right-of-way line, whichever is closer to the building—shall be at least 18 feet, to prevent vehicle parking on the driveway from overhanging into the sidewalk or right-of-way area.

Exhibit 5: Chapter 21.10
DOWNTOWN REGULATIONS
[REPEAL AND REPLACE ENTIRE CHAPTER]

Sections:

21.10.100	Downtown Zones
21.10.150	Transition to New Standards
21.10.200	Downtown Development Standards
21.10.300	Public Realm Standards

21.10.100 Downtown Zones

A. Purpose. Implement the Redmond Comprehensive Plan vision for Downtown as a vibrant urban center.

1. Maintain and enhance Downtown Redmond by creating visually distinctive and human-scaled urban areas.
2. Accommodate job and housing growth.
3. Retain, locate, and promote existing businesses while attracting new business to create vibrant, bustling activity.
4. Encourage redevelopments and infill development that includes natural landscaping and open space.
5. Encourage a mix of residential and non-residential uses within buildings and mix of uses throughout Downtown.

B. The Downtown neighborhood contains three zones: Downtown Core, Downtown Edge, and Town Center. These zones will continue to develop as distinct places within the Downtown, characterized by different building heights, designs, and land uses, distinctive entrance corridors, streetscapes, roadway designs, landscaping, and amenities.

1. Downtown Core Purpose. Downtown Core is the epicenter of Downtown life, anchored by community spaces like Downtown Park, Edge Skate Park, Anderson Park, the Redmond Senior and Community Center, and Redmond Library. It features mixed-use development that provides for significant housing and job growth, as well as opportunities for growth in professional, business, health, and personal services.
 2. Town Center Purpose. Town Center is one of the city's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms, and housing brings people together during the day and evenings. Comfortable walking connections from Town Center to the rest of Downtown help both areas thrive.
-

Town Center will continue to develop as a major gathering and entertainment place within the community, connected with accessible and active transportation to Marymoor Park, the rest of Downtown, and the region.

3. **Downtown Edge Purpose.** Downtown Edge is the part of Downtown that transitions to adjacent neighborhoods. While still allowing goods and services, it is intended to retain a quieter and mainly residential character. Downtown Edge will provide a variety of housing types in developments that include more typical residential features, such as front yards, landscaping, and ground-related patios and porches. These areas are all located within walking distance to the various retail and service areas and transit options in the rest of Downtown.

21.10.150 Transition to New Standards

A. Projects Under Review.

1. **Applicability.** This subsection shall apply exclusively to the following permit application types within the Downtown Center except permit applications within the Mixed-Use Subarea of the TWNC zone:

a. Type II and III permit applications.

b. Type V permit applications projects encompassing at least three acres that are subject to the MPD and development agreement requirements in RZC 21.76.070.P, provided that the Type V permit application includes a Site Plan Entitlement application to construct the project in one phase.

2. At the discretion of the applicant, the above permit applications that are under review as of June 28, 2025 may continue to be reviewed under the RZC as it existed as of June 27, 2025. For the purpose of this section, “under review” means having received a determination of completeness.

3. To continue to advance projects reviewed under the RZC as it existed on June 27 2025, applicants must notify the Administrator of this preference in writing by July 28, 2025. In addition, applicants must:

a. Meet all application review and decision time frames required of the applicant pursuant to RZC 21.76.040.D; and

b. Submit complete building permit applications for all proposed new buildings by June 28, 2027.

An application shall be considered void and deemed withdrawn if the milestones in (a) or (b) above are not met and the project will be required to comply with Redmond Zoning Code regulations in effect at the time of the approval.

4. This section applies only to Redmond Zoning Code regulations (Redmond Municipal Code Title 21) and not to any regulation outside of the Redmond Zoning Code.

5. **Expiration of Project Review Flexibility.** This section automatically expires on June 27, 2027.

B. Projects Under Review in the Mixed-Use Subarea of the TWNC Zone

1. At the discretion of the applicant, Type V applications that were subject to the MPD and development agreement requirements of RZC 21.10.050.D as it existed on June 27, 2025, and that are under review as of June 28, 2025, may continue to be reviewed under the RZC as it existed as of June 27, 2025. For the purpose of this section, “under review” means having received a determination of completeness.

2. To continue to advance projects reviewed under the RZC as it existed on June 27, 2025, applicants must notify the Administrator of this preference in writing by July 28, 2025 and must execute a development agreement by December 31, 2025.

C. Except as explicitly stated in this section, development agreement applications may not be used to vest projects to regulations in place before June 28, 2025, or to extend the vesting provided in this section.

21.10.200 Downtown Development Standards

A. All legal lots are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings provided all other applicable site requirements are met.

B. Table 21.10.200 contains the basic zoning regulations that apply to development within the Town Center (TWNC), Downtown Core (DTE), and Downtown Edge (DTE) zoning districts.

Table 21.10.200 Downtown Development Standards				
Development Standards	Downtown Zones			Notes
	TWNC	DTC	DTE	
Base Max FAR (w/o incentives)	5.0 ¹	4.5 ¹	3.0 ¹	
Max FAR w/ incentives (outside TOD Focus Area / inside TOD Focus Area)	6.5 / 8.0 ¹	6.5 / 8.0 ¹	3.75 ¹ / n/a	Additional floor area can be earned with incentives (see RZC 21.55) and through the transfer of development rights program (see RZC 21.48).
Base Max Height (w/o Incentives)	60 ft ²	60 ft ²	45 ft ²	<ul style="list-style-type: none"> See RZC 21.58 for building design options with building height impacts. See RZC 21.55 for incentive adjustments to building height. See RZC 21.58.5200 Tower standards for additional regulations that building heights and floorplates.
Max Height with Incentives (outside TOD Focus Area 144 / inside TOD Focus Area)	85 ft / 144 ft ^{2,3,4,5}	85 ft / 144 ft ^{2,3,4,5}	60 ft ^{2,3,4,5} / n/a	
Ground Floor Ceiling Height (minimum) in TOD Focus Area	16 ft ^{3,4}	16 ft ^{3,4}	16 ft ^{3,4}	Applicable to non-residential and mixed-use projects.
Lot Coverage	100% ⁶	100% ⁶	100% ⁶	

NOTES:

1. Floor Area Ratio. The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded.

2. Building Height
 - a. Building height is limited to three stories for parcels fronting Leary Way from NE 80th Street to a half-block south of NE 76th Street.
 - b. Additional height can be earned with incentives (see RZC 21.55) and through the Transfer of Development Rights program (see RZC 21.48).
 - c. Additional height can be earned by utilizing specified architectural techniques in RZC 21.58 or via incentives in 21.55.
 - d. The height limit in the Shoreline Jurisdiction (SMP) is 35 feet (see RZC 21.68.020).
3. Exemptions from ground floor ceiling height requirements:
 - a. Buildings that do not contain non-residential uses, and
 - b. Buildings where 100% of residential units are Affordable Housing units meeting the affordability threshold of RZC 21.20, and
 - c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.
4. A minimum of 50% of the first-floor non-residential space must meet the minimum ceiling height of 16 feet.
 - a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.
 - b. For portions of the building that have a first-floor ceiling height greater than 10 ft to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 16 ft, the maximum building height increases by 10 feet (16 - 10 = 6 ft increase in maximum building height).
5. Properties in the CARA.
 - a. In the Critical Aquifer Recharge Area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC 13.25.
 - b. Where underground parking is not possible due to RMC 13.25 TCD limitations, the maximum building height may be exceeded by up to 12 feet if all of the following criteria are met:
 - i. the additional height is the result of building a maximum of one level of additional above-grade parking; and
 - ii. proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC 21.40; and
 - iii. the additional height on street frontages meets a 20 ft step-back to limit impacts to the pedestrian realm.
6. Other regulations will impact the maximum lot coverage and may result in less than the maximum, including critical area requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

21.10.300 Public Realm Standards

A. Purpose.

1. Provide safe pedestrian and bicycle routes removed from traffic.
-

2. Enhance the appearance of buildings and their settings.
3. Provide a unified and human-scaled design element.
4. Provide for the open space and landscaping.

B. Street Typology and Relationship to Buildings

1. **Urban Core Purpose:** An active, pedestrian-oriented main street with highest urban intensity, and engaging building frontage.
 2. **Urban Mixed Purpose:** An active, pedestrian-oriented urban street with a mix of uses, and varied landscape, and frequent weather protection.
 3. **Landscape Yard Purpose:** A well-landscaped residential urban street with small front yards.
 - a. Where private front yards are not present, deeper setbacks provide a range of opportunities to articulate the landscaped walkway, including pedestrian and bike amenities, native plants, and small parklet or plaza gathering spaces.
 4. **Shared Street Purpose:** A slow-speed street shared by pedestrians, cyclists, other active transportation users, and vehicles.
 5. **Urban Trail Purpose:** Multi-purpose trail for pedestrians, cyclists, and other active transportation.
 6. **Mid-block Passage Purpose:** A small human-scaled street or walkway designated to provide connectivity within and between blocks.
-

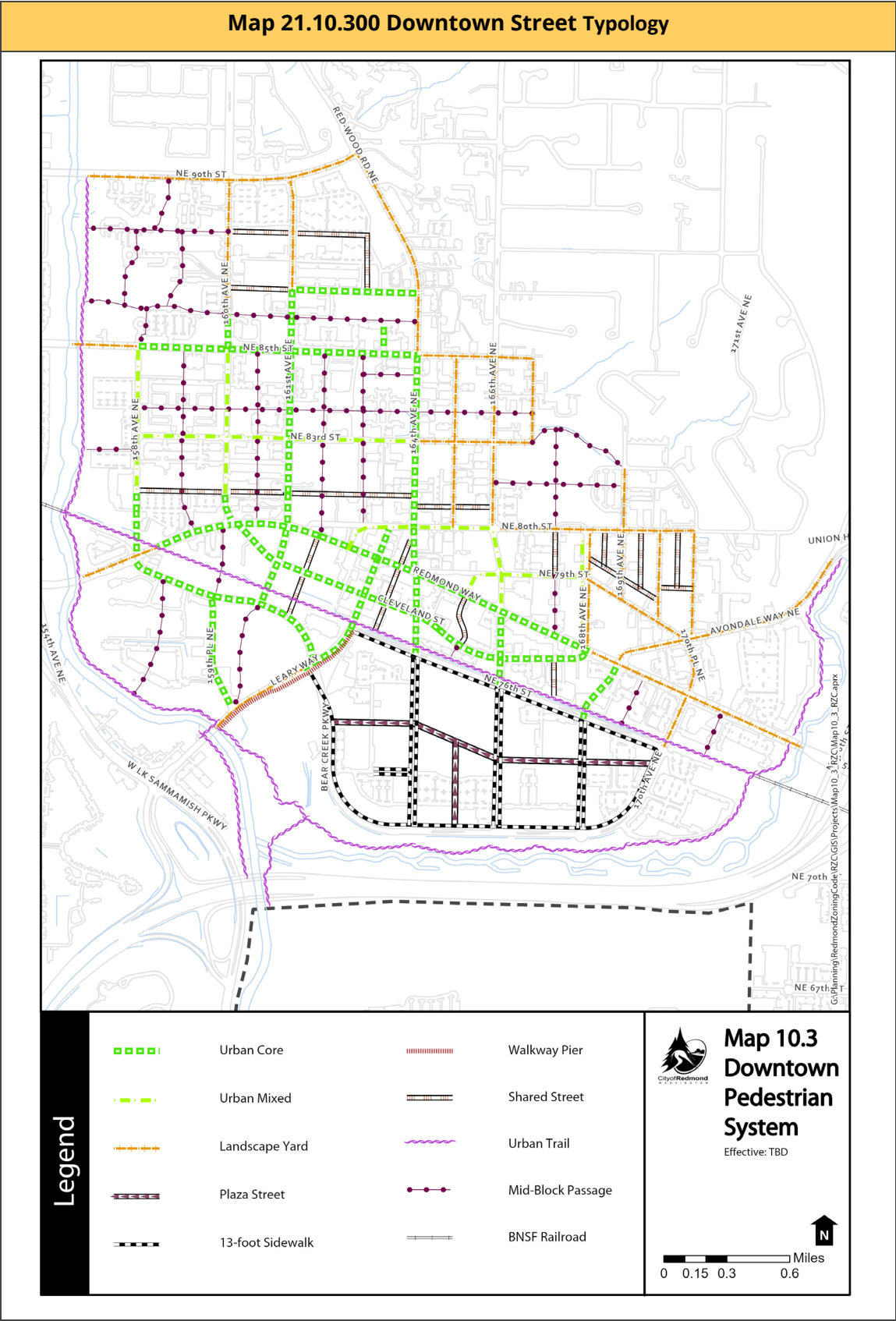


Table 21.10.300.B Downtown Street Types and Relationship to Buildings

Street Type	Urban Core	Urban Mixed	Landscape Yard	Shared Street	Urban Trail	Mid-block passage
Notes			21.10.300 (1)	21.10.300.C (2)		21.10.300.C (3)
Cross Sections for Pedestrian System in Appendix 2A Downtown Street Requirements						
Setback zone – (Furnishing and Planter area)	2 feet	2 feet	5 feet	30 feet	11 feet	11 feet
Sidewalk (clearway)	8 feet (minimum)	8 feet (minimum)	8 feet (minimum)	8 feet (minimum)	12 feet (trail width)	8 feet
Tree Well	4 feet	4 feet	4 – 5 feet	See Appendix 2A and/or standard specifications	See Appendix 2A and/or standard specifications	See Appendix 2A and/or standard specifications
Lot Placement						
Setback	2 feet (minimum)	2 feet (minimum)	14 feet (minimum)	N/A	11 feet (minimum)	N/A
Ground Floor Uses	No ground floor residential Active retail uses open to the public required. (See RZC 21.04.2020)	No Residential within 100 feet or a quarter-block length from the street intersection, whichever is less.				
<i>For guidance on building placement and complete design standards see RZC Article III Design Standards.</i>						

Notes:

(1) Tree wells varies based on street, see Appendix 2A for details.

(2) Shared-street standards can be found in Appendix 2A

(3) Mid-block Passage Notes a. An alternative is a 14-foot-wide pathway that is passing through the portal of buildings that is at least 12 feet and no greater than 20 feet in height clearance and is well lit. The portal path is also allowed to be located on vehicular driveways where the ceiling height is at least 10 feet, and the driveway is at least 20 feet wide and is paved with a textured concrete or pavers (not painted) to indicate that is also a pedestrian path. Public access signage/plaques shall be installed at both ends.

Exhibit 6: Chapter 21.12

OVERLAKE REGULATIONS

Sections:

21.12.300	Overlake Zoning Districts
21.12.305	References.
21.12.310	Overlake Master Planning
21.12.400	Overlake Land Use Regulations
21.12.500	Overlake Development Standards.
21.12.505	Transition to New Standards
21.12.510	Street Typology and Relationship to Buildings
21.12.520	Green Building Requirements [REPEALED]
21.12.600	Overlake Incentive Program [REPEALED]

21.12.300 Overlake Zoning Districts

A. The purposes of the Overlake zoning district regulations are to:

1. Implement the vision and policies for the Overlake neighborhood, Overlake Metro Center, and Overlake zoning districts as set forth in the Redmond Comprehensive Plan;
2. Allow for densities that accommodate the jobs and housing growth allocations and that maximize transit-oriented development potential;
3. Encourage a broad mix of medium- and high-density uses and amenities in order to: achieve a vibrant, engaging metropolitan growth center that is equitable, sustainable, and resilient; enliven the area in the evening; and contribute to a sense of place;
4. Promote compact development forms that:
 - a. Are pedestrian- and bicycle-friendly;
 - b. Are conducive to and supportive of transit use and provide a variety of mobility options for community members of all ages and abilities;
 - c. Provide for commercial uses and flex spaces on the ground floor along arterials while allowing residential uses on the ground floor of development along local streets;
5. Allow additional building height and density and other approved incentives to facilitate:
 - a. Achieving sustainable, equitable transit-oriented development, with higher bonuses available for properties closer to the light rail stations;

For adoption

b. Provision of public and private infrastructure, green buildings, affordable housing, open space, and other city goals to implement the Redmond Comprehensive Plan;

6. Provide affordable housing unit options and accessible and universally-designed housing units in the Metro Center for community members with disabilities; and

7. Use SEPA planned actions and exemptions to efficiently accomplish environmental review within the Overlake Metro Center; and

8. Encourage use of environmentally sustainable site design and building features, urban tree canopy management, and enhanced use of landscaping to buffer and mitigate urban impacts (heat, noise, etc.) and provide places of refuge and rest.

B. Overlake Village (OV) Purpose.

1. Promote mixes of medium- and high-density residential and commercial uses with substantial residential development integrated into a pedestrian- and bicycle-friendly urban neighborhood;

2. Promote a mix of cultural, entertainment, educational, retail, restaurants, professional offices, services, and uses that meet needs of residents and employees, enliven the area in the evening, and contribute to a sense of place;

3. Maximize opportunities for equitable transit-oriented development and transit-supportive uses; and

4. Honor and acknowledge the rich multicultural community in Overlake and display this identity through site design, building design, and streetscape improvements.

C. Overlake Business and Advanced Technology (OBAT) Purpose.

1. Provide a high-wage employment area that accommodates advanced technology, research and development, corporate offices, high technology manufacturing and similar uses to serve City and regional economic goals;

2. Provide medium- and high-density employment and housing uses;

3. Encourage walking, bicycling, carpools, vanpools, and transit use; and

4. Provide convenience commercial and neighborhood services, arts, cultural, and entertainment uses and other transit-supportive uses in the transit-oriented development focus area.

D. Overlake Urban Multifamily (OUMF) Purpose.

1. Enhance compatibility between the uses and densities in the Overlake Metro Center and neighboring residential areas;

2. Permit medium-density urban multi-family residences in either mixed-use developments or single-use structures; and

3. Permit a full range of public services and facilities uses that primarily serve the residents of the neighborhood, such as retail (including grocery stores), neighborhood services, educational, childcare, community centers, social services, and other supportive uses in mixed-use residential buildings.

For adoption

21.12.305 References.

- The Overlake Metropolitan Growth Center (Metro Center) has been established pursuant to regional planning policies as governed by the Puget Sound Regional Council.
- For incentives available to properties outside of the Overlake Metro Center, see:
 - RZC 21.67, Green Building ~~and Green Infrastructure Incentive~~ Program (GBP)
 - RZC 21.20 Affordable Housing
 - [RZC 21.55 Development Incentive Program](#)
- [See RZC 21.58 for Design Standards.](#)
- 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.~~

21.12.310 Overlake Master Planning

Master Plans are required in Overlake Metro Center where any of the following apply:

- A. All developments encompassing at least three acres and optional for sites under three acres~~2.7~~ or
- B. A Future Development Plan will be required with the Master Plan application if the proposed development is less than 70% of the Maximum Base FAR without Incentives (see Table 21.12.500).
 1. Future Development Plan must illustrate the conceptual layout of lots, building sites, trails, open space, and other infrastructure or site features in conformance with the standards herein and demonstrate how the site retains the potential for future development that would result in a total site development equal to or greater than 70% of max baseline capacity. For the purpose of this section, the FAR calculation shall not include open space shown on an approved site plan.
 2. Staff will review the proposal and any applicable Future Development Plan to ensure:
 - a. Buildings or lots are not in conflict with plans for future infrastructure (including roads, trails, and utilities) as approved in an adopted Comprehensive Plan, Capital Improvement Plan, Transportation Improvement Plan, Non-Motorized Trails Plan, or similar Plan adopted by the Redmond City Council; and
 - b. The project is not developed in a manner that precludes future urban densities.
 3. The plan must show how space is allocated to allow for potential development in the future.
 - a. Required open space must be calculated and the plan shall demonstrate available space to meet the required open space.
 - b. Required parking must be calculated and the plan shall demonstrate available space to meet all on-site parking minimums. A shared parking factor may be utilized for these calculations if applicable.
 4. The [Code](#) Administrator may approve an alternative to the minimum future density if site conditions limit potential future development (i.e. due to topography, critical areas, significant tree groves, etc.).

For adoption

5. This provision may be waived if a Development Agreement is approved that accomplishes the same objectives as a Future Development Plan.

[6. A change of use will not trigger the requirement for a Future Development Plan.](#)

21.12.400 Overlake Land Use Regulations

The uses within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OUMF) zoning districts can be found in RZC 21.04.

21.12.500 Overlake Development Standards.

The following table contains the basic zoning regulations that apply to development within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OUMF) zones.

Table 21.12.500 Overlake Development Standards				
Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Max Base FAR ¹ (w/o Incentives)	5	3	3	
MAX FAR with incentives	FAR max waved when maximizing incentive program	Outside TOD Focus Area: max 9.5 FAR Inside TOD Focus Area: FAR max waved when maximizing incentive program		See RZC 21.12.600 for incentive related adjustments to FAR ³
Min Height	4 stories or 45 feet, whichever is less ²	In TOD Focus Area: 4 stories or 45 feet whichever is less ² Elsewhere: 3 stories or 35 feet, whichever is less ²	3 stories or 35 feet, whichever is less ²	
Base Max Height (w/o Incentives)	Mixed-use: 14 stories or 150 feet, whichever is less ^{3,4} Non-residential: 8 stories or 120 feet, whichever is less ^{3,4}	Mixed-use: 14 stories or 150 feet, whichever is less ^{3,4} Non-residential: 8 stories or 120 feet, whichever is less ^{3,4}	8 stories or 85 feet, whichever is less ³	
Max Height with Incentives	300 ft ^{4b}	Outside TOD Focus Area: 230 ft ⁴ Inside TOD Focus Area: 300 ft ^{4b}	160 ft ⁴	See RZC 21.12.600 for incentive related adjustments to building height.

For adoption

Table 21.12.500 Overlay Development Standards				
Development Standards	Overlay Zoning Districts			Notes
	OV	OBAT	OUMF	
Ground Floor Ceiling Height (min) in TOD Focus Area	16 ft ^{5,6}	16 ft ^{5,6}	14 ft ⁵	Ground floor ceiling height not applicable outside of TOD Focus Area
Max. Impervious Surface	100% ⁷	80% ⁷	60% ⁷	

NOTES:

1. The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded and no building is less than the minimum building height. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.12.600.5 (see note 1 for Table 21.12.600.D.5.a), the FAR for those spaces may be excluded from max FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.62.030.I.2 plaza and open space design criteria.

2. Portions of a building may be lower than the minimum building height providing that 80% of the building meets or exceeds minimum building height. Covered entryway features, including port-cochere pick-up and drop-off zones, are exempt from minimum building height requirements. [Sites with multiple buildings may average building heights providing 80% of the buildings or portions of buildings on the project site meet or exceed minimum building height.](#)

3. Max height is limited to 3 stories or 35 feet, whichever is less, within 150 ft of adjacent Neighborhood Residential zoning districts or equivalent zoning district outside of Redmond.

4. Building Height Exemptions:

- Max building height does not include mechanical equipment (see RZC 21.60.040.7.b for rooftop screen design standards).
- Where rooftop amenities are offered, including restaurants, observation areas, childcare and activity spaces, and services for tenants and/or are publicly accessible, those amenity spaces may exceed the max building height by one story or 14 ft, whichever is greater, but may not exceed 30 stories.
- Max building height may be exceeded for ground floor ceiling heights in greater than the minimum required (see note 6b below).

5. Exemptions from ground floor ceiling height requirements:

- Buildings where 100% of residential units are Affordable Housing units meeting the affordability threshold of RZC 21.20, and
- where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

6. A minimum of 50% of the first-floor space must meet the min ceiling height. At no point do the first-floor non-residential spaces have a ceiling height of less than 14 ft.

- Where first floor ceiling height varies, the tallest ceiling height heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.
- For portions of the building that have a first-floor ceiling height greater than 14 ft, the additional ground floor ceiling height may increase the max building height (example: if first floor is 20 ft, the max building height increase by 6 ft (20 - 14 = 6 ft [additional height](#)).

For adoption

7. Other regulations will impact the impervious surface area and may result in less than the maximum allowed 100%, including open space and landscaping requirements, parking, mid-block connections, utility easements, stormwater management, etc. To meet stormwater management, ~~you are required to evaluate~~ the infiltration capacity of the soil must be evaluated and the building designed design building infrastructure to accommodate full infiltration of roof areas where feasible.

21.12.505 Transition to New Standards

A. Projects Under Review.

1. Applicability. This section shall apply exclusively to the following permit application types within the Overlake Metro Center:

a. Type II and III permit applications.

b. Type V permit applications projects encompassing at least three acres that are subject to the MPD and development agreement requirements in RZC 21.76.070.P, provided that the Type V permit application includes a Site Plan Entitlement application to construct the project in one phase.

2. At the discretion of the applicant, the above permit applications that are under review as of [[the effective date of this ordinance]] may continue to be reviewed under the RZC as it existed as of December 31, 2024.

For the purpose of this section, “under review” means: having received a determination of completeness.

~~a. Having received a determination of completeness; and~~

~~b. Having received feedback from the Design Review Board during a Design Review Board meeting, when required, or having received a determination from staff that a Design Review Board meeting is ready to be scheduled.~~

3. To continue to advance projects reviewed under the RZC as it existed on December 31, 2024, applicants must notify the Code Administrator of this preference in writing by January 31, 2025. In addition, applicants must:

a. Meet all application review and decision time frames required of the applicant pursuant to RZC 21.76.040.D; and

b. Submit complete building permit applications for all proposed new buildings by December 31, 2026.

An application shall be considered void and deemed withdrawn if the milestones in (a) or (b) above are not met and the project will be required to comply with Redmond Zoning Code regulations in effect at the time of the approval.

4. This section applies only to Redmond Zoning Code regulations (Redmond Municipal Code Title 21) and not to any regulation outside of the Redmond Zoning Code.

5. Expiration of Project Review Flexibility. This section automatically expires on December 31, 2026.

B. Development agreements may not be used to vest projects to regulations in place before January 1, 2025, or to extend the vesting provided in this section.

C. Incremental Redevelopment Provisions.

For adoption

1. Applicability. Buildings, uses, and sites must comply with the provisions of [21.04.5000](#) ~~21.76.100.F~~ Legal Nonconforming Uses and Structures except as provided herein to allow for property owners to gradually transition to new standards.
2. Bringing Nonconforming Structures into Compliance. For building additions and remodels and associated site improvements, thresholds have been established to guide how the standards of this chapter are applied to such projects (see RZC 21.04.5000.I).
3. Building additions.
 - a. Front addition. Any addition to the front of the building must comply with requirements in RZC 21.12.510 Street Typology and Relationship to Buildings.
 - b. Rear addition. Rear additions are permitted provided they do not increase the degree of rear setback/build-to nonconformity.
 - c. Side additions. Side additions are not permitted unless the proposed work results in the building meeting the requirements in RZC 21.12.510 Street Typology and Relationship to Buildings. If no build-to requirements apply, side additions are permitted.
4. New buildings where existing building remains in place.
 - a. New buildings and associated improvements must comply with RZC standards.
 - b. New buildings do not conflict with any applicable requirements of RZC 21.12.310 Master Planned Developments protections of future density.
5. Administrative Design Flexibility for additions, remodels, or new buildings added to the parcel.
 - a. Design flexibility for site layout, setbacks, and/or screening standards may be approved by the [Code](#) Administrator when the Director determines that:
 - (i) The alternative would assist legal non-conforming structures to gradually come into compliance with new regulations or the proposed alternative removes a barrier to reinvestment; and
 - (ii) The alternative meets the intent of the standards; and
 - (iii) The alternative is designed in a manner that ensures that new investments do not impede future implementation of the standards of this chapter.
 - b. Publicly Accessible Open Space Design Alternative.
 - (i) In the TOD Focus Area the [Code](#) Administrator may consider the use of pedestrian-oriented Publicly Accessible Open Space in lieu of meeting setback or build-to requirements in the following circumstances.
 - (1) The [Code](#) Administrator may approve the use of [Publicly Accessible Enhanced Amenity Spaces \(PEAS\)](#) ~~Publicly Accessible Open Space~~ in lieu of some or all of the building addition meeting the requirements in RZC 21.12.510 Street Typology and Relationship to Buildings or 21.12.500, subject to the Design Standards of this section, [RZC 21.36.200](#), and [RZC 21.58](#).
 - (2) For a new building proposed in the rear of a legal non-conforming structure, the [Code](#) Administrator may approve the use of this open space design alternative in lieu of bringing the existing building up to the build-to line when there are no modifications proposed to existing building.
 - (3) The placement of the proposed building or addition shall not conflict with any applicable requirements of RZC 21.12.310 Master Planned Developments.

For adoption

- (ii) Design standards. To be approved by the [Code](#) Administrator as a publicly accessible open space design alternative, the open space must:
 - (1) Provide a continuous pedestrian connection from the sidewalk to the front of the building. There shall be no parking or other interruptions between the open space and the building.
 - (2) Average a minimum of ten (10) linear feet in width from interior edge of the sidewalk and provide an ADA compliant access along the entire path of travel from the sidewalk to the front entrance(s) of the building.
 - (3) Comply with the requirements of RZC 21.62.030.I Pedestrian Plazas and Open Spaces and the standards in [21.36.200 Publicly Accessible Enhanced Amenity Spaces \(PEAS\) footnote 1 of RZC Table 21.12.600.D.5.a Overlay Incentives—Open Space, Public Art, and Public Amenities Incentives](#).
- (iii) Publicly accessible open space design alternative [for setback and build-to requirement flexibility](#) may be used to meet minimum open space requirements for the parcel but is not eligible for open space incentives in RZC [21.55 21.12.600](#).

6. Buildings added to the site or other alterations or additions that comply with this section and do not impact the space used by the legal non-conforming use will not impact the use's legal non-conforming status.

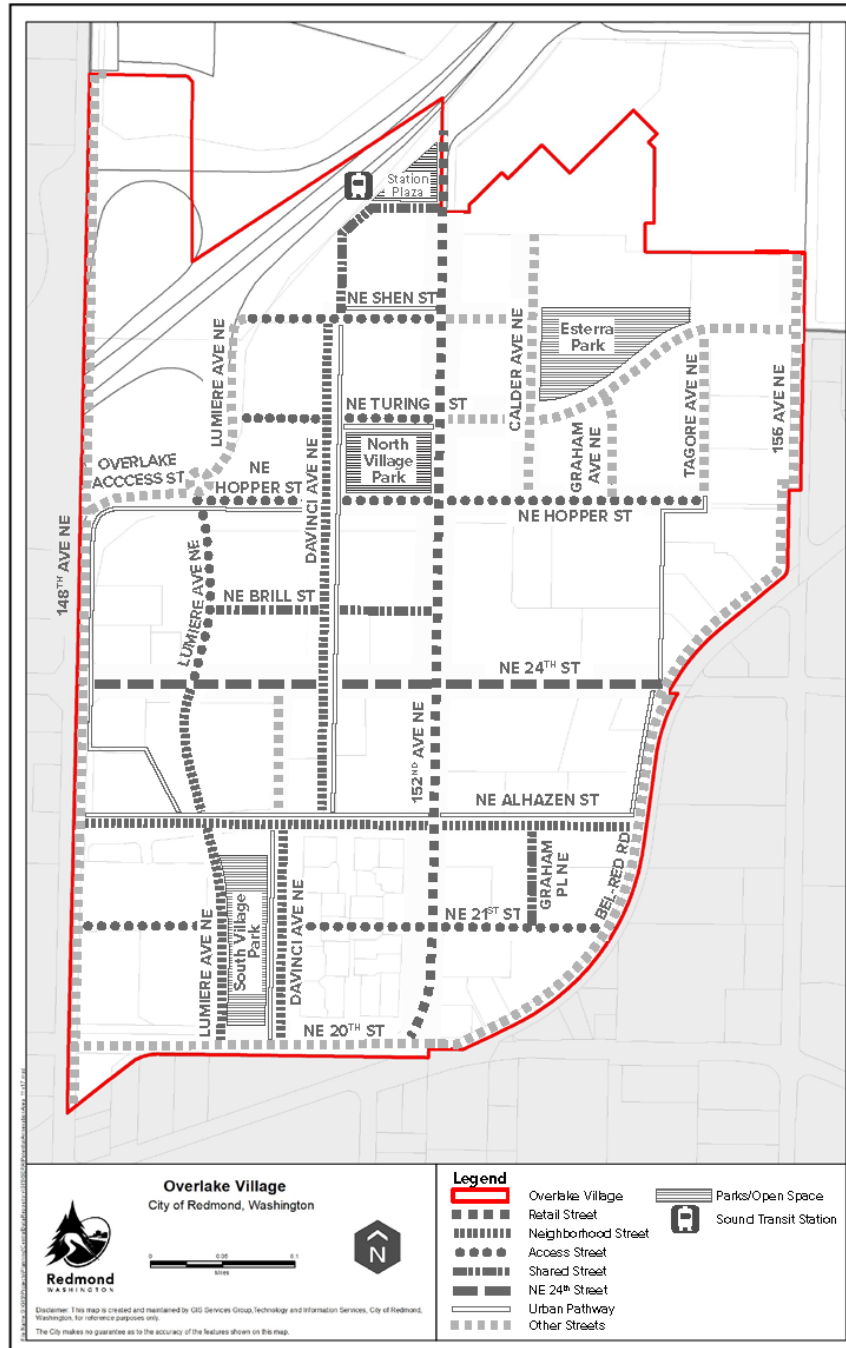
7. Expiration. [Paragraphs A and B of this](#) ~~This~~ section automatically expires on December 31, 2029.

21.12.510 Street Typology and Relationship to Buildings

A. Improvements less than 30 inches above grade, including decks, patios, walks and driveways, are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

1. The tables below set standards that contribute to an attractive public realm.
2. Building placement standards apply to street types listed; internal circulation drives or private streets internal to a project.

For adoption

B. Overlay Village**Figure 21.12.510.B Overlay Village Street Map**

Locations for streets, pathways are conceptual and subject to refinement through the master planning or other planning processes.

There are roads that are included in development agreements or master plans and may deviate from code.

Table 21.12.510.B – Overlake Village Building and Street Relationships

For adoption

		Street Type					
		Retail (A)	Neighborhood (B)	Access (C)	Shared (D)	NE 24 th St. (E)	Other (F)
Building Placement	Minimum setback (side, rear)	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet
	Front and side façade zone 1,2	0-10 feet	0-10 feet	0-15 feet	0-10 feet	0-15 feet	0-15 feet
	Minimum building edge in façade zone 2	80%	50%	50%	80%	50%	50%
Building Design	Building orientation 2	Building fronts shall be oriented, in priority order, to: Retail Street, Neighborhood Street, NE 24 th St., Other Street, Access Street, or Shared Street.					
	Ground floor finish level above sidewalk grade 2	Maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches
	Maximum distance between ground floor non-residential entries	50 feet	50 feet	no standard	50 feet	no standard	no standard
	Minimum ground floor non-residential depth	20 feet	no standard				
	Residential privacy standards	RZC 21.62.020.F.1 applies					
Building use	Ground floor pedestrian-oriented uses	Required See 21.04.2020	no standard See 21.04.2020				
	Ground floor residential uses	Prohibited	no standard	no standard	Prohibited	no standard	no standard
Public Realm	Width from zero-setback building edge to back of curb 2	26 feet, see RZC Appendix 7	15-25 feet, see RZC Appendix 7	14 feet, see RZC Appendix 7	20 feet, see RZC Appendix 7	21.5 feet, see RZC Appendix 7	12-18 feet, see RZC Appendix 7

NOTE:

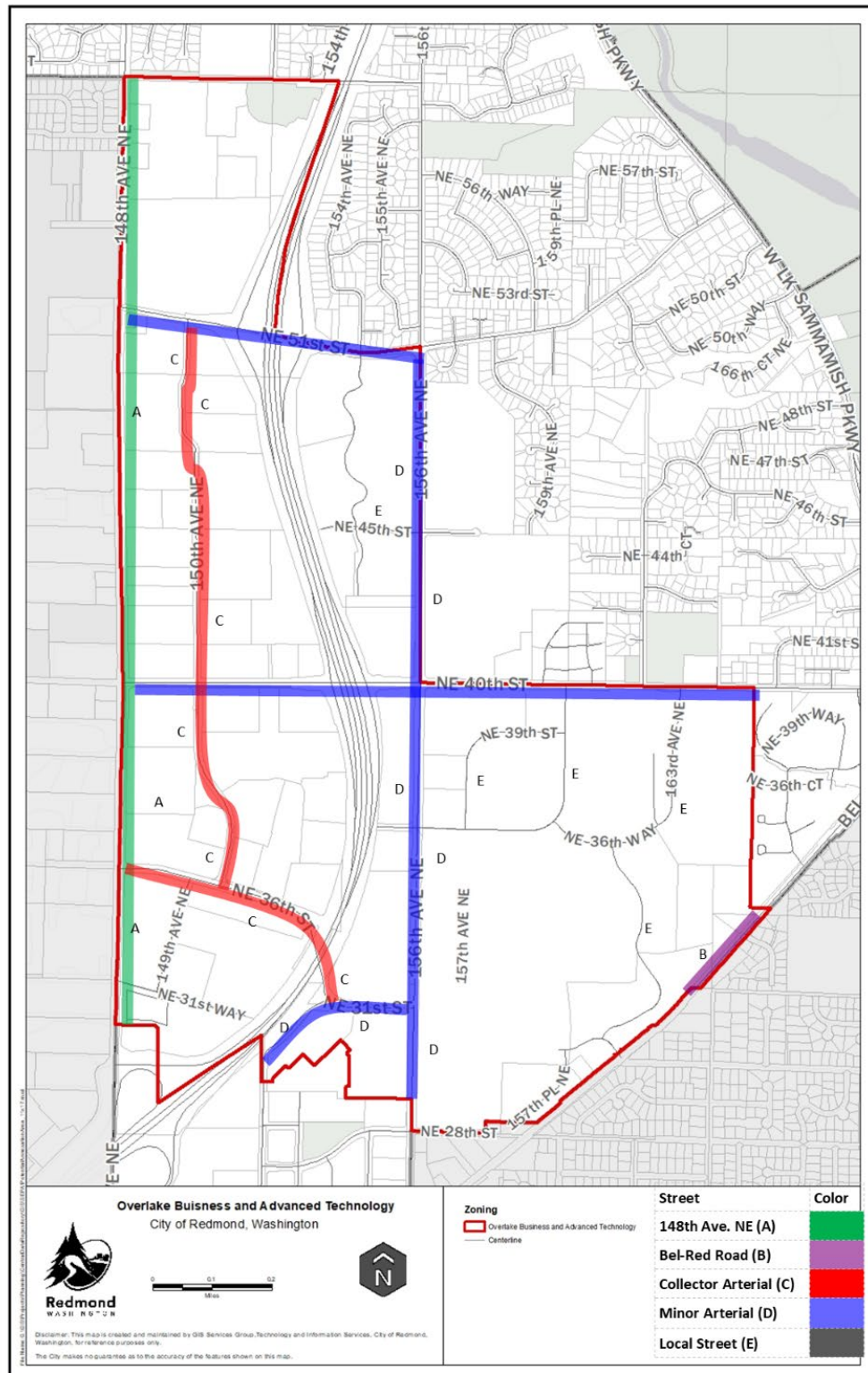
[1. Façade zone may be measured from behind the pedestrian zone if a trail system is provided at the street frontage.](#)

[2. Administrative design flexibility is allowed for site-specific conditions that limit the ability to place the building at the street level, including but not limited to topography and easements.](#)

For adoption

C. OBAT and OUMF Zones

Figure 21.12.510.C – OBAT and OUMF Street Map



For adoption

Table 21.12.510.C – OBAT and OUMF Building and Street Relationships in TOD Focus Area

		Street Type			
		148 th Ave. NE (A)	Minor Arterial (D)	Collector Arterial (C)	Local Street (E)
Building Placement	Minimum setback (side, rear)	0 feet	0 feet	0 feet	0 feet
	Front and side façade zone ^{1,2}	0-20 feet	0-20 feet	0-20 feet	NS
	Minimum building edge in façade zone ²	50%	50%	50%	50%
Building Design	Building orientation ²	Building fronts shall be oriented to, in priority order: 148 th Ave. NE, Minor Arterial, Collector Arterial, Local Street			
	Ground floor finish level above sidewalk grade ²	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	NS
	Maximum distance between ground floor non-residential entries	50 feet	50 feet	50 feet	NS
	Residential privacy standards	RZC 21.62.020.F.1 applies			
Public Realm	Width from zero-setback building edge to back of curb ²	13-17 feet, see RZC Appendix 7	8-20 feet, see RZC Appendix 7	13 feet, see RZC Appendix 7	5-6 feet, see RZC Appendix 7

NOTE:

1. Façade zone may be measured from behind the pedestrian zone if a trail system is provided at the street frontage.

2. Administrative design flexibility is allowed for site-specific conditions that limit the ability to place the building at the street level, including but not limited to topography and easements.

For adoption

Table 21.12.540B – OBAT and OUMF Building and Street Relationships Outside TOD Focus Area

		Street Type				
		148 th Ave. NE (A)	Bel-Red Rd. (B)	Minor Arterial (D)	Collector Arterial (C)	Local Street (E)
Building Placement	Minimum setback (front and street) ^{1,2}	20 feet for buildings less than 20 feet in height; 30 feet for all other buildings	120 feet	0 feet	0 feet	10 feet
	Minimum setback (side and rear)	0 feet	0 feet	0 feet	0 feet	0 feet
	Front and side façade zone ²	NS	NS	0-20 feet	0-20 feet	NS
	Minimum supplemental buffer (street) ²	200 feet for buildings north of NE 51 st St.	100 feet	50 feet only for buildings on north side of NE 40 th St. between 159 th Ave. NE and the 16500 block	NS	See Figure 21.12.540C
Building Design	Building orientation ²	Building fronts shall be oriented to, in priority order: 148 th Ave. NE, Bel-Red Rd., Minor Arterial, Collector Arterial, Local Street				
	Ground floor finish level above sidewalk grade ²	Residential use: 2-5 feet	Residential use: 2-5 feet	Residential use: 2-5 feet	Residential use: 2-5 feet	Residential use: 2-5 feet
	Residential privacy standards	RZC 21.62.020.F.1 applies				
Public Realm	Width from zero-setback building edge to curb face ²	13-17 feet, see RZC Appendix 7	11 feet, see RZC Appendix 7	8-20 feet, see RZC Appendix 7	NS	5-6 feet, see RZC Appendix 7

NOTE:

1. Façade zone may be measured from behind the pedestrian zone if a trail system is provided at the street frontage.

2. Administrative design flexibility is allowed for site-specific conditions that limit the ability to place the building at the street level, including but not limited to topography and easements.

For adoption

21.12.520 ~~Green Building Requirements~~ [REPEALED]

~~A. Purpose.~~

- ~~1. To implement the vision for Overlay as adopted in the Redmond Comprehensive Plan and the Environmental Sustainability Action Plan;~~
- ~~2. To reduce the negative impact of development on the natural environment through green development techniques in new development or major redevelopment within the Overlay Metro Center.~~

~~B. Applicability. The provisions of this section apply to new developments in the Overlay Metro Center and apply to all building types.~~

~~C. Minimum Green Building Standards.~~

~~1. Building Performance Standard.~~

- ~~i. Achieve any Green Building Rating or Certification System* that requires a modeled site Energy Use Intensity (EUI) adhering to either a Tier 1 or Tier 2 EUI target (EUIT) from Section E, Table 1 in Appendix 10. Tier 2 minimum, with Tier 1 eligible for incentives as shown in 21.12.600.~~
 - ~~ii. Demonstrate compliance with the Washington State Clean Buildings Performance Standard within 24 months of at least 75% occupancy adhering to a Tier 1 or 2 EUIt.~~
 - ~~iii. Share energy benchmarking data with the City of Redmond via Energy Star Portfolio Manager.~~
- ~~2. Washington State Energy Code. The Washington State Energy Code for Commercial (WSEC-C) and Residential (WSEC-R) buildings requires a sufficient number of credits from efficiency packages as described in WSEC sections C406 or R406.~~
- ~~3. Energy Management. Earn Green Lease Leaders Certification Silver or greater. Gold and Platinum Certification eligible for incentives program as shown in 21.12.600).~~
- ~~4. Embodied Carbon. Calculate the embodied carbon baseline and show at least a 10% reduction. Achieving a 20% or greater reduction is eligible for incentives as shown in 21.12.600.~~

~~D. Compliance Procedures.~~

- ~~1. The use of ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in Chapter 194-50 of the Washington Administrative Code (WAC), the Washington Clean Buildings Performance Standard;~~
- ~~2. Compliance with Chapter 194-50 WAC as amended by ARZ Appendix 10 (see RZC 21.67 for prescribed methods for compliance with 195-50 WAC and see also the relevant amendments to Chapter 194-50 WAC as published in RZC Appendix 10, Green Buildings Incentive Program Requirements);~~
- ~~3. Certification with a third party Green Building Rating or Certification System that requires energy performance modeling, performed by a registered design professional, able to demonstrate and report a modeled EUI that meets the EUIt described in RZC 21.67;~~

For adoption

~~4. Compliance with additional Washington State Energy Code commercial (WSEC-C) or residential (WSEC-R) credits from Table C/R406 as described in RZC Appendix 10, Green Building Incentive Program Requirements.~~

~~5. Compliance procedures of RZC Appendix 10, Section D shall apply.~~

For adoption

21.12.600 ~~Overlake Incentive Program~~ [REPEALED]

~~A.—Purpose. The purpose of this section is to enhance the character and quality of life of the Overlake Metro Center and implement the community’s vision and social and environmental goals. The incentive program does this by incentivizing features that implement neighborhood goals and respond to needs for public amenities, equitable and affordable housing opportunities, and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area. This section also identifies the City’s priorities for provision of these desired features.~~

~~B. Applicability and Implementation.~~

~~1. The incentive program is optional for all development within the Overlake Metro Center. All available incentives are listed herein, and no other incentive program is applicable.~~

~~2. A pre-application meeting is recommended to discuss options for incentives.~~

~~3. Housing units added due to the incentive points earned, that are not a part of a specific affordability incentive, may be market rate units.~~

~~4. Program participants must choose one item from each of the following categories except as provided in the Catalyst category or Development Agreement options (see 21.12.600 sections E or F):~~

~~a. Affordable Housing~~

~~b. Green Building~~

~~c. Inclusive Design~~

~~d. Building Site, Form, and Uses~~

~~e. Open Space, Art, Public Amenities~~

~~5. Incentive proposal must be submitted with application materials. Project will be reviewed for incentive options in effect at time of application. Where two projects submit proposals for a limited use incentive option (see Catalyst category), the priority for approval shall be based on date of submittal.~~

~~C. Incentive Structure and Review Procedures.~~

~~a. Points are assigned based on cost estimates and City priorities as well as location within or outside of the TOD Focus Area, with additional points available for projects within the TOD Focus Area (see RZC 21.05.120).~~

~~b. Child/family friendly options can earn an additional bonus above the bonus for each item, subject to the requirements outlined in section 21.12.600.E. Where eligible for the bonus, the option is marked with a check mark (✓) or if eligible but with conditions is marked with a C.~~

~~c. See table notes for specific limitations or criteria for eligibility.~~

~~d. City staff will review application materials to confirm the proposal meets the specific requirements of selected incentives. In some cases, City approval of a selected option is required and may include review by one or more board or commission or by the City Council.~~

~~e. The incentive program shall be comprehensively reviewed approximately every three to five years to update items, priorities and points. Changes may also be made through the annual code update process.~~

For adoption

D. Main Incentive Package Categories.

1. Affordable Housing.

Additional affordability incentives can be found in the Universal Design and Catalyst categories.

Table 21.12.600.D.1 Overlake Incentives—Affordable Housing Incentives

Child-Friendly Bonus-Eligible	Affordable Housing Incentive Options-Description	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
-	Units at or Below 50% Area Median Income (ABOVE MANDATORY)	-	-	1
	Additional 2% of units	40	40	
	Additional 2-4% of units	50	60	
	Additional 5-9% of units	75	90	
	Additional 10-14% of units	95	110	
	Additional 15% of units or more	135	150	
-	100% Affordable	90	100	3
-	Affordable Child-Friendly Housing (3 bedroom, 1.5 bath) at or Below 80% AMI			
✓	5—9% of affordable units are family housing	30	35	
✓	10-15% of affordable units are family housing	45	60	
✓	more than 15% of affordable units are family housing	70	80	
-	Affordable Housing In-Lieu Fee (see 21.20.050)—points per unit provided	Varies	Varies	2

NOTES:

1. Mandatory affordable housing required by RZC 21.20 is not applicable to the incentive program. Incentive shall be only for units provided above the mandatory.
2. City approval is required for the in-lieu option, see RZC 21.20.050.
3. A minimum of 20% of affordable units provided through the incentive program shall be affordable at or below 50% AMI.

2. Green Building.

See RZC Appendix 10 for implementation, monitoring, and penalties for green building incentives.

For adoption

Table 21.12.600.D.2 Overlake Incentives—Green Building Incentives

Child-Friendly Bonus-Eligible	Green Building Incentive Options	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	Building Electrification. Fully Electric Building	50	50	1
	Building Performance Standard. Building meets Tier 1 EUIit	45	45	
	Energy Management.			1
	Green Lease Leaders Gold certification	10	10	
	Green Lease Leaders Platinum certification	15	15	
	Energy Storage. System meets 100% of critical load requirements (kW) and emergency needs (kWh) for 3+ hrs	36	36	
	Renewable Energy			
	50% to 75% additional kW beyond energy code requirements	8	8	
	75%+ to 99.9% additional kW beyond energy code requirements	21	21	
	≥100% additional kW beyond energy code requirements	28	28	
	EV charging station (minimum of additional 10% of total spaces above mandatory requirement)	24	39	
	Stormwater Management – Salmon-Safe Urban Standard	27	27	
	Water Conservation – Potable water system – conservation measures/ fixtures (Appendix M of UPC is required)	23	23	2
	Tree Preservation. Retain 40% of the significant trees	5	5	
	Bioengineered green walls that meet criteria for City's stormwater permit requirements	7	17	
	Calculate the embodied carbon baseline and show at least a 20% reduction			1
	Materials Reuse and/or Recycling			
	Deconstruct buildings over 10,000 ft with at least 50% conditioned floor area	15	15	
	Demonstrated recovery, reuse, or recycling of >60% of construction and demolition materials	5	5	

NOTES:

1. Mandatory green building requirements (see 21.12.500) are not eligible for incentives, but achieving a result greater than the mandatory threshold can qualify for an incentive.

2. Potable Water System required with one or more of the following additional water conservation measures:

- Sub-metering: Provide water sub-metering for each unit.
- Water Leak Detection: Install water sensors connected to a local network building management system or metering solution on water use subsystems.

For adoption

3. Inclusive Design.

Table 21.12.600.D.3 Overlake Incentives — Inclusive Design Incentives

Child-Friendly Bonus-Eligible	Inclusive Design Incentive Options Description	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
-	Accessible Housing Units — Type A or B Units in ICC A117.1	-	-	1,2
✓	5–9% of units	17	52	
✓	10–25% of units	25	75	
✓	more than 25% of units	40	105	
-	Visitable Housing Units — Type C Units in ICC A117.1	-	-	2
✓	5–9% of units	10	30	
✓	10–24% of units	11	51	
✓	25–50% of units	22	72	
✓	More than 50% of units	44	94	
-	Housing Units for Intellectual and Developmental Disabilities (IDD)	-	-	2,3
✓	6–10% of units	22	42	
✓	11–15% of units	35	55	
✓	16–20% of units	55	75	
-	Inclusive / Universal Design Features	-	-	4
✓	Universal/Inclusive Design Features in Building (see checklist)	23	53	
✓	Universal/Inclusive Design Features in Site (see checklist)	21	71	
✓	Universal/Inclusive Design Features in Residential Buildings (if applicable, see checklist)	51	91	

NOTES:

1. Mandatory ADA / Accessible units are not eligible for incentive points. Incentive shall be only for units provided above the mandatory.
2. A minimum of 50% of the units used to earn this incentive must be affordable at or below 80% AMI.
3. IDD Housing must meet the state IDD housing program requirements.
 - a. The Washington State DSHS Developmental Disabilities Administration manages the IDD housing program in Washington State. As such, units for this incentive category must obtain a DDA's letter of support.
 - b. IDD units must be ICC A117.1 Type A, B, or C units. At least one accessible/roll-in shower shall be provided in the unit.
 - c. Onsite service providers must be DDA-approved. See additional bonus for on-site services in the Catalyst category.
4. Universal Design checklists are required with submittal.

For adoption

4. Building Site, Form, Uses

Table 21.12.600.D.4.a. Overlake Incentives — Building Site, Form, Uses Incentives

Child-Friendly Bonus-Eligible	Building Site, Form, Uses Incentive Options	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
-	Anti-Displacement / Small Business Relocation Provisions	-	5	
	Small business spaces—points PER UNIT/business			
	micro spaces—less than 600 sq ft	0	Varies	1
	small spaces—600 to 2000 sq ft	0	Varies	1
	Small Commercial condo/ownership bonus	0	Varies	1
	Affordable Commercial (minimum of 10% of non-res space, provided at a minimum of 20% reductions from market rents)			
	5–9 years	Varies	Varies	2
	10 or more years, but less than the life of the building	Varies	Varies	2
	In perpetuity / Life of building	Varies	Varies	2
	Displaced Business Bonus ⁰	40	80	3
	Displacement Assistance			
	Citywide displaced businesses: Design of spaces to limit tenant improvement costs	35	60	3
	Existing on-site businesses: Relocation package offering financial assistance to offset the cost of moving, tenant improvements, and/or impact fees for a new business location	39	64	
-	Community Services	-	-	
✓	Childcare Facilities (requires a minimum of 10% reduction in market rents)	23	43	4
C	Co-location agreement with School District(s) or other educational organization/business	41	41	4,5
C	Co-location agreement with social services, cultural or art organizations, or other non-profit (with affordable commercial package)	41	51	4,5
C	Co-location of child-focused or child-friendly business—karate, dance, music, gymnastics, study/tutoring, indoor playground, children's museum, theater, etc.	21	31	4,5
	Emergency Management Staging/Storage Agreement with city or other emergency management agency	5	20	

NOTES:

1. Small business / incubator spaces are assigned at a points per unit/business with minimum square footages and maximum points:

- a. Minimum square footage to qualify is 1,200 sq ft. Can be divided between micro and small spaces.
- b. Micro spaces shall earn 10 points for each space/business, with a maximum of 50 points.
- c. Small spaces shall earn 5 points per space/business, with a maximum of 25 points.
- d. Condo owners for spaces shall earn an additional 5 point bonus, with a maximum of 25 points.

For adoption

2. Affordable Commercial bonus provided based on length of commitment and rate of reduction.

Table 21.12.600.D.4.a. Affordable Commercial points scale.

Duration of Rental Reduction	20% Reduction		30% Reduction		≥40% Reduction	
	Outside TOD	Inside TOD	Outside TOD	Inside TOD	Outside TOD	Inside TOD
5–9 years	15	30	25	40	25	50
10 or more years, but less than the life of the building	25	40	35	50	35	60
In perpetuity/ Life of building	35	60	45	70	45	80

3. The City maintains a list of business that are known to be at risk of displacement. To qualify for this option the tenant must be listed as at-risk.

4. To be eligible for this incentive the spaces must utilize the Universal Design checklists.

5. Facilities open to the public during regular business hours or for events must also provide child changing stations to earn credits for the child-friendly bonus (if providing separate men's and women's restrooms, changing tables must be provided in both restrooms).

5. Open Space, Public Art, and Public Amenities.

Table 21.12.600.D.5.a Overlake Incentives — Open Space, Public Art, and Public Amenities Incentives

Child-Friendly Bonus-Eligible	Open Space, Public Art, and Public Amenities Incentive Options		Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	Publicly accessible open space. 20% open space (must have 3+ amenities options below and amenities must be publicly accessible). *Many options need City approval.		5	15	1
G	playground installation for all abilities (2,000 sq ft min)		0.5	1.5	2
G	splash pad water play area (1,500 sq ft min)		0.25	0.75	2
G	creative or artistic play structure for multiple ages (2,000 sq ft min)		1	4.5	2
G	interactive sensory art		0.25	0.5	2
G	sensory rest area		0.25	0.5	2
	picnic/seating shelter				
G	500 – 900 sq (10 – 20 people)		0.25	0.5	2
G	greater than 900 sq ft (50-75 people)		1	4.5	2
	public art		0	0.5	3
G	performance stage / event area / amphitheater seating (1,000 sq ft min)		1	4.5	
	pollinator habitat (100 sq ft min)		0.25	0.25	
	urban foraging space (100 sq ft min)		0	0.25	
	community garden with irrigation, tool shed, and 10% or more accessible beds.				
	1,000 – 2,000 sq ft		0	1.5	
	Greater than 2,000 sq ft		2	4.5	
	Off-leash dog area (5,000 square feet min)		0	4.5	
	ADA accessible loop exercise trail with amenities such as benches and mile markers		0	0.25	
	Low impact and all ages park amenities such as: chess tables, ping pong, foosball; bocce ball; shuffleboard (400 sq ft min)		1	1.5	
	Outdoor Fitness Station (600 sq ft min)		1	1.5	
	Multi-Use sports courts (basketball, pickleball, tennis, badminton, roller skating space etc.)		1	1.5	
Public Restrooms					
✓	Permanent public restroom		2	4.5	2
✓	Restroom includes height-adjustable, adult-sized changing stations		2	4.5	4

For adoption

NOTES:

1. Amenities selected as a part of the incentive package must be publicly accessible year-round, and open to the public at minimum during normal business hours. Amenities may be indoor or outdoors, on the ground floor or above (podium level and rooftop encouraged), with a minimum of 30% at ground level, and must comply with the design standards in RZC 21.62.030.I and the following:

- a. Location of, and access to, publicly accessible amenities should be convenient and designed to be intuitively perceived as public spaces.
- b. Signage for access to amenity spaces shall be provided in clearly visible locations and indicate an accessible route, distance, hours of operation, if route includes escalator or elevator.
- c. Use of sidewalk braille, symbols, and color coding is encouraged to ensure amenities are easy to find and understand for all users.

2. No more than two options can be counted from the Open Space, Public Art, and Public Amenities may count towards a child-friendly bonus. To qualify for the child-friendly bonus, amenities must have the following:

- a. Adjacent or nearby public restroom facilities that are open at minimum for the same duration as the amenities. Restroom facilities must provide child changing stations (if providing restrooms by gender, changing tables must be provided in restrooms for all genders).
- b. Seating for parents and caregivers that is integrated to adjacent to the amenity provided, with the number of seats provided in scale with the occupancy load of the amenity space.

3. 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. Subject to RZC 21.22.

4. Adult changing station example and features:



Changing Station Example. Photo source: City Hospital, Nottingham University Hospitals, NHS Trust

Table 21.12.600.D.5.b. Adult changing station requirements and recommendations

Minimum requirements	Recommended features
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For adoption

<ul style="list-style-type: none"> • Height adjustable, adult sized changing bench with lowest setting at 17—19 inches in height with, • Ceiling track hoist system, • Adequate space for the disabled person and up to two assistants, • Centrally located toilet with space both sides for assistants, • Large garbage can, and • Height adjustable sink/counter. 	<ul style="list-style-type: none"> • Wide paper roll for changing table • Privacy screen • Shower facilities are recommended for all fitness or active exercise amenity areas.
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E. Catalyst Projects.

1. The intent of the catalyst category is to facilitate implementation of specific goals through either offering additional incentives for the first few projects or to have the number of points decreased over time (as specified in the table and notes below). Most catalyst projects require City approval.

2. The points from this category may be used in combination with the five main categories or independently. For smaller projects that need only a few points, the catalyst category is recommended.

Table 21.12.600.E. Catalysis Project Incentives.

Child-Friendly Bonus-Eligible	Catalyst Project Incentive Options (optional—may be used in combination with main incentives or independently)	TOTAL Outside TOD Focus Area	TOTAL Inside TOD Focus Area	Notes
-	Accelerated Implementation	-	-	1
	Net Zero energy building	10	25	
G	Four or more child-centered options (identify specific items that qualify; no more than two in parks/open space category)	50	75	2
	Affordable housing and/or supportive housing includes on-site support services provided for residents	20	40	10
-	Pilot/Limited Use—Expires after first, second, or third use as noted	-	-	
	Mass Timber Pilot Project	50	100	4
	Hotel & Conference Center, full service	0	50	3,6,10
	Cultural or Performance Center			4,6
✓	2,500—4,999 sq	5	10	
✓	5,000 to 9,999 sq ft	5	15	
G	10,000 to 14,999 sq ft	5	20	10
G	15,000 to 19,999 sq ft	0	25	10
G	20,000 sq ft or larger	0	50	10
G	Community center or library (20,000 sq ft min.)	25	70	4,6,10
G	Aquatic center (20,000 sq ft min.)			3,6,10
G	All-weather, multi-sport turf fields (baseball, soccer, cricket, etc)	0	25	3,10
	City Hall outpost agreement (min # sq ft)	0	50	3,6,10
	Commercial kitchen, food court or similar uses allowing micro food and retail	0	50	5,10
	Low or No residential parking (excludes ADA and bicycle parking)			
	No residential parking	0	10	4
	Less than 0.3 parking per unit	0	5	4
-	Area-Wide Infrastructure/Environmental Projects	-	-	
	Watershed protection or enhancement	50	75	6,7
	Regional Stormwater Management Facility	50	100	6,7

For adoption

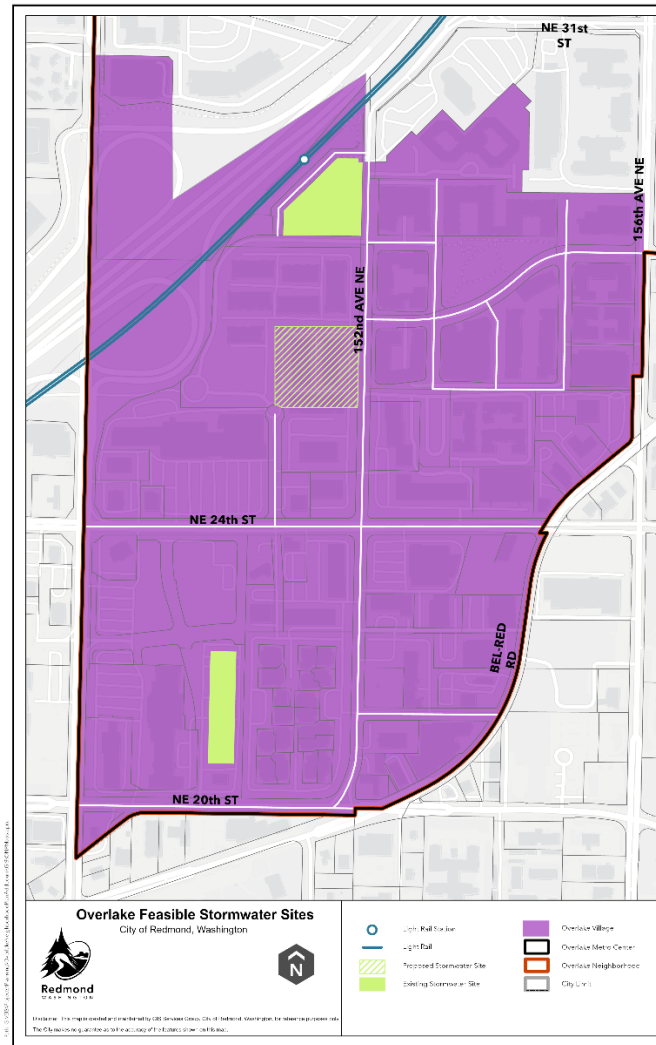
- Intercultural District contributing feature (points for each option)	-	5 each, max 25	8
Public art (mural, installation, etc.) that is representative of the diversity of Redmond	0	Varies	6
Architectural details or elements in prominent location (entryway, etc.)	0	Varies	
Cultural facility (art studio, etc.)	0	Varies	9
Multi-lingual signage	0	Varies	

NOTES:

1. Points for accelerated implementation options will sunset or be reduced over time.
2. Where four or more child-friendly options are utilized and meet all requirements, the project will earn an additional bonus. No more than two options can be counted from the Open Space, Public Art, and Public Amenities listing in Table 21.12.600.D.5.
3. Option expires after first approved use of incentive.
4. Option expires after second approved use of incentive.
5. Option expires after third approved use of incentive.
6. Requires approval from the City; additional installation requirements may apply.
7. The City may require additional studies and/or may hire a consultant to evaluate proposal at cost of developer.
8. Only available within the Overlake Intercultural District (see RZC 21.05).
9. If facility is within the Overlake Intercultural District and qualifies for contributing feature and also qualifies under an Open Space, Public Art, and Public Amenities option in Table 21.12.600.D.5., the project may utilize both bonuses (bonus is additive).
10. To qualify for this option, the facility must be designed with universal design features (checklist required at submittal) and must provide public restrooms with adult changing station (see note 3 from Table 21.12.600.D.5.). Aquatic facilities must include an ADA shower facility on site — either integrated into an adult changing station or provided separately.
11. Regional Stormwater Management Facility: Dedicate two to four acres of land to the City of Redmond for use as a regional stormwater management facility. Map 21.12.600.E., Overlake Village Feasible Stormwater Sites, indicates properties to which this provision applies. Additional sites may be added with additional study and approval by the Public Works Director.

Map 21.12.600.E. Overlake Village Feasible Stormwater Sites

For adoption



F. Development Agreement.

1. Eligibility.

- a. Major projects not defined in the Catalyst category, as identified in an adopted plan.
- b. Proposals with a customized package of options that includes options that are not already identified and that includes significant public benefit.
 - i. Any existing option included as part of a proposed package will earn points as indicated herein and will not be modified by agreement.
 - ii. Proposed options must match or exceed public benefit that would be achieved by the adopted program.
 - iii. Developer must include cost of options.
 - iv. Points based on costs and City priorities will be determined based on methodology of adopted program. Cost per point and city priority points earned will not be modified by agreement.
 - v. The City may hire a consultant to evaluate the proposal at the cost of the developer.

For adoption

G. Bonuses Earned.

1. Thresholds for bonuses earned are discounted for the first five years after adoption to help facilitate the transition to mass timber, tower developments, and accelerate implementation of the Redmond 2050 vision established in the Redmond Comprehensive Plan. The maximum bonus is achievable at 200 points during this initial phase but will be raised incrementally over time to no more than 400 points.

2. Outside the TOD Focus Area.

Bonuses earned outside the TOD Focus Area have the following threshold and maximums. Where points earned are fractional, they shall be rounded to the nearest whole number to determine bonuses earned.

Table 21.12.600.G.2

Points Earned	FAR	Max Building Height	
		OBAT (mixed use / non-residential)	OUMF
1—50	Per calculation	160 ft / 135 ft	100 ft
51—100	Per calculation	175 ft / 150 ft	115 ft
101—150	Per calculation	190 ft / 165 ft	130 ft
151—200	Per calculation	210 ft / 180 ft	145 ft
Over 200 points	Max FAR of 9.5	230 ft / 200 ft	160 ft

3. Inside the TOD Focus Area.

Table 21.12.600.G.3

Points Earned	FAR	Max Building Height	Other Bonus Earned
1—50	Per calculation	180 ft	
51—100	Per calculation	200 ft	
101—150	Per calculation	240 ft	Projects earning over 100 points may combine the Transfer of development Rights Program with the Incentive Program.
151—200	Per calculation	280 ft	
Over 200 points	No FAR restrictions	300 ft	If top floor is amenity space, may exceed 320 ft by one additional story (see note 4 of Table 21.12.500), not to exceed 30 stories.

4. See Table 21.12.500 for additional regulations on FAR and building height.

H. Restrictions and Penalties. [RESERVED]

Redmond 2050: Implement updated vision as inclusive neighborhood, new TOD Focus Area, updated standards.

DRAFT DATE: 05/27/25 – for adoption

Exhibit 7: Chapter 21.13 **MARYMOOR VILLAGE REGULATIONS**

REPEAL AND REPLACE

Sections:

21.13.100	Marymoor Village Zones
21.13.110	References
21.13.150	Transition to New Standards
21.13.200	Marymoor Village Development Regulations
21.13.300	Marymoor Village Street Typology and Relationship to Buildings

21.13.100 Marymoor Village Center Zones.

A. Purpose. The Marymoor Village Center has been established as a countywide growth center pursuant to the King County Countywide Planning Policies.

The purpose of the **Marymoor Village Center (“Marymoor Village”)** 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.

Marymoor Village 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. Marymoor Village is also an inclusive neighborhood with regulations that implement universal design and inclusive design to implement the Redmond Comprehensive Plan.

The Marymoor Village zoning district regulations:

1. Implement the vision and policies for the Marymoor Village Center and zoning districts as set forth in the Redmond Comprehensive Plan;
2. Allow for densities that accommodate the jobs and housing growth allocations and that maximize transit-oriented development potential;

3. Encourage a broad mix of medium-density uses and amenities in order to: achieve a vibrant, engaging center that is equitable, sustainable, and resilient; meet daily needs close to residential and office uses; enliven the area in the evening; and contribute to a sense of place;
4. Promote compact development forms that:
 - a. Are pedestrian- and bicycle-friendly;
 - b. Are conducive to and supportive of transit use and provide a variety of mobility options for community members of all ages and abilities;
 - c. Provide for active pedestrian commercial uses and flex spaces on the ground floor along arterials while allowing residential uses on the ground floor of development along local and interior streets;
 - d. Incorporates universal design and other inclusive design elements;
5. Allow additional building height, density, and other incentives to facilitate:
 - a. Achieving sustainable, equitable transit-oriented development, with higher bonuses available for properties closer to the light rail stations;
 - b. Provision of public and private infrastructure, green buildings, affordable housing, open space, and other city goals to implement the Redmond Comprehensive Plan;
 - c. Achieving an inclusive neighborhood;
6. Provide affordable housing options and accessible and universally-designed housing in the Center for community members with disabilities; and
7. Encourage use of environmentally sustainable site design and building features; urban tree canopy management; enhanced use of landscaping to buffer and mitigate urban impacts such as heat, noise, and concentrated stormwater runoff; and provide places of refuge and rest.

B. Zoning Districts.

The Marymoor Village Center comprises Marymoor Core (MMC), Marymoor Edge (MME), and Marymoor Manufacturing (MMM). Some areas of the Center have citywide zones that are not Center specific: Urban Mixed-Use (UMU), Corridor Mixed-Use (CMU), and Neighborhood Multifamily (NMF). The regulations for these districts can be found in RZC 21.08.

1. **Marymoor Core (MMC).** The purpose of the (MMC) zone is to provide transit-oriented services, entertainment, education, housing, and employment uses adjacent to and integrated with the planned light rail station and parking structure. This zone encourages non-residential uses closest to the station and also allows upper-story multifamily and ground-floor pedestrian-oriented uses. MMC 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. MMC allows more intense development than other Marymoor Village zones while working within the natural constraints of the land.
2. **Marymoor Edge (MME).** The purpose of the MME 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. Ground-floor active

pedestrian-oriented uses interface with the interior streets as well as to Marymoor Park; building and open space orientation to the park makes it an active amenity for community members.

3. Marymoor Manufacturing (MMM). The purpose of the MMM zone is to allow business to grow, adapt and change over time. This zone allows manufacturing and light industrial uses, including artisan manufacturing 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 MMM 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 and housing opportunities in the surrounding zones.

21.13.110 References

- Use regulations for the Marymoor Village Center zones can be found in RZC 21.04.
- For incentives available to properties outside of the Marymoor Center, see:
 - RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP)
 - RZC 21.20 Affordable Housing
 - RZC 21.55 Development Incentives
- For information on how to measure various site requirements like height and setbacks, see RZC 21.16, How to Measure Site Requirements.
- See RZC 21.58 for Design Standards.
- See RZC 21.70.095 for SEPA Infill exemptions

21.13.150 Transition to New Standards

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 [Community Development and Design](#) chapter 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 Center, 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 Marymoor Center 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.

B. Projects Under Review.

1. **Applicability.** This section shall apply exclusively to the following permit application types within the Marymoor Village Center:

a. Type II and III permit applications.

b. Type V permit applications projects encompassing at least three acres that are subject to the MPD and development agreement requirements in RZC 21.76.070.P, provided that the Type V permit application includes a Site Plan Entitlement application to construct the project in one phase.

2. At the discretion of the applicant, the above permit applications that are under review as of June 28, 2025 may continue to be reviewed under the RZC as it existed as of June 27, 2025. For the purpose of this section, "under review" means having received a determination of completeness.

3. To continue to advance projects reviewed under the RZC as it existed on June 27, 2025, applicants must notify the Administrator of this preference in writing by July 28, 2025. In addition, applicants must:

a. Meet all application review and decision time frames required of the applicant pursuant to RZC 21.76.040.D; and

b. Submit complete building permit applications for all proposed new buildings by June 27, 2027.

An application shall be considered void and deemed withdrawn if the milestones in (a) or (b) above are not met and the project will be required to comply with Redmond Zoning Code regulations in effect at the time of the approval.

4. This section applies only to Redmond Zoning Code regulations (Redmond Municipal Code Title 21) and not to any regulation outside of the Redmond Zoning Code.

5. **Expiration of Project Review Flexibility.** This section automatically expires on June 27, 2027.

B. Development agreements may not be used to vest projects to regulations in place before June 28, 2025, or to extend the vesting provided in this section.

21.13.200 Marymoor Village Development Regulations

A. All legal lots are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings provided all other applicable site requirements are met.

B. Each zone has a minimum FAR; the minimum FAR is the minimum required FAR for a development proposal requiring a land use permit, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.

C. Master Plans are required for all developments encompassing at least three acres and are optional for sites under three acres.

D. The following table contains the basic zoning regulations that apply to development within the Marymoor Core (MMC), Marymoor Edge (MME), and Marymoor Manufacturing (MMM) zoning districts.

Table 21.13.200.D Marymoor Village Development Standards				
Development Standards	Marymoor Village Districts			Notes
	MMC	MME	MMM	
Min. FAR	1.5	1.5	0.5	
Max. FAR (no incentives / with incentives)	3.0 / 8.0 ¹	2.54 / 8.0 ¹	1.4 / 2.0 ¹	See 21.55 for incentive adjustments to FAR
Max. Height (no incentives / with incentives)	45 ft / 144 ft ²	38 ft / 144 ft ²	38 ft / 45 ft ²	<ul style="list-style-type: none"> See RZC 21.55 for incentive adjustments to building height. See RZC 21.13.310.E. Upper story step-backs and 21.58.5200 Tower standards for additional regulations for building heights and floorplates. Development above 6 stories do not qualify for the Marymoor Village Infill Exemption (see RZC 21.70.095).
Ground Floor Ceiling Height (min.) in TOD Focus Area	16 ft ^{3,4}	16 ft ^{3,4}	16 ft ^{3,4}	<ul style="list-style-type: none"> Applicable to non-residential and mixed-use projects. See RZC 21.13.310.D Ground floor uses.
Max. Impervious Surface	75% ⁵	70% ⁵	70% ⁵	
Min. land dedication for stormwater infiltration	7%	7%	7%	
Max. Lot Coverage	70%	65%	55%	

NOTES:

1. FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.36.200, the FAR for those spaces may be

excluded from max FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.36 Design Criteria.

2. Properties in the CARA.

- a. In the Critical Aquifer Recharge Area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC 13.25.
- b. Where underground parking is not possible due to RMC 13.25 TCD limitations, the maximum building height may be exceeded by up to 12 feet if all the following criteria are met:
 - i. the additional height is the result of building a maximum of one level of additional above-grade parking; and
 - ii. proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC 21.40; and
 - iii. the additional height on street frontages meets a 20-ft step-back to limit impacts to the pedestrian realm.

3. Exemptions from ground floor ceiling height requirements:

- a. Buildings that do not contain non-residential uses, and
- b. Buildings where 100% of residential units are Affordable Housing units meeting the affordability threshold of RZC 21.20, and
- c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

4. A minimum of 50% of the first-floor non-residential space must meet the minimum ceiling height of 16 feet.

- a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.
- b. For portions of the building that have a first-floor ceiling height greater than 10 ft to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 20 ft, the maximum building height increases by 10 feet ($16 - 10 = 6$ ft increase in max building height).

5. Other regulations will impact the impervious surface area and may result in less than the maximum impervious area. These include but are not limited to critical areas requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

21.13.300 Marymoor Village Street Typology and Relationship to Buildings

A. Access and Circulation.

1. RZC Appendix 8A 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

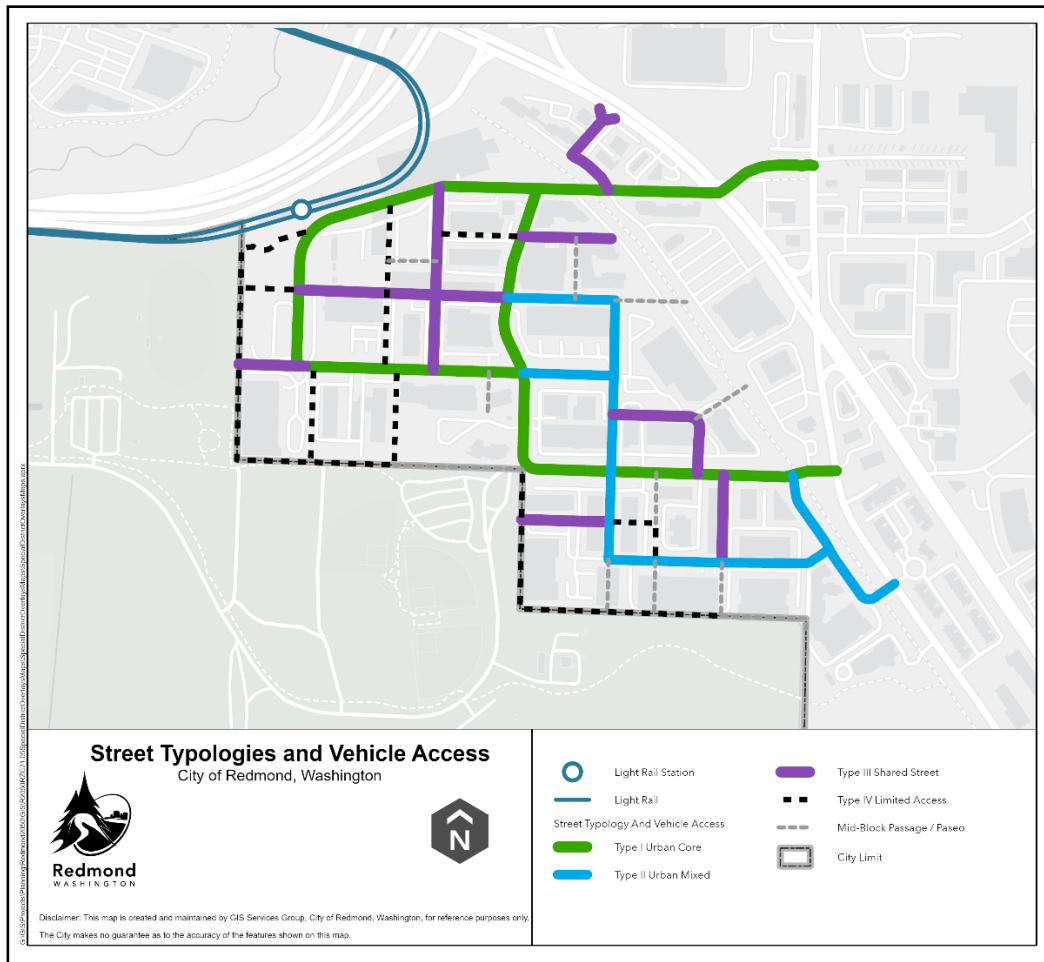
Manual; the City's Construction Specifications and Design Standards for Streets and Access; and any corridor study adopted by the City Council for the street(s) in question.






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.

B. Map 21.13.310.B 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 for traffic circulation purposes. Where vehicle access is shown as "prohibited," vehicle access is limited to emergency response only. Unless otherwise indicated, primary vehicle access shall be from lowest-classification street (see RZC [21.52.030.E](#)).

Map 21.13.310.B Street Typologies and Vehicle Access



Typology	Access and Design Priorities
 Type I Urban Core	Vehicle access permitted; primary truck route for businesses and main transit and bicycle circulation routes. Public right-of-way.
 Type II Urban Mixed	Vehicle access permitted; designed for pedestrian, bicycles, and vehicles. Public right-of-way.
 Type III Shared Street	Vehicle access limited; primary access to parking garages, and designed for pedestrian and vehicles with features that would allow for occasional closures to vehicles for events. May be public right-of-way or private with easements.
 Type IV Limited Access	Vehicle access limited; pedestrian prioritization (parking garage access, fire, sanitation, or loading/unloading allowed access). May be public right-of-way or private with easements.
 Mid-Block Passage / Paseo	Vehicle access prohibited except for First Responders. Typically private with access easement.

See Appendix 8A for street cross-sections. Please note exact locations of street alignment and locations for mid-block passages will be reviewed and confirmed at project submittal.

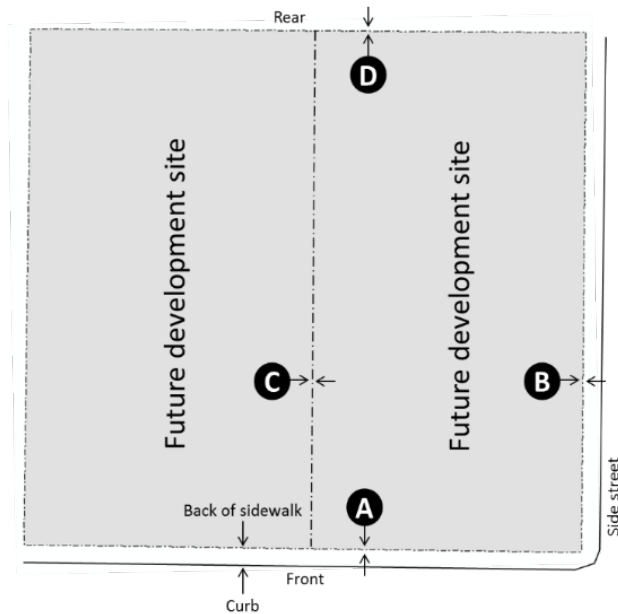
Table 21.13.310.B. Access and Circulation

NONMOTORIZED ACCESS	MMC	MME	MMM
Primary Access	Primary access shall be provided along all block faces requiring or encouraging ground-floor pedestrian-supportive uses.		Primary access shall be from building front.
Secondary Access	Secondary access is permitted from other block faces and the Marymoor Park perimeter path.		Secondary access shall be provided from any Type 1 street.
Ground Floor Residential	Only allowed when facing interior of development (not facing a Type I, II, or III street) unless otherwise shown on Map 21.13.310.D.	Ground-oriented residential units facing a street or pathway shall have individual entries.	N/A
Access to the Marymoor Park	Access to the Marymoor Park perimeter path shall be provided at the end of Type III and Type IV streets abutting Marymoor Park.		
Access to the East Lake Sammamish Trail	Access to the East Lake Sammamish Trail shall be provided along block faces abutting the trail. Requirement may be waived if access not granted by County (must show County review and denial).		
Parking Garage Standards	See RZC 21.58.5310 Parking Design.		

C. Building and Street Relationships

Table 21.36.310.C below sets standards that contribute to an attractive public realm.

Table 21.13.310.C. Building Placement

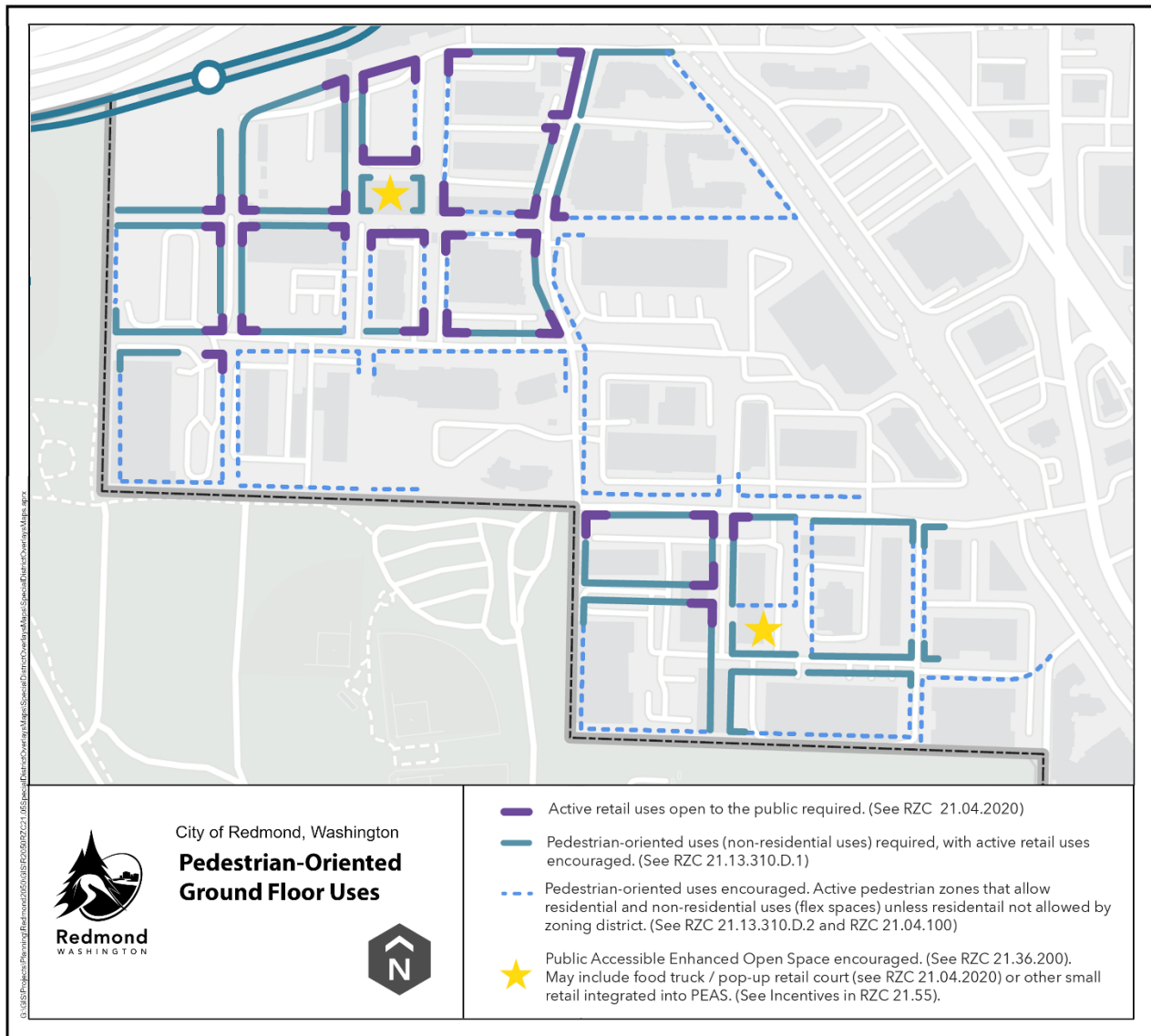


	MMC	MMM	MME
Build-to lines and setbacks <u>1,2</u>	<p>A and B</p> <ul style="list-style-type: none"> • Build-to line (BTL): 0 ft • BTL defined by facade on pedestrian-supportive block faces: min. 80% • BTL defined by facade on other block faces: min. 50% <p>C and D</p> <p>Min. setback: 0 ft.</p> <p>Park setback: min. 5 ft from back of perimeter path shoulder</p>	<p>A</p> <p>Min. setback: 30 ft</p> <p>B, C, D</p> <p>Min. setbacks: 10 ft</p> <p>NE 68th St:</p> <ul style="list-style-type: none"> • BTL: 0 ft • BTL defined by facade: 50% <p>Park setback: min. 5 ft from back of perimeter path shoulder</p>	<p>A</p> <ul style="list-style-type: none"> • Facade zone: 5-15 ft • Min facade within zone: 50% • Buildings fronting NE 65th St shall measure setback from back of landscape strip <p>B</p> <p>Facade zone: 5-15 ft</p> <p>Min facade within zone: 50%</p> <p>C</p> <p>Min. setback: 5 ft; no minimum if abutting uses are both residential or both non-residential</p> <p>D</p> <p>Min. setback: 10 ft</p> <p>Alley setback: 4 ft minimum</p> <p>Park</p> <ul style="list-style-type: none"> • Facade zone: 15-25 ft from back of perimeter path shoulder <ul style="list-style-type: none"> • Min facade within zone: 50% (assumes 12-ft shared-use path along park edge)

D. Ground floor uses.

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

Figure 21.13.310.D. Pedestrian-Oriented Block Faces



1. Where pedestrian-oriented ground floor uses are required as shown in Figure 21.13.310.D the following requirements must be met in addition to the design requirements found in RZC Article III, Design Standards.

- A minimum of 50 percent of the linear sidewalk-level facade shall be occupied by pedestrian-oriented uses and must 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.
- c. Active Retail Uses open to the public are required where shown in Figure 21.13.210.D and incentivized at podium top adjacent to Marymoor Park (see incentives in RZC 21.55).
- d. Where active retail uses are encouraged, they shall be designed at a maximum of 6 inches above sidewalk grade with zero step access and entryways provided.

2. Where pedestrian-oriented (non-residential) ground floor uses are encouraged, 100 percent of the linear sidewalk-level facade shall be designed to accommodate future conversion to pedestrian-oriented uses.

- a. Residential and Live-Work uses are permitted up to a maximum of 50 percent of the linear block length except on corners and where active use retail is required.
- b. In locations where ground floor residential uses are permitted, the units shall be set back a minimum of ten feet from the sidewalk edge. The Administrator may consider alternative design solutions that retain resident privacy while enhancing the pedestrian environment on the sidewalk.
- c. First floor residential units designed to be fully ADA accessible or meet the Visitability Checklist are encouraged (see incentives in RZC 21.55).

E. Upper-Story Stepbacks Adjacent to Marymoor Park.

- 1. Purpose. All building faces facing a street or path shall integrate upper-story building step backs to reduce the perceived scale of building facades, increase the amount of light and air to adjacent streets and paths, promote modulation of building facades that adds variety and provides visual interest, encourage the integration of courtyards and open space; and allow for flexibility in the design of buildings.
- 2. Building stepbacks shall be provided per the standards in Figure 21.13.310.E. and RZC Article III.
- 3. Calculations for determining compliance with these standards shall consider the development's first 30 feet of depth along streets and paths.
- 4. Portions of building may project beyond the average stepback provided the block frontage as a whole complies with the minimum average.
- 5. Podium and tower standards apply per RZC 21.58.

Marymoor Upper-Story Stepbacks Adjacent to Marymoor Park
City of Redmond, Washington

- Light Rail Station
- Light Rail
- Upper Story Stepback
- Marymoor Village Center
- City Limit

Where indicated on the map above, buildings must comply with the following standards:

- A 20-ft building stepback is required at 3rd or 4th floor where indicated in Figure 21.13.310.E. Podium-top publicly accessible amenity spaces (PEAS) with direct access to the ground level without requiring access through the interior of the building are encouraged to provide connection to Marymoor Park and trail system. See incentive provision in RZC 21.55 and PEAS standards in RZC 21.36.200.
- No structure above 35 ft in height within 40 ft of property line except as allowed in RZC 21.16.200.A.3 and RZC Article III.

- A 20-ft building setback is required at 3rd or 4th floor where indicated in Figure 21.13.310.E. Podium-top publicly accessible amenity spaces (PEAS) with direct access to the ground level without requiring access through the interior of the building are encouraged to provide connection to Marymoor Park and trail system. See incentive provision in RZC 21.55 and PEAS standards in RZC 21.36.200.
- No structure above 35 ft in height within 40 ft of property line except as allowed in RZC 21.16.200.A.3 and RZC Article III.

Exhibit 8: Chapter 21.14

COMMERCIAL REGULATIONS

Sections:

21.14.010	Neighborhood Commercial 1 (NC-1). [REPEALED]
21.14.015	Neighborhood Commercial 2 (NC-2). [REPEALED]
21.14.020	General Commercial. [REPEALED]
21.14.030	Business Park.
21.14.040	Manufacturing Park.
21.14.050	Industry.
21.14.060	Reserved.
21.14.070	Bear Creek Design District. [REPEALED]
21.14.080	Northwest Design District. [REPEALED]









21.14.030 Business Park.

A. **Purpose.** The purpose of the Business Park (BP) zone is to provide business and manufacturing employment opportunities that complement commercial activities that are typically found in the Downtown, involve limited outdoor storage, and include a high level of amenities. The Business Park zone provides areas to locate research and development, software development, advanced technology industries, wholesale businesses, manufacturing businesses with largely indoor operations, offices associated with these uses, and uses that require large floor plates such as major medical facilities. Compatible uses that directly support surrounding business park uses, such as restaurants, fitness centers, and cannabis retail sales, are allowed. ~~Mixed-use development is also allowed.~~ This zone is not intended for uses that primarily serve the general public.

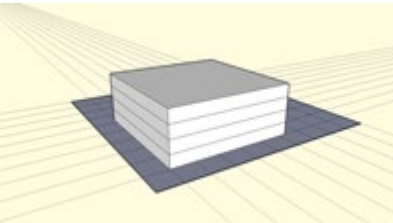
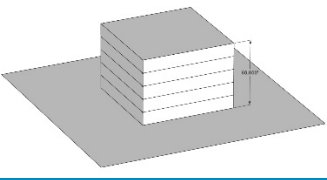
~~The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the chapters and sections of the Redmond Zoning Code that apply to development within this zone.~~

~~Business Park—Regulations Table~~

For adoption

Land and Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical and Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program (TDR)	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program (GBP)	Public View Corridors and Gateways
Density	Outdoor Storage, Display and Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

B. Maximum Development Yield.

Table 21.14.030A Maximum Development Yield					
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations	
Floor area ratio (FAR)	1.13 <u>0.45</u>	TDRs or GBP: 0.87 <u>0.55</u>	2.00 <u>1.00</u>	Example of a <u>45-foot 4-story</u> building with FAR = 0.45	Example of a <u>60-foot 6-story</u> building with FAR = <u>1.0</u> 2.00
Height	4 stories <u>45 feet</u>	TDRs or GBP: 1 story <u>15 feet</u> Mixed-use residential: 1 story	6 stories <u>60 feet</u>		

C. Regulations Common to All Uses.

For adoption

Table 21.14.030B Regulations Common to All Uses in Business Park Zone			
	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1.5	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage (feet)	30	
	Front and Street Setbacks (feet)	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings.
	Rear Setbacks (feet)	20	B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.
	Side Setbacks (feet)	40	C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas. D. Setbacks from Willows Road north of NE 95th Street shall average 100 feet and in no instance be less than 75 feet. This setback shall also apply to parking areas. E. Setbacks may be reduced by 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through RZC 21.67 , <i>Green Building and Green Infrastructure Incentive Program</i> (GBP), except as required along Willows Road north of NE 95th Street, as provided above.
	Landscaping	20 percent	
Maximum	Impervious surface area	75 percent	Limited to 60 percent in the Willows/Rose Hill Neighborhood north of NE 95th Street.
	Height	45 feet without TDR's or GBP 60 feet with TDR's or GBP Varies	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. The maximum height of structures, including

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Table 21.14.030B Regulations Common to All Uses <u>in Business Park Zone</u>			
	Regulation	Standard	Exceptions
			bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
	FAR (Floor Area Ratio)	<u>0.45 without TDR's or GBP</u> <u>1.0 with TDR's or GBP</u> Varies	A. In mixed-use structures, maximum FAR for residential uses and for other uses is additive (i.e., up to 1.13 without TDRs or GBP and up to 2.00 with TDRs or GBP). B. All legal lots are entitled to 10,000 square feet gfa without the use of TDRs provided that other site requirements can be met.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.
	Critical aquifer recharge areas		Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC <u>21.64.050.C</u> , Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II, for more information.

~~D. General Allowed Uses and Cross-References. The following tables provide references for each of the allowed use classes for the zone. References are provided for assistance in associating the current use classes with the use classes and associated definitions that were in effect prior to December 31, 2021. Additional references assist in generally aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's business licensing system. Additional information specific to the intended use may be necessary.~~

~~Uses that are not listed below nor within the associated definition of the individual use category or class shall be classified by the Code Administrator for applicability based on the purpose and intent of the zone within which the use is proposed.~~

~~Table 21.14.030.1. General Allowed Uses and Cross-References in BP Zone (Residential)~~

~~Use Permissions: P—Permitted; L—Limited; C—Conditional; N—Not Permitted~~

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Residential Use Category	Residential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Medium-density residential	Mixed-use residential structure	Mixed-use residential structure	P	R	200—299

Table 21.14.030.2. General Allowed Uses and Cross-References in BP Zone (Nonresidential)

Use Permissions: P—Permitted; L—Limited; C—Conditional; N—Not Permitted

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Retail sales	Automobile sales, service, or rental establishment; heavy consumer goods sales or service; durable consumer goods sales or service; convenience use	L, C	M	800—899
1. Is limited to automobile sales, service, or rental establishment; heavy consumer goods sales or service; durable consumer goods sales or service; convenience use. 2. If automobile sales, service, or rental establishments, then is limited to gasoline service only. 3. If heavy consumer goods, sales, or service, or if durable consumer goods, sales, or service, then is limited to rental and repair of goods only. 4. Supermarkets are prohibited.		L, N		
Business and service	Finance and insurance; personal services; professional services; administrative	L	B	700—799, 900—999, 600—699

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Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip-Generation Manual Land Use Code
	services; services to buildings or dwellings			
1. Is limited to uses that primarily serve business clients.		L		
Food and beverage	Full-service restaurant; cafeteria or limited-service restaurant; bar or drinking place	L	A	900—999
Manufacturing and wholesale trade	Manufacturing and wholesale trade	L		
Rail transportation	Rail transportation	P		
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	P		
Rapid-charging station	Rapid-charging station	L		
Battery exchange station	Battery exchange station	L		
Courier and messenger services	Courier and messenger services	P		
Helipoint facility	Helipoint facility	C		
Automobile parking facility	Automobile parking facility	L	S-2	
Excluding the following that are not permitted uses; 1. Storage of impounded, abandoned, or damaged vehicles.		N		
Communications and information	Communications and information	P		
Wireless communication facilities	Wireless communication facilities	P		
Regional utilities	Regional utilities	P		
Local utilities	Local utilities	P		

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Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip-Generation Manual Land Use Code
Incidental hazardous waste treatment and storage	Incidental hazardous waste treatment and storage	L		
Natural and other recreational parks	Natural and other recreational parks	P		400—499
Arts, entertainment, recreation, and assembly	Amusement, sports, or recreation establishment	L	A	400—499, 500—599
1. Is limited to athletic club or fitness center only.		L		
Adult entertainment facilities	Adult entertainment facilities	E	A	400—499
Educational	Grade schools; colleges and universities; technical, trade, and other specialty schools	E	E	500—599
Secure community transition facility	Secure community transition facility	P		
Institutional health and human services	Ambulatory and outpatient care services	L	I	600—699
1. Is limited to medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours only.		L		
Day care center	Day care center	L	E	500—599
Construction-related businesses	Construction-related businesses	L	B	
Water enjoyment use	Water enjoyment use	L		

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Business Park (BP) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

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Table 21.14.030C Allowed Uses and Basic Development Standards				
Section	Use	Maximums		Special Regulations
		Height (Stories)	FAR	
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP	
Residential ¹				
1	Mixed-use residential structure	5; 6	0.68; 1.0	
General Sales or Services				
2	Retail sales	4; 5	0.45; 1.0	A. Conditional use permit required. See RZC <u>21.76.070.K</u> , Conditional Use Permit. B. Not permitted north of NE 90th Street and west of Willows Road.
3	Business and service	4; 5	0.45; 1.0	Finance and insurance, convenience use, and personal services uses: A. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only. B. Must be closed a minimum of four hours in any 24-hour period. C. Minimum size per tenant space is 1,000 sq. ft. gfa. D. Maximum size per tenant space is 20,000 sq. ft. gfa. E. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses. F. Bicycle parking shall be provided on-site. G. The Technical Committee may increase the maximum parking ratio to 4.0 per 1,000 sq. ft. gfa if the applicant demonstrates that an increase is warranted based on factors, such as the availability of nearby shared parking, opportunities for pedestrian access, parking demands for specific uses, and expected peak-hour parking demands.
4	Food and beverage			A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex.

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Table 21.14.030C Allowed Uses and Basic Development Standards				
Section	Use	Maximums		Special Regulations
		Height (Stories)	FAR	
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP	
				<p>B. Fifty person capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100 persons or 25 percent of combined gross floor area, whichever is less.</p> <p>C. Hours of operation limited to 6 a.m. — 10 p.m.</p>
5	Cannabis retail sales	4; 5	0.45; 1.0	A. See RZC Chapter <u>21.41</u> , Cannabis-Related Uses, for additional requirements.
Manufacturing and Wholesale Trade				
6	Manufacturing and wholesale trade	4; 5	0.45; 1.0	<p>A. At least 75 percent of business activity by area must be conducted indoors, including storage of materials used in business activity.</p> <p>B. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of ten percent of combined gross floor area or 1,000 square feet.</p>
Transportation, Communication, Information, and Utilities				
7	Rail transportation	4; 5	0.45; 1.0	
8	Road, ground passenger, and transit transportation			
9	Rapid charging station			Shall not be located on a parcel that abuts a residential zone, RZC <u>21.04.030</u> , Comprehensive Allowed Uses Chart.
10	Battery exchange station			Shall not be located on a parcel that abuts a residential zone.
11	Courier and messenger services	4; 5	0.45; 1.0	
12	Heliport facility			Conditional use permit required. See RZC <u>21.76.070.K</u> , Conditional Use Permit.

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Table 21.14.030C Allowed Uses and Basic Development Standards				
Section	Use	Maximums		Special Regulations
		Height (Stories)	FAR	
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP	
13	Automobile parking facility			
14	Communications and information			
15	Wireless communication facilities			See RZC Chapter <u>21.56</u> , Wireless Communication Facilities, for specific development requirements.
16	Regional utilities			A. Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials, including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered. B. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm. C. Storage limited to amount necessary for proper function of business, not to exceed quantities permitted by the Redmond Fire Department; excess stockpiling prohibited. D. Outdoor storage requires Technical Committee approval, and shall be confined to outbuildings, sheds, and other structures where leakage confinement or spill treatment can be reasonably handled and where exposure to the elements does not increase the possibility of a spill incident.
17	Local utilities			
18	Incidental hazardous waste treatment and storage			
Arts, Entertainment, and Recreation				
19	Natural and other recreational parks	4; 5	0.45; 1.0	

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Table 21.14.030C
Allowed Uses and Basic Development Standards

Section	Use	Maximums		Special Regulations
		Height (Stories)	FAR	
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP	
20	Arts, entertainment, recreation, and assembly			A. Maximum size is 30,000 sq. ft. gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.
21	Adult entertainment facilities			A. Conditional use permit required. See RZC 21.76.070.K , Conditional Use Permit. B. See RZC Chapter 21.18 , Adult Entertainment Facilities.
22	Educational			Conditional use permit required if capacity is greater than 150 full time students. See RZC 21.76.070.K , Conditional Use Permit.
23	Secure community transition facility			See RZC 21.76.070.M , Essential Public Facilities.
24	Institutional health and human services	4; 5	0.45; 1.0	A. Only permitted in the Southeast Redmond neighborhood north of Union Hill Road.
25	Day care center			A. Play equipment shall be located no less than ten feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in a residential zone.
Construction-Related Businesses				
26	Construction-related businesses	4; 5	0.45; 1.0	Office uses only.
Other				
27	Water enjoyment use	45 ft.; 45 ft.	0.45; 1.0	Allowed only in the shoreline jurisdiction of Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP)
28	Kiosk			A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.
29	Vending cart	1; 1		B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.

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Table 21.14.030C Allowed Uses and Basic Development Standards				
Section	Use	Maximums		Special Regulations
		Height (Stories)	FAR	
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP	
				D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures.
30	Drive-up stand			A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures. G. Must submit circulation plan addressing queuing.

Notes:

~~1 Permanent supportive housing, as defined under RCW [36.70A.030](#), and transitional housing, as defined under RCW Chapter [84.36](#), are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC [21.57.010](#), Permanent Supportive Housing, Transitional Housing, and Emergency Housing.~~

~~F D.~~ Supplemental Standards in Willows/Rose Hill Neighborhood.

1. *Purpose.* The purpose of this section is to implement Willows/Rose Hill Neighborhood vision and policies and to retain the following features of the Willows Business Park Corridor:

- a. Important natural features of the hillside corridor;
- b. A pastoral and parkway appearance;

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- c. Visual compatibility between buildings and the forested hills and open pastures of the Willows Corridor;
 - d. Developments separated from each other with areas of open space.
 - e. High-quality site and building design; and
 - f. Visual buffering of nearby residential uses from development along the Willows Corridor.
2. *Applicability.* These regulations apply to properties zoned Business Park in the Willows/Rose Hill Neighborhood that are located north of NE 95th Street.
3. *Design Standards.*
- a. *Requirements.*
 - i. Parking shall be screened by buildings or trees from Willows Road.
 - ii. Structures shall be screened by topography, trees, or other measures to visually buffer the development from nearby residential uses to the west.
 - ~~iii. Drive through windows permitted only in multi tenant buildings and shall be designed to prevent interference with pedestrian access, driveway access to surrounding development, and traffic flow on adjacent streets. Repealed.~~
 - iv. Convenience uses should be located to minimize walking distance between them and to enable the convenience use to serve as a gathering and meeting place for employees in the BP zone.
 - v. Convenience uses shall be located to encourage employee access by walking or bicycling.
 - vi. Developments should be separated from one another and from Willows Road. Forested gullies, wetlands, old pastures and treed areas are the preferred means of separating uses. The separation areas may include trails, open recreation areas, and natural-looking stormwater ponds.
 - vii. Open space, critical areas and treed areas should be connected to existing or projected open space on adjoining properties to provide for a continuous band of open space across the hillside.
4. *Tree Preservation.*
- a. No more than 35 percent of the significant trees on any property may be removed without approval of a planting plan that provides improved wildlife habitat and provides for the replacement of more healthy trees than are removed.

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

21.14.040 Manufacturing Park.






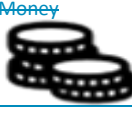


A. **Purpose.** The purpose of the Manufacturing Park (MP) zone is to provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors), and that are better suited for locations outside of Downtown and Overlake due to site requirements, noise impacts, transportation needs, or other considerations. The intent of the Manufacturing Park zone is to allow manufacturing, research and development, light industry, wholesale, assembly and distribution businesses, and essential public facilities. Office and other secondary uses are limited to those that support these primary uses. Other uses such as day care centers, retail vehicle fuel sales, and technical colleges may be considered. Residential uses, except for secure community transition facilities, are not allowed. A broader

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range of commercial uses are allowed within the Manufacturing Park Overlay in SE Redmond as shown [in RZC 21.05.400-on Map 4.1, City of Redmond Zoning Map](#).

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the chapters and sections of the Redmond Zoning Code that apply to development within this zone.

Manufacturing Park—Regulations Table

Land and Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical and Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program (TDR)	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program (GBP)	Public View Corridors and Gateways
Density	Outdoor Storage, Display and Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquids Pipelines							

B. Maximum Development Yield.

Table 21.14.040A Maximum Development Yield in Manufacturing Park Zone					
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations	
Floor area ratio (FAR)	0.25 0.5 (use dependant)	TDRs or GBP: 0.5	1.00	Example of a 45-foot 4-story building with FAR = 0.50	Example of a 60-foot 5-story building with FAR = 1.00

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Table 21.14.040A Maximum Development Yield in Manufacturing Park Zone				
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations
Height	4-stories 45 feet	TDRs or GBP: 1-story 15 feet	5-stories 60 feet	 

C. Regulations Common to All Uses.

Table 21.14.040B Regulations Common to All Uses in Manufacturing Park Zone			
	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1.5	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage (feet)	30	
	Front and street setbacks (feet)	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings.
	Rear and side setbacks (feet)	10	B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures and no accessory structures are permitted in setback areas. D. Setbacks may be reduced to 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.

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Table 21.14.040B Regulations Common to All Uses in Manufacturing Park Zone			
	Regulation	Standard	Exceptions
	Landscaping	20 percent	
Maximum	Impervious surface area	80 percent	
	Height	45 feet without TDR's or GBP 60 feet with TDR's or GBP Varies	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)
	FAR (Floor Area Ratio)	0.5 without TDR's or GBP 1.0 with TDR's or GBP Varies	All legal lots are entitled to 10,000 square feet gfa without the use of TDRs or GBP provided that other site requirements can be met.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
	Critical aquifer recharge areas		Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C , Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II, for more information.

D. **General Allowed Uses and Cross-References.** ~~For use regulations refer to RZC 21.04. The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating the current use classes with the use classes and associated definitions that were in effect prior to December 31, 2021. Additional references assist in generally aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's business licensing system. Additional information specific to the intended use may be necessary.~~

~~Uses that are not listed below nor within the associated definition of the individual use category or class shall be classified by the Code Administrator for applicability based on the purpose and intent of the zone within which the use is proposed.~~

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~~Table 21.14.040.1. General Allowed Uses and Cross-References in MP Zone (Nonresidential)~~~~Use Permissions: P—Permitted; L—Limited; C—Conditional; N—Not Permitted~~

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Retail sales	Automobile sales, service, or rental establishment; heavy consumer goods sales or service; durable consumer goods sales or service; consumer goods sales or service; other than heavy or durable; health and personal care	L, C	M	800—899
1. If heavy consumer goods, sales, or service, then is limited to repair and rental of goods and membership wholesale/retail warehouse. 2. If membership wholesale/retail warehouses, then is limited to Southeast Redmond neighborhood only.		L		
Business and service	Real estate services; finance and insurance; professional services; administrative services; personal services; services to buildings and dwellings	L	B	700—799, 900—999
1. If real estate services, then is limited to mini-warehouse/self-storage only. 2. If health and personal care, and finance and insurance limited to Manufacturing Park Overlay only.		L		

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Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip-Generation Manual Land Use Code
<p>3. If professional services, then is limited to research and development services and other uses that support another permitted use within the MP zone only.</p> <p>4. If administrative services, then is limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses within an MP zone in Redmond only.</p> <p>5. If personal services, then is limited to the Manufacturing Park Overlay only.</p>				
Food and beverage	Full-service restaurant; cafeteria or limited-service restaurant; bar or drinking place; caterer; food service contractor	L	A, B, F	100—199, 700—799, 900—999
Pet and animal sales and service	Pet and animal sales or services (except veterinary); animal kennel/shelter	L	B	800—899
1. Is limited to the Manufacturing Park and Overlay only.		L		
Manufacturing and wholesale trade	Manufacturing and wholesale trade	L	M, F, H	100—199
Artisanal manufacturing, retail sales, and service		P	M, F, H	100—199
Rail transportation	Rail transportation	P		
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	P		

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Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip-Generation Manual Land Use Code
Truck and freight transportation services	Truck and freight transportation services	P		
Towing operators and auto impoundment yards	Towing operators and auto impoundment yards	P		
Rapid-charging station	Rapid-charging station	L		
Battery exchange station	Battery exchange station	L		
Postal services	Postal services	P		
Heliport facility	Heliport facility	C		
Communications and information	Communications and information	P		
Wireless communication facilities	Wireless communication facilities	P		
Regional utilities	Regional utilities	P		
Local utilities	Local utilities	P		
Solid waste transfer and recycling	Solid waste transfer and recycling	P		
Incidental hazardous waste treatment and storage	Incidental hazardous waste treatment and storage	L		
Primary hazardous waste treatment and storage	Primary hazardous waste treatment and storage	C		
Natural and other recreational parks	Natural and other recreational parks	P		400—499
Arts, entertainment, recreation, and assembly	Amusement, sports or recreation establishment	L	A	400—499, 500—599
1. Is limited to athletic club or fitness center only.		L		
Adult entertainment facilities	Adult entertainment facilities	C	A	400—499

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Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip-Generation Manual Land Use Code
Educational	Technical, trade, and other specialty schools	E	E	500—599
1. Is limited to technical, trade, and other specialty schools only.		E		
Secure community transition facility	Secure community transition facility	P	†	500—599
Institutional health and human services	Ambulatory and outpatient care services	L	†	600—699
1. Is limited to ambulatory and outpatient care services only. 2. Is limited to Manufacturing Park Overlake only.				
Day care center	Day care center	L	E	500—599
Faith-based and funerary	Religious institutions	L	A, B, H, I, R, S	500—599
Construction-related businesses	Construction-related businesses	P	B	
Water enjoyment use	Water enjoyment use	L		

~~E. — **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Manufacturing Park (MP) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020, Overview of the Development Process](#), for more information.~~

For adoption

Table 21.14.040C Allowed Uses and Basic Development Standards				
Section	Use	Maximums		Special Regulations
		Height (Stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP	
General Sales or Services				
1	Retail sales	4; 5	0.5; 1.0	A. Gasoline service requires conditional use permit. See RZC 21.76.070.K , Conditional Use Permit. B. Shall not abut residential zone. C. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan. D. Vehicle display area shall be outside of required parking and landscape areas. E. Vehicles shall be stored on paved surfaces. F. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles. G. Outdoor loudspeaker systems are prohibited. H. Razor wire, chain link, and barbed wire fences are prohibited on street or access frontage. I. Vehicle repair shall be conducted indoors. J. Auto and motorcycle repair uses may also allow sales, not to exceed 25 percent of the combined gross floor area of all uses. K. Auto sales only permitted in conjunction with repair (see note J above), or as stand-alone businesses on properties with frontage on NE 90th Street between Willows Road and 152nd Avenue NE, NE 95th Street between Willows Road and 151st Avenue NE, and 151st Avenue NE between NE 90th Street and NE 95th Street.
2	Business and service	4; 5	0.5; 1.0	Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.
3	Food and beverage	4; 5	0.5; 1.0	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex. B. Fifty 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.

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Table 21.14.040C Allowed Uses and Basic Development Standards				
Section	Use	Maximums		Special Regulations
		Height (Stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP	
4	Pet and animal sales or services (except veterinary)			<p>Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.</p> <p>For animal kennel/shelter uses:</p> <p>A. Boarding facilities must be located inside of a structure.</p> <p>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.</p> <p>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.</p>
5	Cannabis retail sales	4; 5	0.5; 1.0	<p>A. Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.</p> <p>B. See RZC Chapter 21.41, Cannabis-Related Uses, for additional requirements.</p>
Manufacturing and Wholesale Trade				
6	Manufacturing and wholesale trade	4; 5	0.5; 1.0	<p>A. Asphalt and concrete batch plants shall have direct access to arterials.</p> <p>B. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.</p> <p>C. Outdoor processing operations follow a Type II review process.</p> <p>D. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet.</p> <p>E. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.</p>
7	Artisanal manufacturing, retail sales, and service			
Transportation, Communication, Information, and Utilities				

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Table 21.14.040C
Allowed Uses and Basic Development Standards

Section	Use	Maximums		Special Regulations
		Height (Stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP	
8	Rail transportation	4; 5	0.5; 1.0	
9	Road, ground passenger, and transit transportation			
10	Truck and freight transportation services			
11	Towing operators and auto impoundment yards			
12	Rapid charging station			Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 , Comprehensive Allowed Uses Chart.
13	Battery exchange station			Shall not be located on a parcel that abuts a residential zone.
14	Postal services			
15	Heliport facility			Conditional use permit required. See RZC 21.76.070.K , Conditional Use Permit.
16	Communications and information	4; 5	0.5; 1.0	
17	Wireless communication facilities			See RZC Chapter 21.56 , Wireless Communication Facilities, for specific development requirements.
18	Regional utilities			
19	Local utilities			
20	Solid waste transfer and recycling			
21	Incidental hazardous waste treatment and storage			A. Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a "worst case" accident and including consideration of large storms where areas are not covered.

For adoption

Table 21.14.040C Allowed Uses and Basic Development Standards				
Section	Use	Maximums		Special Regulations
		Height (Stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP	
				B. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
22	Primary hazardous waste treatment and storage			A. Conditional use permit required. See RZC 21.76.070.K , Conditional Use Permit B. Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a "worst case" accident and including consideration of large storms where areas are not covered. C. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
Arts, Entertainment, and Recreation				
23	Natural and other recreational parks			
24	Arts, entertainment, recreation, and assembly	4; 5	0.5; 1.0	
25	Adult entertainment facilities			A. Conditional use permit required. See RZC 21.76.070.K , Conditional Use Permit. B. See RZC Chapter 21.18 , Adult Entertainment Facilities.
Education, Public Administration, Health Care, and Other Institutions				
26	Educational	4; 5	0.5; 1.0	A. Conditional use permit required if capacity is greater than 150 full-time equivalent students, where 15 credits per quarter is considered full-time. See RZC 21.76.070.K , Conditional Use Permit. B. The school shall allow for the efficient operation manufacturing uses. C. The proposed site design and layout shall minimize the effects of existing manufacturing uses upon the proposal. Site design and layout should include adequate screening of noise,

For adoption

Table 21.14.040C Allowed Uses and Basic Development Standards				
Section	Use	Maximums		Special Regulations
		Height (Stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP	
				light, and view of adjacent and less aesthetic uses (such as a storage yard).
27	Secure community transition facility			See RZC 21.76.070.M , Essential Public Facilities.
28	Institutional health and human services			Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.
29	Day care center			A. Play equipment shall be located no less than ten feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in residential zone.
30	Faith-based and funerary			A. 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. B. Institutions with a seating capacity greater than 750 seats shall: require a traffic study or other documentation deemed suitable by the Technical Committee that demonstrates that there will be no significant adverse impacts to traffic operations on the adjacent street system; have a maximum building height of five stories; be set back five additional feet for every one foot in building height over 45 feet exclusive of rooftop symbolic icons; not contain accessory or stand-alone parking facilities; not contain primary or secondary schools; and shall require a conditional use permit. See RZC 21.76.070.K , Conditional Use Permit. C. Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial. D. Refer to RZC 21.08.280 , Faith-Based and Funerary, for requirements concerning faith-based and funerary uses.
Construction-Related Businesses				
31	Construction-related businesses	4; 5	0.5; 1.0	
Other				
32	Water enjoyment use	45 feet; 45 feet	0.5; 1.0	A. Allowed only in the shoreline jurisdiction of Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond

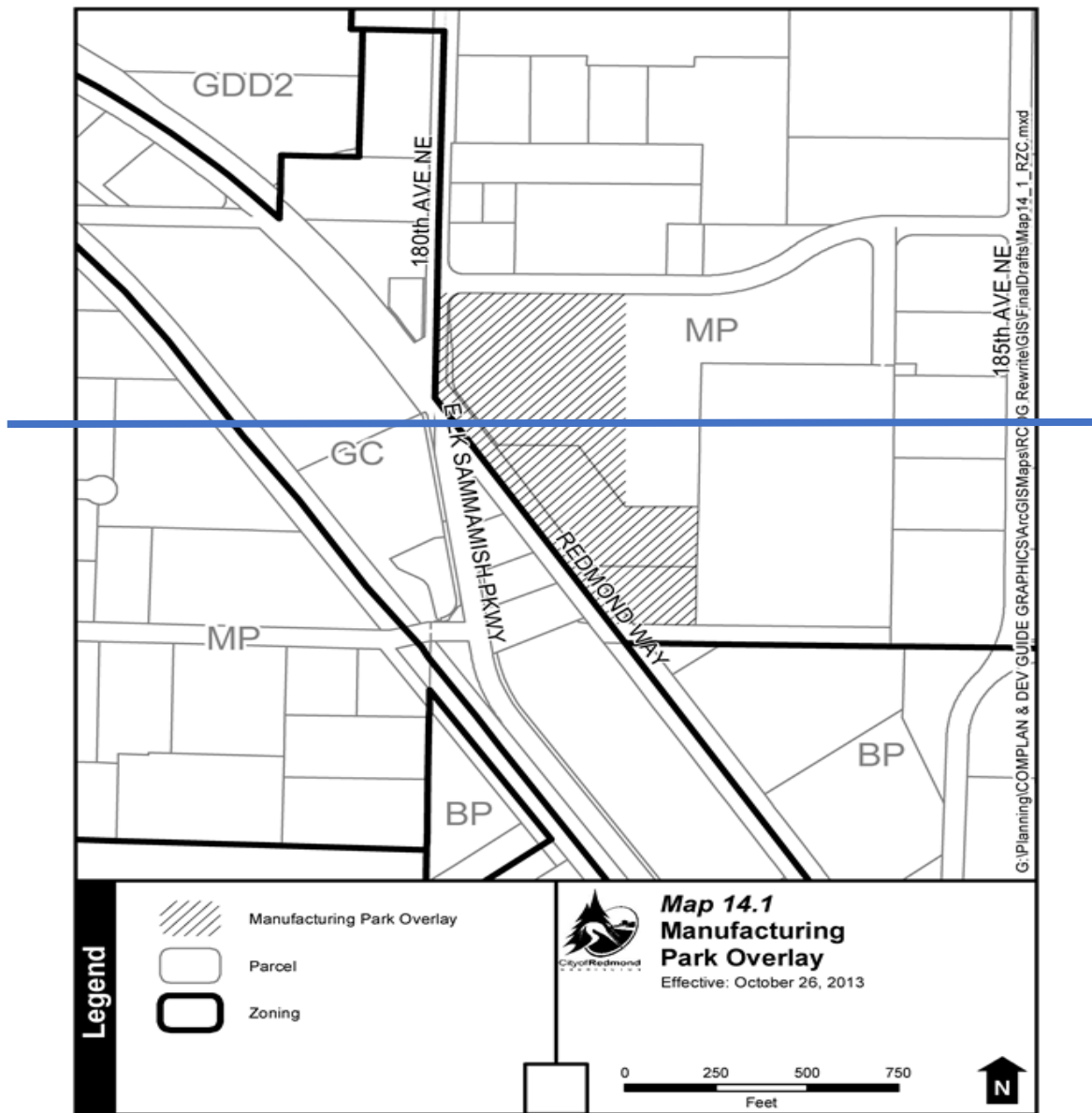
For adoption

Table 21.14.040C Allowed Uses and Basic Development Standards				
Section	Use	Maximums		Special Regulations
		Height (Stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP	
				Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP)
33	Kiosk	1; 1		A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures.
34	Vending cart			
35	Drive-up stand			A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures. G. Must submit circulation plan addressing queuing.

F. ~~Manufacturing Park Overlay~~. The Manufacturing Park Overlay is shown Map 14.1, Manufacturing Park Overlay, below.

For adoption

Map 14.1
Manufacturing Park Overlay



Note: Online users may click the map for a full-size version in PDF format.

For adoption





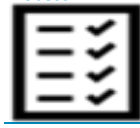



~~G. **Cross references.** For information on how to measure various site requirements like height and setbacks, see RZC [21.16.020, How to Measure Site Requirements](#). See RZC [21.16.030, Other Applicable Regulations](#), for information on other standards that may apply to you.~~

21.14.050 Industry.

A. **Purpose Statement.** The purpose of the Industry (I) zone is to provide locations for manufacturing, industrial uses, mineral and resource extraction and processing, wholesale trade and distribution, and associated warehouse and storage activities. Residential uses are generally prohibited.

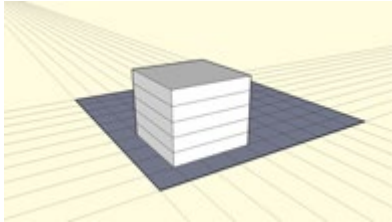
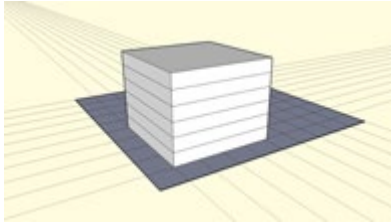
~~The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the chapters and sections of the Redmond Zoning Code that apply to development within this zone.~~

Industry—Regulations Table

Land and Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical and Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program (TDR)	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program (GBP)	Public View Corridors and Gateways
Density	Outdoor Storage, Display and Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

B. **Maximum Development Yield.**

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Table 21.14.050A Maximum Development Yield <u>in Industry Zone</u>					
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations	
Floor area ratio (FAR)	0.50	TDRs or GBP: 0.5	1.00	Example of a <u>60-foot 5-story</u> building with FAR = 0.50	Example of a <u>70-foot 6-story</u> building with FAR = 1.00
Height	<u>5 stories</u> <u>60 feet</u>	TDRs or GBP: <u>1 story</u> <u>10 feet</u>	<u>6 stories</u> <u>70 feet</u>		

C. *Regulations Common to All Uses.*

Table 21.14.050B Regulations Common to All Uses <u>in Industry Zone</u>			
	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage (feet)	30	
	Front and street setbacks (feet)	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings.
	Rear and side setbacks (feet)	10	B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas.

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Table 21.14.050B Regulations Common to All Uses in Industry Zone			
	Regulation	Standard	Exceptions
			D. Setbacks may be reduced to 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.
	Landscaping	20 percent	
Maximum	Impervious surface area	80 percent	Industrial uses on sites less than 10 acres may exclude lined ponds that are part of a water treatment facility from impervious surface area calculations.
	Height (stories-feet)		
	Without TDRs or GBP	5 60	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)
	With TDRs or GBP	6 70	
	FAR (Floor Area Ratio)		
	Without TDRs or GBP	0.5	All legal lots are entitled to 10,000 square feet gfa without the use of TDRs or GBP provided that other site requirements can be met.
	With TDRs or GBP	1.0	
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
	Critical aquifer recharge areas		Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C , Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II, for more information.

D. **General Allowed Uses and Cross-References.** ~~For use regulations refer to RZC 21.04. The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in~~

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~~associating the current use classes with the use classes and associated definitions that were in effect prior to December 31, 2021. Additional references assist in generally aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's business licensing system. Additional information specific to the intended use may be necessary.~~

~~Uses that are not listed below nor within the associated definition of the individual use category or class shall be classified by the Code Administrator for applicability based on the purpose and intent of the zone within which the use is proposed.~~

Table 21.14.050.1. ~~General Allowed Uses and Cross-References in I Zone (Nonresidential)~~

~~Use Permissions: P—Permitted; L—Limited; C—Conditional; N—Not Permitted~~

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Retail sales	Automobile sales, service, or rental establishment	L	M	800—899
1. Is limited to automobile repair only.		L		
Business and service	Professional services	L	B	700—799, 900—999
1. Is limited to research and development only.		L		
Food and beverage	Full-service restaurant; cafeteria or limited service restaurant; caterer; food service contractor	P, C	A, B, F	100—199, 700—799, 900—999
Manufacturing and wholesale trade	Manufacturing and wholesale trade	L	M, F, H	100—199
Artisanal manufacturing, retail sales, and service		L	M, F, H	100—199
Rail transportation	Rail transportation	P		
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	P		
Truck and freight transportation services	Truck and freight transportation services	P		
Towing operators and auto impoundment yards	Towing operators and auto impoundment yards	P		

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Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Heliport facility	Heliport facility	C		
Communications and information	Communications and information	P		
Wireless communication facilities	Wireless communication facilities	P		
Regional utilities	Regional utilities	P		
Local utilities	Local utilities	P		
Incidental hazardous waste treatment and storage	Incidental hazardous waste treatment and storage	L		
Primary hazardous waste treatment and storage	Primary hazardous waste treatment and storage	L		
Natural and other recreational parks	Natural and other recreational parks	P		
Adult entertainment facilities	Adult entertainment facilities	C	A	400—499
Secure community transition facility	Secure community transition facility	C	I	500—599
Construction-related businesses	Construction-related businesses	P	B	
Mining and extraction establishments	Mining and extraction establishments	C		
Solid waste transfer and recycling	Solid waste transfer and recycling	P	H	

~~E. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Industry (I) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column.~~

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Permitted uses may require land use permit approval. See RZC [21.76.020](#), Overview of the Development Process, for more information.

Table 21.14.050C Allowed Uses and Basic Development Standards		
§	Use	Special Regulations
General Sales or Services		
1	Retail sales	<p>A. Auto and motorcycle sales may occupy up to 25 percent of the combined gross floor area.</p> <p>B. Shall not abut residential zone.</p> <p>C. Vehicle display area shall be outside of required parking and landscape areas.</p> <p>D. Vehicles shall be stored on paved surfaces.</p> <p>E. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.</p> <p>F. Outdoor loudspeaker systems are prohibited.</p> <p>G. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.</p> <p>H. Vehicle repair shall be conducted indoors.</p>
2	Business and service	
3	Food and beverage	<p>A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.</p> <p>B. Shall be located in multi-tenant building or a single building in a multi-building, multi-tenant complex.</p> <p>C. Fifty-person capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100 persons or 25 percent of combined gross floor area, whichever is less.</p> <p>D. Hours of operation limited to 6 a.m. – 10 p.m.</p>
Manufacturing and Wholesale Trade		
4	Manufacturing and wholesale trade	<p>A. Asphalt and concrete batch plants shall have direct access to arterials.</p> <p>B. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.</p> <p>C. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet.</p> <p>D. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.</p>
5	Artisanal manufacturing, retail sales, and service	
Transportation, Communication, Information, and Utilities		
6	Rail transportation	
7	Road, ground passenger, and transit transportation	
8	Truck and freight transportation services	

For adoption

Table 21.14.050C Allowed Uses and Basic Development Standards		
§	Use	Special Regulations
9	Towing operators and auto impoundment yards	
10	Rapid charging station	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 , Comprehensive Allowed Uses Chart.
11	Battery exchange station	Shall not be located on a parcel that abuts a residential zone.
12	Heliport facility	Conditional use permit required. See RZC 21.76.070.K , Conditional Use Permit.
13	Communications and information	
14	Wireless communication facilities	See RZC Chapter 21.56 , Wireless Communication Facilities, for specific development requirements.
15	Regional utilities	
16	Local utilities	
17	Incidental hazardous waste treatment and storage	A. Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials, including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered. B. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
18	Primary hazardous waste treatment and storage	
Arts, Entertainment, and Recreation		
19	Natural and other recreational parks	
20	Adult entertainment facilities	A. Conditional use permit required. See RZC 21.76.070.K , Conditional Use Permit. B. See RZC Chapter 21.18 , Adult Entertainment Facilities.
Education, Public Administration, Health Care, and Other Institutions		
21	Secure community transition facility	A. Conditional use permit required. See RZC 21.76.070.K , Conditional Use Permit. B. See RZC 21.76.070.M , Essential Public Facilities.
Construction-Related Businesses		
22	Construction-related businesses	
Mining and Extraction Establishments		
23	Mining and extraction establishments	A. Conditional use permit required. See RZC 21.76.070.K , Conditional Use Permit.

For adoption

Table 21.14.050C

Allowed Uses and Basic Development Standards

§	Use	Special Regulations
		B. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet. C. Extraction shall occur during daylight hours; nighttime trucking is permitted. D. Uses shall have direct access to arterials. E. Uses shall minimize noise and lighting impacts by using noise suppression devices and light shielding, and by using landscape buffers to screen lighting from adjacent shoreline areas.
Other		
24	Solid waste transfer and recycling	

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

Redmond 2050: Relocate Conservation and Recreation Regulations to new chapter. Rename Bear Creek Design District 2 to Conservation Open Space.
Draft Date: 05/27/25 – for adoption

Exhibit 9: Chapter 21.15 **CONSERVATION AND RECREATION REGULATIONS**

Structure:

21.15.005	Purpose
21.15.010	References
21.15.100	Development Standards
21.15.200	Site and Design Requirements
21.15.300	Agricultural Practices Notice.

21.15.005 Purpose

A. Urban Recreation Zone. The Urban Recreation zone is meant to provide for limited urban uses on lands inappropriate for more intense urban development due to: (1) extensive environmentally critical areas, natural hazards, or significant natural or cultural resources; and (2) extreme cost or difficulty in extending public facilities. This zone provides for suitable urban uses, such as recreational uses needed to serve Redmond and the region.

B. RA-5 Semirural Residential Zone. The RA-5 Semirural Residential zone maintains low, semirural residential densities within the Urban Growth Area on lands not suited to intense urban uses and not already characterized by urban development. Densities in this zone cannot exceed one unit per five acres, exclusive of density bonuses. The Semirural Residential zone may be used to maintain the semirural character of lands with significant amounts of critical areas that make the land unsuited to urban development, that are characterized by urban development, and that are not appropriate for long-term agriculture or forestry use. Land uses other than residential that may be appropriate and are allowed in the Semirural Residential zone would include uses that do not impact the primarily residential character and uses of the zone.

C. Conservation Open Space Zone. This zone is intended for wetland banking and conservation. No development activity will occur within this zone other than for trails and passive recreational uses.

21.15.010 References

- For allowed uses, see RZC 21.04.
- For incentives see:
 - RZC 21.67, Green Building Program (GBP)
 - RZC 21.20 Affordable Housing

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- RZC 21.55 Citywide Incentives
- For mandatory Green Building requirements see RZC 21.67.
- For design standards see RZC 21.58.
- For information on how to measure various site requirements like height and setbacks, see RZC 21.16 Site Requirements Measurement and Other Applicable Regulations.

21.15.100 Development Standards

A. The following table contains the basic zoning regulations that apply to development within the Conservation and Recreation zoning districts.

Table 21.15.100.A Conservation and Recreation Development Standards				
Development Standards	Conservation and Recreation Zones			References
	UR	RA-5	COS	
Max Height	35 ft, 30 ft within shorelines	35 ft, 30 ft within shorelines	0 ft	For properties subject to the King County Farmland Preservation Program, the maximum building height shall be 45 feet. Agricultural structures shall not exceed 45 feet.
Max. Impervious Surface ¹	10%	20%	N/A	For properties in the Conservation Open Space zone, impervious surface area resulting directly from the Bear and Evans Creek Trail and Greenway is exempt from impervious surface area calculations.
Lot Coverage	N/A	2.5% of total lot area	N/A	

NOTES:

1. Other regulations will impact the impervious surface area and may result in less than the maximum impervious area, including open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

21.15.200 Site and Design Requirements.

A. Urban Recreation Location of Structures. In order to reduce lengthy public facility or road extensions, buildings on a single development site shall be clustered together, provided that the separation requirements of the City's Buildings and Construction code, RMC Title 15, shall be met.

For adoption

B. Parcel size, setbacks, and public realm standards are as shown on Table 21.15.220 below.

Table 21.15.200.B Conservation and Recreation site design standards				
Standards	Conservation and Recreation Zones			References
	UR	RA-5	COS	
Average Minimum Lot Size	10 acres	4.5 acres	N/A	
Lot Width Minimum	100 ft	100 ft	N/A	
Lot Depth Minimum	100 ft	100 ft	N/A	
Minimum Lot Frontage	300 ft	20 ft	N/A	
Lot Width Circle Minimum Diameter	100 ft	100 ft	N/A	
Front Setback minimum	30 ft	30 ft	N/A	
Side (Street) Setback Minimum	40 ft	30 ft	N/A	Side (Street) Setback is measured for each side.
Side (Interior) Setback Minimum	20 ft	30 ft	N/A	a. Within the Urban Recreation zoning district, building separation is not applicable to accessory structures on the same lot as the primary structure. b. Within the RA-5 Semirural zoning district, for zero lot line development, a dwelling unit may be placed on one interior side property line, giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 30 feet. See RZC 21.16.200.D, Zero Lot Line Development, for additional requirements.
Rear Setback Minimum	40 ft	30 ft	N/A	
Lake Sammamish Setback Minimum	N/A	35 ft	N/A	
Building Separation Minimum	N/A	10 ft	N/A	

21.15.300 Agricultural Practices Notice.

A. Urban Recreation Special Use Standards. To protect agricultural uses from nuisance lawsuits and reduce potential land use conflicts, a statement describing the nature of the agricultural uses shall be recorded with the property. All approved plats, development permits, and building permits within 500 feet of land used for agricultural uses or vacant land within the Urban Recreation zone shall include the following notice:

“The property covered by this approval is located in or near an area where agricultural uses are allowed. A variety of commercial and agricultural activities may occur which are not compatible with some development.”

Redmond 2050: RZC streamlining and consolidation, supporting rooftop amenities and green building techniques.

DRAFT DATE: 05/27/25 – for adoption

Exhibit 10: Chapter 21.16

SITE REQUIREMENTS MEASUREMENT AND OTHER APPLICABLE REGULATIONS

REPEAL AND REPLACE

Sections:

21.16.010	Purpose.
21.16.100	Area Calculations
21.16.200	Building Measurements and Placement Standards
21.16.300	Allowed Density and Floor Area Ratio (FAR)
21.16.500	Lot Measurements
21.16.600	Special Requirements

21.16.010 Purpose.

A. This chapter explains how to measure site requirements, such as height and setbacks. Each zone has different site requirements, but the manner in which those requirements must be measured is the same for each zone. Definitions of site requirements can be found in RZC 21.78, *Definitions*. This chapter also identifies regulations in the zoning code and generally when they apply. These requirements implement Redmond’s Comprehensive Plan, the Growth Management Act, the Multicounty Planning Policies, and the Countywide Planning Policies, while also protecting from public nuisances, incompatible uses, and other hazards.

B. Relationship to Building and Construction Codes. Compliance with the general residential requirements of this chapter does not relieve a unit owner from complying with any requirement set forth in RMC Title 15, Buildings and Construction Codes. In the event of a conflict between the requirements in this Chapter and the requirements of the City Building and Construction Code, the most restrictive requirement shall apply.

21.16.100 Area Calculations.

A. Net Buildable Area Calculation.

Net buildable area, for the purpose of determining the minimum density for a site, shall be calculated by subtracting areas where building is prohibited or subject to significant restrictions from the gross area of a site. The area remaining after these exclusions from the gross site area represents the net buildable area. The following exclusions from the gross site area, and only these exclusions, may be used in determining net buildable area:

1. Critical areas and shoreline areas where development is prohibited or restricted shall be excluded from the net buildable area. These critical areas and shoreline areas shall include: Landslide Hazard Areas; Category I through IV wetlands; Class I through IV streams; floodways; floodplains; critical areas
-

buffers; the area waterward of the line of the ordinary high water mark on Lake Sammamish, regardless of the extent of ownership; lands required to be maintained in open space; and Native Growth Protection Areas.

- 2. Surface water retention areas that are dedicated or otherwise held in common shall also be excluded from the net buildable area.
- 3. Public rights-of-way, private streets and access corridors, parks and open space that are dedicated or otherwise held in common, and above-ground public facilities shall also be excluded from the net buildable area.
- 4. For example, where gross site area equals 87,120 square feet or two acres, the following calculation is made to determine net buildable area:

Table 21.16.100.A. Calculating Net Buildable Area						
FORMULA						
Gross Site Area	–	Critical Areas and buffers	–	Public rights-of-way	=	Net Buildable Area
EXAMPLE						
87,120 sq ft	-	6,100 sq ft	-	15,680 sq ft	=	65,340 sq ft (1.5 acres)

- 5. In order to avoid the expense of technically assessing a site’s net buildable area, a builder/developer may elect to apply the minimum required density percentage to the gross area of the site instead of the net buildable area in order to determine the minimum required number of units or gross floor area.

B. Tract area. Some zones require a minimum tract area in order to develop a site. This is the land area that is part of the development application. Existing rights-of-way are excluded from the calculation.

21.16.200 Building Measurements and Placement Standards

A. Building Height

- 1. Purpose. The purpose of the maximum height of structures requirement is to:
 - a. Maintain a consistent land use pattern and visual character in residential neighborhoods;
 - b. Protect important community-recognized view corridors; and
 - c. In the case of shoreline height limits, to protect habitat values and the aesthetic resources of the shoreline and aid in preserving views in shoreline areas.
- 2. Measuring Building Heights. All zones set limits on building height. To calculate the height of a structure:
 - a. Draw the smallest rectangle possible around it.

- b. Find the midpoint of each side of the rectangle.
 - c. Calculate the finished grade at that point.
 - d. Average the elevations for the four midpoints.
 - e. Subtract the result from the building's highest elevation.
3. Requirements. The maximum height of structures requirement sets the limit above which structures shall not extend, as set forth in the zone use chart for each zone.
 - a. Maximum Height Exceptions. The following projections above the roof height maximum are allowed:
 - i. Hose towers (when associated with a fire station), chimneys, antennae, smoke and ventilation stacks flagpoles, heating, cooling and ventilation equipment, mechanical equipment screens and enclosures, roof access stair enclosures, solar panels, and wind turbines may exceed the highest point of the existing or proposed structure by no more than 15 feet.
 - ii. Faith-Based and Structures. Special height exceptions for steeples, bell towers, crosses or other symbolic religious icons are contained in RZC 21.08.280, Faith-Based and Funerary.
 - iii. Parapets, cupolas, light monitors, and rooftop railings may extend four feet above the height limit.
 - iv. Walls or fences located between rooftop decks may extend six feet above the height limit.
 - v. Stairway enclosures, elevator penthouses, or other mechanical equipment that provide rooftop access, including vestibules for entry and exit to rooftop amenity spaces, and cumulatively cover no more than ten percent of the roof area may extend up to ten feet above the height limit, provided that the enclosures are setback at least fifteen feet from all roof edges on the street facing facades.
 - vi. Encroachments are also permitted for green building construction methods and technologies that project from or are attached to the building, including but not limited to building integrated photovoltaics, wind and solar energy devices, shade structures, foundation and structural reinforcement in support of net zero or green building construction.
 - vii. Where design flexibility is allowed per RZC 21.58.
4. Maximum Height of Structures – Height Limits within Shorelines (SMP). Maximum height limits for structures within shorelines can be found in RZC Table 21.68.050 and 21.68.050.

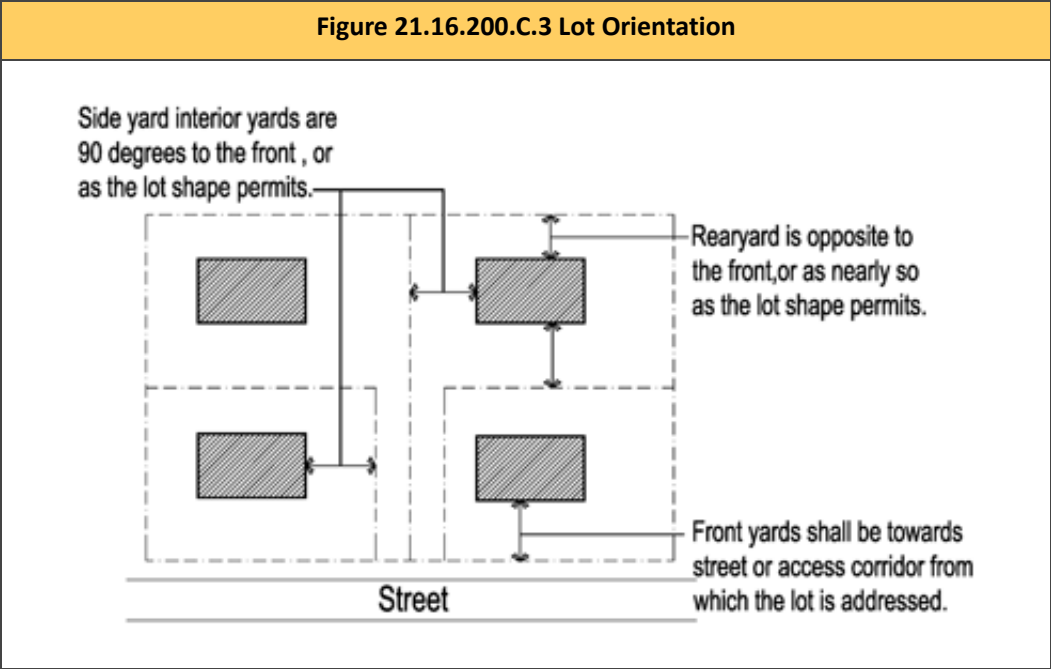
B. Building Separation.

1. Purpose. The purpose of the building separation requirement is to:
 - a. Maintain a consistent and compatible land use pattern for Redmond's neighborhoods;
 - b. Provide for adequate light and air to all properties;
-

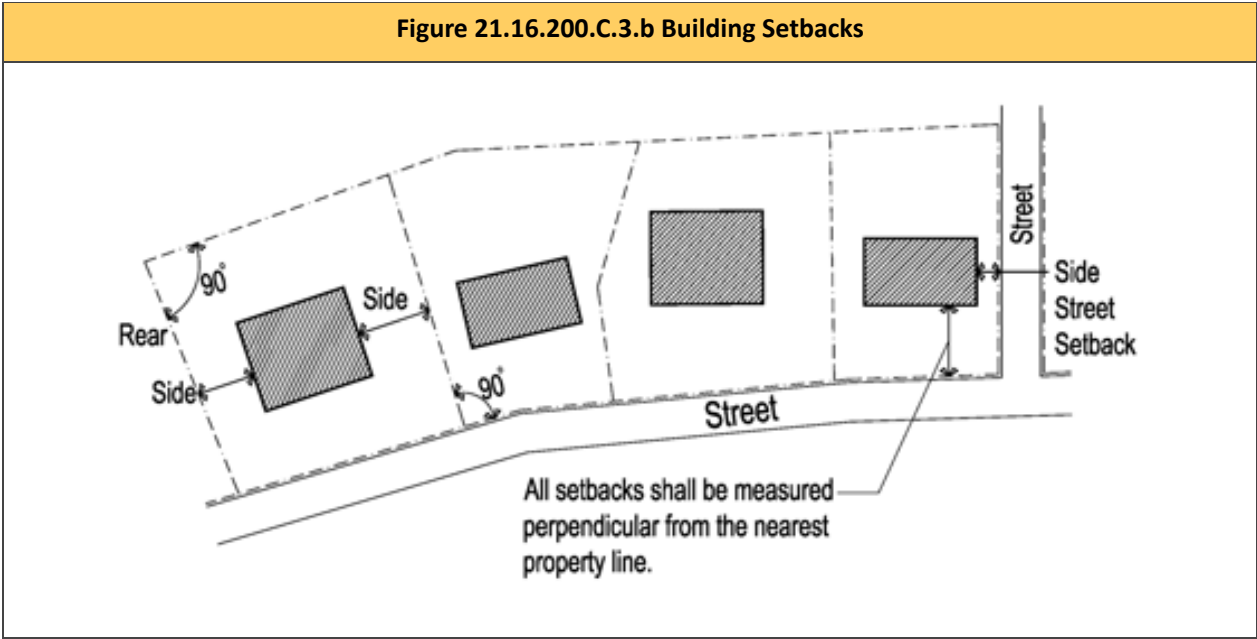
- c. Minimize incompatibilities, such as excessive light and noise;
 - d. Prevent public nuisances such as the potential for fire damage from buildings constructed too close to each other; and
 - e. Allow for easy access to structures in the event of fire or other emergency.
2. Requirement. Buildings, except for accessory structures, shall maintain the separation required in the zone use chart for the zone in which the building is located.

C. Building Setbacks.

1. Purpose. The purpose of front, rear, side/interior, and side street setbacks is to:
 - a. Maintain a consistent and compatible land use pattern for Redmond's residential neighborhoods;
 - b. Provide for adequate light and air to all properties;
 - c. Minimize incompatibilities, such as excessive light and noise; and
 - d. Prevent public nuisances, such as the potential for fire damage from buildings constructed too close to each other.
 2. Measuring Setbacks. All zones require minimum or maximum setbacks or have build-to lines. Setbacks shall be measured:
 - a. From the property line.
 - b. At right angles, or as near to right angles as possible.
 - c. In a plane horizontal to the ground.
 3. Requirements.
 - a. The front of the lot is the side nearest the street or access corridor that provides the primary access. The rear is opposite the front, or as nearly so as the lot shape permits. The sides are 90 degrees to the front, or as nearly so as the lot shape permits. Where a lot does not front on a named street and it is most logical to have the front oriented towards the unnamed access corridor, the yard towards the unnamed access corridor is considered the front.
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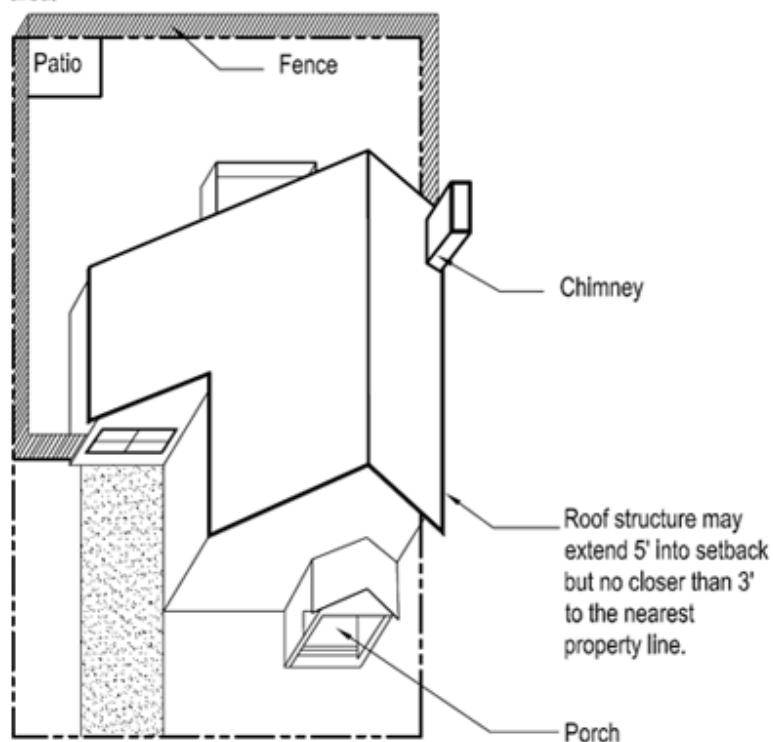
b. Measurement. All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line in a plane horizontal to the ground, or in the case of access corridors for single-family residential development, from the nearest edge of the easement to the foundation line of the structure. Front, side street, side/interior, and rear directions shall be determined as provided in RZC 21.16.200.C.3.a.



- c. Side Street Setbacks. Side street setbacks shall apply whenever a side yard adjacent to a structure faces a public street, private street, or access corridor.
- d. Corner Lots. Corner lots shall be subject to only one front setback requirement.
- e. Side/Interior Setbacks. In those zones where the side/interior setback is a total of six feet between buildings, each lot shall have no less than a three-foot side/interior setback. The total of six feet may be shared between the abutting setbacks provided that no individual setback is less than three feet from the nearest property line.
- f. Rear Setbacks – Alleys. When vehicular access to a lot is by an alley, the rear setback shall be four feet from the nearest alley line.

Figure 21.16.200.C.3.f Permitted Encroachments in Setback Areas

Building extremities such as chimneys, decks at least 30" above grade, and porches, bay windows, roof structures and other building extremities may encroach front, rear and side street setbacks. These extremities may project up to 5 feet into an interior side yard setback area.



- 4. Encroachments/Front, Rear, Side Setbacks. Minor structures, appurtenances and improvements may encroach into required front, rear, and side setbacks as follows:

a. Encroachments into Setbacks. The following features are permitted to encroach up to five feet into front, rear, and side street setback areas: chimneys, porches, bay windows, roof structures, eaves, ground mounted mechanical equipment, and other building extremities, such as gas fireplace enclosures. Encroachments are also permitted for green building construction methods and technologies that project from or are attached to the building, including but not limited to building integrated photovoltaics, wind and solar energy devices, shade structures, foundation and structural reinforcement in support of net zero or green building construction. No encroachments into setback areas may extend more than three feet from the nearest property line.

b. Lake Sammamish Encroachments. No encroachments are allowed with the Lake Sammamish waterfront building setbacks, except as provided in RZC 21.16.200.C.5.c, Waterfront Building Setbacks along Lake Sammamish. (SMP)

c. Improvements. Improvements less than 30 inches above grade including decks, patios, walks and driveways are permitted in setback areas. Fences, landscaping, flagpoles, street furniture, transit shelters, public utility equipment, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met.

5. Setback Modifications.

a. Multifamily/Front Setbacks. A binding site plan, site plan, or preliminary plat may modify front setbacks along access corridors within multifamily developments, provided that front setbacks are maintained from all public streets.

b. Zero Lot Line Development. Within zero lot line developments, buildings may be located within the side yard setback according to the requirements set forth in RZC 21.08.390, Zero Lot Line Development.

c. Waterfront Building Setbacks along Lake Sammamish (SMP). Waterfront Building Setbacks for Lake Sammamish can be found in RZC Table 21.68.050 and 21.68.060.B

D. Zero Lot Line Development.

1. Purpose. The purpose of zero lot line development is to:

- a. Provide more usable private open space;
- b. Promote the efficient use of land;
- c. Protect critical areas; and
- d. Provide greater flexibility in site development standards while at the same time assuring that the single-family character of the development is maintained.

2. Requirements. All zero lot line developments shall comply with the standards and requirements of site requirements set in the zone use chart for the underlying residential zone, as well as other related policies and regulations of the Zoning Code. In the event that any of the zero lot line requirements described below conflict with other standards of the Zoning Code, the requirements for zero lot line development shall apply.

a. *Building Setbacks.*

- i. One building side/interior setback may also be reduced so long as the opposite side/interior or side street setback on the lot is increased by an amount corresponding to the original side setback reduction.
- ii. These side/interior setback reductions shall not apply to side setbacks adjacent to lots that are not part of the zero lot line development.
- iii. Accessory buildings and structures shall conform to the setbacks set or required for the primary dwelling unit.

b. *Maintenance and Drainage Easements.* A perpetual easement related to maintenance, eaves, and drainage of at least five feet shall be provided on the lot adjacent to the zero lot line property line which, with the exception of wall and/or fences, shall be kept clear of structures. This easement shall be shown on the face of the plat map and incorporated into each deed transferring title on the property. The building wall along the zero lot line shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners.

c. *Platting Requirements.* The final plat or short plat shall show the approximate location of buildings proposed to be placed within the required setbacks.

E. Maximum Gross Floor Area for Structures on a lot in Neighborhood Residential Zone.

1. Purpose. The purpose of the maximum gross floor area for structures on lots within the Neighborhood Residential zone requirement is to:

- a. Serve Redmond's planned housing needs and increase Redmond's housing supply;
- b. Ensure that the maximum for the total square footage for all structures is regulated with consistent methods; and
- c. Provide for a greater net maximum for the total square footage for all structures to lots with multiple dwelling units.

2. Requirements.

- a. RZC 21.08.200 establishes the maximum for Gross Floor Area (GFA) of all structures on a lot within the Neighborhood Residential Zone. The maximum for the total square footage for all structures within the lot shall be determined by the quantity of dwelling units provided on the lot.
 - b. Measurements. For the purpose of calculating maximum GFA in the Neighborhood Residential zone, the following shall be applied. The area included within the inside finished wall surface of the
-

surrounding exterior walls of a building, exclusive of vent shafts, elevator shafts, stairwells, courts, second-story atriums, lobbies, unroofed areas, roofed areas open on two or more sides, and accessory structures less than 200 sq. ft. Gross floor area shall include garages and below grade floor.

21.16.300 Allowed Density and Floor Area Ratios (FAR)

A. Purpose. The purpose of the allowed density requirement is to:

- 1. Maintain a consistent and compatible land use pattern in Redmond in compliance with the Redmond Comprehensive Plan;
- b. Serve Redmond’s planned housing needs; and
- c. Prevent public nuisances that result from a lack of adequate open space and the over utilization of public facilities.

B. Density Calculations for Residential Zones.

1. RA-5 Density Calculation. When calculating allowed density for a site in the RA-5 zoning district, the gross area of the site is multiplied by the allowed density per acre. The result is the maximum number of units (other than ADUs) that may occupy that site. Any available density bonuses are calculated on the base density.

Table 21.16.300.B. Calculating Maximum Number of Dwelling Units in the RA-5 Zoning District				
FORMULA				
Gross Site Area (sq. ft.)	x	Density per Acre (in sq. ft.)	=	Max Dwelling Units
EXAMPLE				
217,800 sq ft	x	0.2/43,560	=	1 unit max

2. Neighborhood Residential Density Calculation. Allowed density in the Neighborhood Residential zoning district is measured in dwelling units per lot, inclusive of accessory dwelling units and exclusive of bonuses.

3. Neighborhood Multifamily Density Calculation. Allowed density in the Neighborhood Multifamily zoning district is measured in floor area ratio.

C. Floor Area Ratio (FAR).

- 1. Many zones set FAR limits. To calculate FAR:
 - a. Determine the gross site area (but exclude existing rights-of-way).

- b. Determine the gross floor area of all structures on the site (excluding parking structures).
 - c. Divide the gross floor area by the gross site area.
 - d. Use the same units (e.g., feet or acres) for both site and structure area.
2. For properties under a common ownership that are contiguous or separated only by rights-of-way, FAR may be calculated based on the average FAR across those properties, and density and impervious surface coverage may be transferred among contiguous properties, provided the properties meet other applicable regulations.

D. Minimum Required Density.

1. Purpose. The purpose of minimum required density is to:
 - a. Establish a consistent and compatible land use pattern in Redmond residential neighborhoods;
 - b. Provide for the efficient use of land;
 - c. Provide for the efficient use of public facilities and services; and
 - d. Reduce public nuisances that often result when undeveloped areas are urbanized.
 2. Relationship to Allowed Density. While allowed density places an upper limit on the number of units that may be located on a site, the minimum required density establishes a lower limit. When taken together, the site calculations for allowed density and minimum required density create an upper and lower range that defines the number of units that may be built on a site. One important difference between allowed density and minimum required density is that allowed density is calculated using gross site area while minimum required density uses the net buildable area of a site.
 3. Requirements.
 - a. RA-5 Zoning District. The minimum required number of dwelling units for a site is equal to the site's net buildable area multiplied by the site's allowed or "zoned" density, and multiplied again by the minimum required density (80 percent of net acres). The net buildable area calculation is explained in RZC 21.16.100.A.
 - b. Neighborhood Residential Zoning District. One dwelling unit is required per lot.
 - c. Neighborhood Multifamily Zoning District. The minimum required gross floor area for a site is equal to the site's net buildable area multiplied by the minimum FAR of 0.44.
 - d. Neighborhood Mixed-Use Zoning District. One dwelling unit is required per lot.
 6. Applicability/Exceptions. Minimum required density applies to all new residential development with the following exceptions:
 - a. The construction of any new dwelling unit on an existing lot of record;
-

- b. The renovation or conversion of existing dwelling units provided that such a renovation or conversion does not result in a reduction in the number of dwelling units to a number below the minimum required;
- c. An existing legal lot, with one existing home, being divided into two lots;
- d. New development where 60 percent or more of the new units provided would be affordable to households earning 50 percent or less of area median income; and
- e. Lots with an approved food truck court are exempt from minimum density requirements.

21.16.500 Lot Measurements

A. Lot Coverage for Structures.

1. Purpose. The maximum lot coverage for structures requirement sets the maximum percentage of a lot that may be covered with primary and accessory structures. The purpose of the maximum lot coverage for structures requirement is to:
 - a. Maintain a consistent and compatible land use pattern for Redmond's residential neighborhoods;
 - b. Provide for adequate light and air to all properties; and
 - c. Prevent public nuisances that may result from a reduction of open space, such as increased stormwater runoff and other environmental hazards.
2. Measuring Lot Coverage. Many zones have lot coverage limits. Calculate lot coverage area by summing all structure and accessory structure footprints as viewed in plan view, including decks exceeding 30 inches in height above grade, decks with roofs, patios with roofs, and porches with roofs, and dividing the total by the lot area.

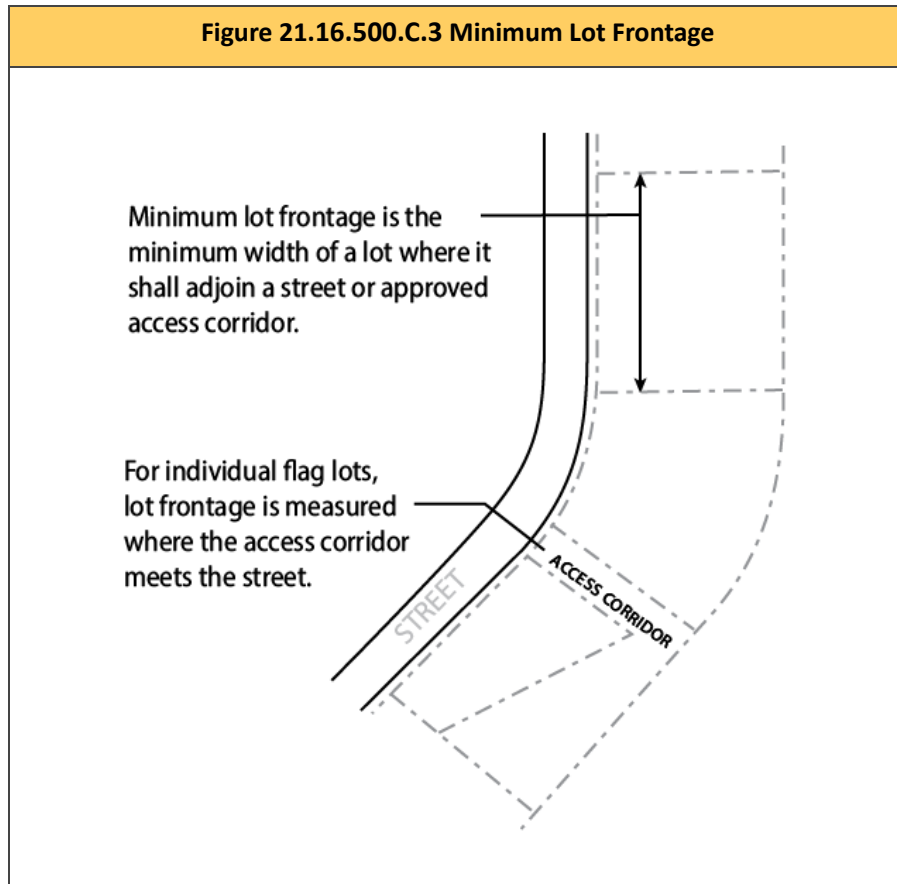
B. Impervious Surface Area.

1. Purpose. The maximum impervious surface percentage in the zone use chart for each zone establishes the maximum percentage of a lot's area that may be covered with structures (including outdoor storage), paved areas, and other impervious surfaces. The purpose of the maximum impervious surface requirement is to:
 - a. Maintain open space;
 - b. Prevent adverse impacts from stormwater runoff;
 - c. Replenish ground water resources; and
 - d. Minimize flooding.
-

2. Calculating Maximum Impervious Surface Area. All zones have impervious surface area limits. Calculate impervious surface area by summing the area of all impervious surfaces on the site. Developments can meet impervious surface area requirements on a lot-by-lot basis or on a development-wide basis.
3. Modifications. As part of an approved binding site plan or subdivision, the Technical Committee may allow for increased maximum impervious surface limits on individual lots within a multi-lot development provided that the total amount of impervious surface for the development as a whole does not exceed the limit established for that zone in the zone summary. If a modification is approved, the development shall be conditioned to ensure compliance with the maximum impervious surface limits set by the zone summary for the zoning district.

C. Lot Frontage.

1. Purpose. The purpose of the minimum lot frontage requirement is to:
 - a. Prevent congestion by allowing for on-site parking; and
 - b. Reduce public nuisances that result from an inability of emergency vehicles to access a building either because vehicles block the access to a residence or because the lot is not wide enough to allow emergency vehicles to enter from the street.
 2. Calculating Lot Frontage. Some zones require a minimum lot frontage in order to develop a site. Calculate this by measuring the length of the lot abutting a public or private street or access corridor. See Figure 21.16.500.C.3 for an example.
 3. Requirement. Minimum lot frontage is the minimum width of a lot, as defined by the zone use chart for each zone, where it shall adjoin a street or approved access corridor. For individual flag lots, lot frontage is measured where the access corridor meets the street. For private streets and access corridors serving less than three lots and accessing directly onto a public street, lot frontage may be reduced to 14 feet.
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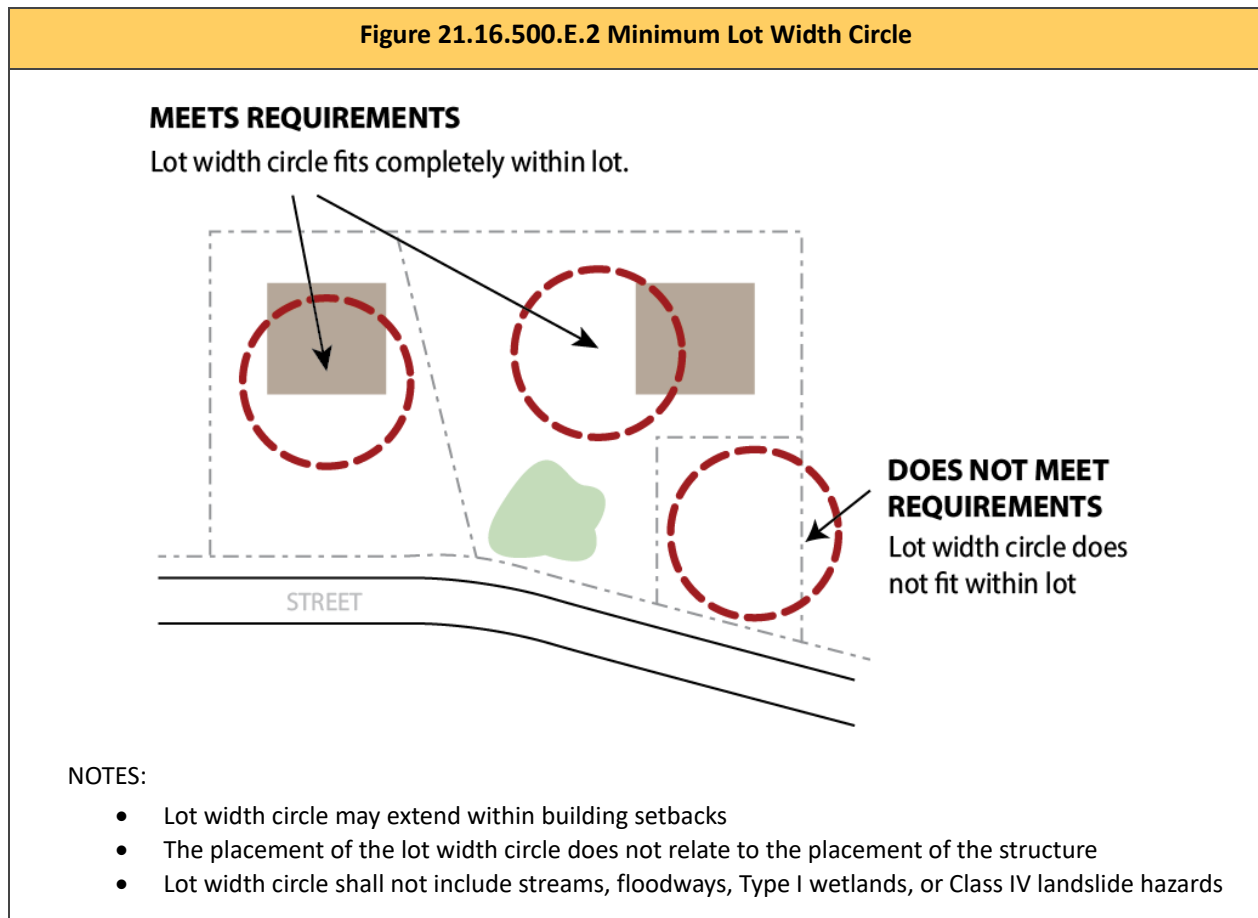
D. Lot Size Averaging

1. Purpose. The purpose of the average lot size requirement is to:
 - a. Allow for the development of consistent and compatible land use patterns throughout Redmond's residential neighborhoods; and
 - b. Minimize public nuisances that may result from a lack of adequate open space and the overutilization of public facilities.
2. Requirements.
 - a. Limitations on Averaging.
 - i. No lot shall be created as a result of lot averaging that results in a lot size that is less than 50 percent of the average lot size standard. For example, with an average lot size of 3,000 square feet in an NR zone, no single lot in a proposed subdivision in this zone may be sized at less than 1,500 square feet. For short subdivisions where three or fewer lots are created, no lot shall be created that is less than 75 percent of the average lot size standard.

- ii. Critical areas and their associated buffers and shoreline areas (the area waterward of the line of the ordinary high-water mark on Lake Sammamish) shall not be included in the average lot size determination for all residential zones.
 - iii. Nothing in this section shall be construed to allow for an increase in the allowed density in the RA-5 zone as calculated in RZC 21.16.xxx and as shown for all residential zones in the zone use charts in RZC 21.04.
- b. Areas of Lots with Access Corridor. The calculation of lot area shall not include any area of the lot that serves as an access corridor.

E. Lot Width Circle.

1. Purpose. The purpose of the minimum lot width circle requirement is to:
 - a. Ensure that each lot is wide enough to maintain a consistent and compatible land use pattern; and
 - b. Ensure that a minimum buildable area is included in each lot created.
 2. Requirement.
 - a. The zone use chart for each zone identifies the minimum lot width circle diameter that must fit within each newly created lot, if applicable. This circle establishes that at least some portion of a lot must be at least as wide as the minimum lot width. The lot width circle shall not include the area waterward of the line of ordinary high-water mark on Class I through Class IV streams and Lake Sammamish, regardless of the extent of ownership; floodways; Category I wetlands; or Landslide Hazard Areas. (SMP)
 - b. In the area between Lake Sammamish and West Lake Sammamish Parkway, the minimum lot width circle diameter shall be 45 feet.
 - c. The minimum lot width circle requirement does not apply where structures overlap two or more lot lines.
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21.16.600 Special Requirements

Residential Land Adjacent to Commercial Zones.

A. **Purpose.** The purpose of the notification special requirements is to promote among potential new residents awareness of existing and potential business park, manufacturing and industrial uses when prospective residents are considering purchasing property located within, adjacent to, or near properties in Business Park, Manufacturing Park, or Industrial zones.

B. **Applicability.** Notification as described in this division shall be required when:

1. A site is developed in a Neighborhood zone that was created from an existing Business Park, Manufacturing Park or Industrial zone;
2. A site is developed in a Neighborhood Residential (NR), Neighborhood Multifamily (NMF), or Neighborhood Mixed-Use (NMU) zone that is adjacent to or within 300 feet of a Business Park, Manufacturing Park, or Industrial zone (measured from the edge nearest the BP, MP, or I zone); or
3. A residential development is created within an existing BP or MP zone (subject to allowed uses shown in RZC 21.04.0100).

For adoption

4. See RZC 21.58.1300 Relationship to Adjacent Properties and 21. 58.1600 High Traffic Corridors, BP, MP, and I Zones for additional applicable standards.
5. See 21.05 for special districts, buffering, and overlays for additional applicable site planning criteria.

C. **Requirements.** For the properties described in section RZC 21.16.600, the City shall require the owners of said properties, as a condition of land use entitlement, to record a Notice of Business Park, Manufacturing Park, and Industrial Uses against said properties, and all properties resulting from subdivision of the properties. The notice shall read as follows:

1. This property is within, adjacent to, or within 300 feet of property zoned Business Park (BP), Manufacturing Park (MP), or Industry (I). Activity may occur on such property that creates undesirable or detrimental impacts both day and night, including, but not limited to, noise, dust, light, and traffic. Uses on such property include various manufacturing, assembly, resource extraction, warehouse, entertainment, and other activities. It is the City of Redmond's policy to support existing and future uses in BP, MP, and I zones as allowed in the Redmond Zoning Code and Redmond Municipal Code, and that the undesirable and/or detrimental impacts described above are allowed up to the legal limit. Nothing in the Redmond Municipal Code or Redmond Zoning Code shall be construed to require that legal existing or future uses abate activities that are consistent with the Municipal Code and Zoning Code.
 2. This notice shall be recorded against this property and any future subdivisions of this property as long as the Business Park, Manufacturing Park, or Industrial zone that warranted this notice exists. This notice shall remain recorded against this property even if future subdivisions of the property are not within 300 feet of the Business Park, Manufacturing Park or Industrial zone that warranted this notice.
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Redmond 2050: Implementing missing middle.

Draft Date: 05/27/25 – for adoption

Exhibit 11: Chapter 21.17

ADEQUATE PUBLIC FACILITIES AND UNDERGROUNDING OF UTILITIES

Sections:

- 21.17.010 Adequate Public Facilities and Services Required.
- 21.17.020 Electrical Equipment and Wiring.

21.17.010 Adequate Public Facilities and Services Required.

A. Purpose. The purpose of this section is to ensure that public facilities and

...

F. Adequate Streets, Sidewalks, and Trails. Except as provided in RZC 21.17.010.B.3, it shall be a condition of approval for development permits that public improvements, including paving, curbs, sidewalks, storm drainage, street lights, and underground utilities (except as provided for in RZC 21.17.020), conforming to the standards adopted by the Technical Committee shall be installed by the applicant prior to final approval or occupancy as follows. The construction of new or remodeling of an existing accessory dwelling units shall be exempt from this section, as well as the teardown and rebuild of an existing single-family home, shall be exempt from this section, except where public street improvements and/or sidewalks are already in place, soon to be installed by others, or in construction adjacent to or near the subject parcel to maintain and provide continuity of safe motorized and non-motorized connectivity.

1. This subsection shall apply to:

- a. New commercial, industrial or residential construction (multifamily, middle housing on infill lot, and new single-family home on infill-vacant lot)
 - b. New subdivisions and short subdivision
 - c. Dedication of private streets
-

d. Remodeling or additions to existing commercial, industrial, or multifamily residential buildings or conversions to these uses that increases gross floor area by 20 percent or greater, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure.

~~e. Remodeling or additions to existing single family residential buildings that increases the gross floor area by 100 percent or more, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure. The decision maker may waive this requirement if any of the conditions set forth in subsection 21.17.010.B.3 are present.~~

2. All new uses or development shall be served by adequate streets, sidewalks, and trails. Street improvements shall as a minimum include half the street abutting the property, but may extend to full street improvements to ensure safe movement of vehicles, bicyclists, or pedestrians. Additional construction may also be required beyond the property frontage to the minimum extent to ensure safe movement of vehicles, bicyclists, or pedestrians, to ensure safe walking conditions for students who walk to and from school, or to connect with nearby improvements within one-tenth (1/10) of a mile. Streets, sidewalks, and trails are adequate if all of the following conditions are met:

<<Administrative note: no changes to subsections a through d. Subsection e was previously repealed; subsections f through h are re-lettered as a result>>

ef. Other public improvements may be required by the RZC as part of street improvements for development. These may include, but are not limited to, sidewalks, **street lights**, landscaping, street trees, pedestrian and equestrian paths, curb ramps, safety railings, guard rails, traffic calming measures, and transit and bicycle facilities.

fg. The proposed circulation system of a proposed subdivision, short subdivision, or binding site plan shall intersect with existing and anticipated streets abutting the site at safe and convenient locations, as determined by the decision maker.

gh. Every lot upon which one or more buildings are proposed to be erected, or a traffic-generating use is proposed to be established, shall establish safe access as follows:

- i. Safe passage from the street right-of-way to building entrances for transit patrons and other pedestrians, in accordance with the requirements of **RZC 21.58, Community Design Standards** ~~RZC 21.60, Citywide Design Standards~~.
- ii. Direct access from the street right-of-way, fire lane, or a parking space to any part of the property as needed to provide public services in accordance with adopted standards (e.g., fire protection, emergency medical service, mail delivery, and trash collection).
- iii. Direct access from the street right-of-way, driveway, alley, or other means of ingress and egress approved by the City of Redmond to all required off-street parking spaces on the premises.

3. Sidewalks, Walkways, Trails, Bikeways, Bike Lanes, Bicycle Routes, and other Nonmotorized Connections.

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

- i. Compliance with the Comprehensive Plan, including the Transportation Master Plan;
- ii. The need to improve access to public facilities;
- iii. The need to connect a development with various ways, such as streets, trails, bikeways, and walkways;
- iv. The need to provide access between developments and uses;
- v. Compliance with standards in RZC 21.17.010.F.2;
- vi. Need for sidewalks on both sides of a street;
- vii. The feasibility of constructing the facility in the proposed route;
- viii. Compliance with Appendix 2, Standard Specifications and Details; and
- ix. Compliance with RZC 21.10, Downtown Regulations, RZC 21.12, Overlake Regulations, RZC 21.13, Marymoor Village ~~Southeast Redmond~~ Regulations, and RZC 21.08, Neighborhoods and Mixed-Use Residential Regulations.

...

21.17.020 Electrical Equipment and Wiring.

B. Requirements for Wiring and Electrical Equipment.

1. Existing aerial wiring shall be relocated underground and new facilities installed underground within a property and within the public right-of-way abutting the property when one or more of the following occurs:

- a. Subdivisions are developed;

- b. Short subdivisions are developed;
- c. Local improvement districts and utility local improvement districts are developed;
- d. Street or utility improvements are undertaken, **except for those associated with Middle Housing development and Single-Family Homes on infill lots;**
- e. Binding site plans are developed;

...

2. Wiring for electrical, communication, and other purposes serving a building or property shall be relocated or placed underground from the point of primary distribution to within a property when one of the following occurs:

...

- d. Construction of new single-family **or middle housing** residences, **including teardown and rebuild of an existing single-family home,** or remodeling or additions to any type of existing residential building that increases gross floor area by 20 percent or more, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure.

<<Administrative note: no changes to remainder of RZC 21.17 in this package.>>

Redmond 2050: Implementing Redmond 2050 zoning consolidation and housing updates, including missing middle and inclusionary zoning

Draft Date: 05/27/25 – for adoption

Exhibit 12: Chapter 21.20

AFFORDABLE HOUSING

Sections:

21.20.010	Purpose.
21.20.020	Applicability.
21.20.030	General Requirements and Incentives.
21.20.040	Implementation Provisions.
21.20.050	Alternative Compliance Methods.
21.20.060	Supplemental Requirements.
21.20.070	Affordable Senior Housing.
21.20.080	Affordable Housing Agreement.

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 seniors of Redmond.
-

21.20.020 Applicability.

A. This chapter applies to:

1. All new residential and mixed-use developments;
2. All new senior housing developments and congregate care dwelling units, not including nursing homes.



B. Payment in lieu applies to qualifying developments in the Neighborhood Residential Zone as defined in RZC 21.20.060.A.1.b.

...

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~~ are 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, **quantity of required affordable housing units, payment in lieu obligations, development unit count thresholds for applicability of affordable housing requirements, and** bonuses, **and other considerations,** may not apply or may be superseded as otherwise specified in RZC 21.20, Affordable Housing or RMC Chapter 3.38 Multifamily Housing Property Tax Exemption.

C. **Unless superseded in RZC 21.20, Affordable Housing or elsewhere in the Redmond Zoning Code, At** **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 made affordable to households

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earning up to 80 percent AMI, adjusted for household size. RZC 21.20 requirements pertaining to affordable unit household earnings ~~shall~~ must be adjusted for household size.

D. There are no bonus market rate units or density bonuses for affordable housing units unless otherwise specified. ~~At least one bonus market rate unit is permitted for each affordable housing unit provided. In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.~~

E. Reserved. ~~Each 50 percent AMI affordable housing unit provided counts as two 80 percent AMI affordable housing units for the purpose of satisfying the affordable unit requirement under subsection RZC 21.20.030.C of this section. For purposes of computing bonus market rate units under subsection RZC 21.20.030.D of this section, two bonus market rate units are permitted for each 50 percent AMI affordable housing unit provided.~~

F. Rounding. The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. Certain provisions in this section on rounding may not apply or may be superseded as otherwise specified in RZC 21.20 Affordable Housing or RMC Chapter 3.38 Multifamily Housing Property Tax Exemption.

G. Reserved. ~~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.~~

H. Reserved. ~~If additional density is achieved as a result of a rezone, 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 transportation impact fee exemptions described in RMC 3.10.105.

J. Multifamily properties providing affordable housing may be eligible for property tax exemption as established in RMC Chapter 3.38.

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

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L. Accessory Dwelling Units (ADUs) ~~shall not may~~ be used to meet the requirements of this section in the Neighborhood Zones, provided that the ADU is at least 900 square feet. (Ord. 2733; Ord. 2803; Ord. 2883; Ord. 2958; Ord. 2978)

21.20.040 Implementation Provisions.

The following requirements ~~shall~~ must 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~~ must remain as affordable housing for a minimum of 50 years from the date of initial owner occupancy for ~~ownership-owner-occupied~~ affordable housing units and for the life of the project for ~~rental-renter-occupied~~ 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-owner-occupied~~ affordable housing units, in order to meet federal or state financial underwriting guidelines.

B. Prior to the issuance of any permit(s), the Administrator ~~shall will~~ 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~~ must 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~~ must be proportionally the same as the tenure for the rest of the housing units in the development. Tenure, for the purposes of this section, refers to whether the units are owner-occupied or renter-occupied.
 3. The affordable housing units ~~shall~~ must consist of a mix of number of bedrooms that is generally proportionate to the bedroom mix of units in the overall development.
 4. The affordable housing units ~~shall~~ must consist of a mix of housing structure types that is generally proportionate to the mix of housing structure types in the overall development. However, the Administrator has the discretion to approve proposals for the use of cottages, duplexes, triplexes, and other housing structure types, to meet the requirements of this section.
 5. 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
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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.

6. 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, durability, and quality of construction of the affordable housing units ~~shall must~~ at a minimum be comparable to entry level ~~rental-renter-occupied~~ or ~~ownership-owner-occupied~~ housing in the City. The affordable housing units ~~shall must~~ include water and energy saving fixtures and support potential electrification hook-ups if the other dwelling units in the development contain those fixtures and potential hook ups.

7. The affordable housing units ~~shall must~~ consist of a mix of number of bedrooms that is generally proportionate to the bedroom mix of units in the overall development.

C. Construction of the affordable housing units ~~shall must~~ 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 must~~ 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.

Effective on: 4/16/2011

21.20.050 Alternative Compliance Methods.

A. While the City strongly prefers 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 better than providing affordable housing on-site, ___

as determined by the Administrator. 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~~ **will** be given for the location of the off-site affordable unit in the same neighborhood planning area, and the site must be near 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.
 - a. Requests to provide cash payments in lieu of providing actual housing units may only be approved by the Administrator if there is an imminent and viable affordable housing project available to receive the cash payments.
 - b. Payments in lieu ~~shall~~ **must** be based on the estimated financial cost of providing affordable housing units on site. The Administrator may consider and require any reasonable method to calculate the estimated financial cost of providing affordable housing units on site. For example, calculating the in lieu cash payment 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. Regardless of method, the in lieu cash payment obligation ~~shall~~ **must** exceed the estimated financial cost of providing affordable housing units on site by at least 10 percent.
 - c. Factors to consider when evaluating whether requests meet the “better” criterion of RZC 21.20.050.B include, but are not limited to: the length of time it takes to produce the affordable units, the location of affordable units and nearby amenities, the quantity of affordable units produced, the affordability levels of household incomes served, the inclusion of project components that benefit the public or meet community needs, the duration of affordability for the units, and equity considerations such as remediating racially disparate housing impacts. Other criteria may be included as determined by the Administrator.
 - d. 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 3.38.
 - e. The payment obligation will be established prior to the issuance of building permits or preliminary plat approval for the project. ~~The payment obligation shall be due prior to issuance of any building permits for the project.~~ **The payment obligation must be paid prior to issuance**
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of a building permit consistent with a development approval. Where a building permit is not required for the development activity, the in lieu payment must be paid prior to issuance of the permit that authorizes the development activity.

3. The Administrator may consider other options for satisfying the affordable housing requirements, as proposed by the project proponent. Proposals may only be approved if the proposals demonstrate a public benefit greater than the underlying affordable housing requirements of RZC 21.20. Proposals must be approved as a condition of the entitlement process.

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. (Ord. 2883; Ord. 2978)

Effective on: 6/17/2017

21.20.060 Supplemental Requirements.

A. Neighborhood Zoning Districts.

1. Neighborhood Residential Zone.
 - a. **Developments of eight or more housing units. When the total unit count for a development in the Neighborhood Residential zone is eight or more units, at least 12.5 percent of units in new developments, regardless of unit count, shall must be made affordable to households earning up to 80 percent AMI.**
 - i. **Fractional numbers of required affordable housing units must be rounded in accordance with RZC 21.20.030.F.**
 - ii. **On-site affordable housing units provided by the development to meet the affordable housing requirement of RZC 21.20.060.A.1.a., also qualify the development for the additional dwelling units per lot standards of RZC 21.08.200, Neighborhood and Mixed-Use Development Standards.**

For adoption

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- b. **Developments of seven or fewer housing units. When the total unit count for a development in the Neighborhood Residential zone is seven or fewer housing units, at least 12.5 percent of units in new developments, regardless of unit count, must be made affordable to households earning up to 80 percent AMI. This affordability requirement applies where one (1) detached single-family home or dwelling unit is proposed to be redeveloped into another one (1) detached single-family home or dwelling unit.** ~~**Rounding.**~~ Fractional numbers of required affordable housing units ~~**shall**~~ **are not rounded to the nearest whole number. and Instead,** the associated ~~**fractional affordable housing affordability**~~ requirement ~~**shall must**~~ be satisfied through cash payments in lieu of providing a full on-site affordable housing unit, **as described in RZC 21.20.060.A.1.b.ii through v.** Developments retain the option to satisfy this fractional number of required affordable housing units with a full on-site affordable housing unit.
- i. The payment in lieu payment amounts ~~**shall will**~~ be published with other City fee updates or schedules and made available to the public.
 - ii. Per RZC ~~**21.08.143.B.1.b**~~ **21.08.200, Neighborhood and Mixed-Use Development Standards,** two additional dwelling units are allowed per lot **(for a total of eight dwelling units allowed per lot)** if at least one affordable unit, made affordable to households earning up to 80 percent AMI, is provided on-site on the same lot. **The payment in lieu will not be required for that development if the development provides an on-site affordable housing unit.** ~~**Other density bonus and bonus market rate unit provisions of RZC 21.20 shall not apply to developments in this zone.**~~
 - iii. Payments in lieu ~~**shall must**~~ 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 Administrator retains the discretion to review and approve other in lieu methods that comply with the requirements and considerations of RZC 21.20.050.B.2.b Alternative Compliance Methods.
 - iv. As an alternative to the payment in lieu values published in the schedules as set forth in this section, applicants required to fulfill affordable housing obligations may request that such payments in lieu be calculated according to an independent study. Such independent studies ~~**shall must**~~ be submitted by the applicant and **will be** reviewed by the Administrator. The Administrator is not required to accept the alternative study if the Administrator determines the study is not accurate or reliable or if the study does not meet the following standards:
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- A. The study ~~shall~~ must follow accepted practices and methodologies.
- B. The study ~~shall~~ must use acceptable data sources, and the data ~~shall~~ must be comparable with the uses and intensities proposed for the proposed development activity.
- C. The study ~~shall~~ must comply with applicable State laws.
- D. The study, including any data collection and analysis, ~~shall~~ must be prepared and documented by professionals qualified in their respective fields.
- E. The study ~~shall~~ must show the basis upon which the independent in lieu payment calculation was made.

- ~~v. The payments in lieu shall be categorized by the typology of the dwelling unit structures, as identified in the table below. The examples of the table are for illustrative purposes and do not limit the category to solely those example typologies.~~

Table RZC 21.20.060.A.1.b.v Structure Typology Categories for Payments in Lieu	
Structure Typology	Examples
Detached	Cottages
Attached (Vertically Aligned or Side by Side Orientation)	Townhomes
Attached (Horizontally Aligned or On Top Orientation)	Stacked Flats
The Administrator has the discretion to review applications and determine which Structure Typology shall apply to structures on the lot, for the purposes of satisfying the requirements of	

- ~~v. vi. The total calculated value of the payment obligation ~~shall~~ must be established prior to issuance of any building permits for the project and shall be due prior to issuance of any building permits for the project. Payment in~~

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lieu obligations must be paid to the City prior to scheduling the 441-sheetrock nailing inspection or nearest equivalent. Where a building permit is not required for the development activity, the payment in lieu obligation must be paid prior to issuance of the permit that authorizes the development activity.

2. Neighborhood Multifamily Zone.

- a. At least 10 percent of ~~rental~~ renter-occupied units in new developments, regardless of unit count, ~~shall~~ must be made affordable to households earning up to 50 percent AMI.
- b. At least 12.5 percent of ~~ownership~~ owner-occupied units in new developments, regardless of unit count, ~~shall~~ must be made affordable to households earning up to 80 percent AMI.

~~c. The density bonus and bonus market rate unit provisions of RZC 21.20 shall not apply to developments in this zone.~~

~~c. Rounding. Fractional numbers of required affordable housing units shall not be rounded and the associated affordability requirement shall be satisfied through cash payments in lieu of providing a full on-site affordable housing unit. Developments retain the option to satisfy this fractional number of required affordable housing units with a full on-site affordable housing unit.~~

~~i. The payment in lieu payment amounts shall be published with other City fee updates or schedules and made available to the public.~~

~~ii. 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 Administrator retains the discretion to review and approve other in lieu methods that comply with the requirements and considerations of RZC 21.20.050.B.2.b Alternative Compliance Methods.~~

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~~iii. As an alternative to the payment in lieu values published in the schedules as set forth in this section, applicants required to fulfill affordable housing obligations may request that such payments in lieu be calculated according to an independent study. Such independent studies shall be submitted by the applicant and reviewed by the Administrator. The Administrator is not required to accept the alternative study if the Administrator determines the study is not accurate or reliable or if the study does not meet the following standards:~~

~~A. The study shall follow accepted practices and methodologies.~~

~~B. The study shall use acceptable data sources, and the data shall be comparable with the uses and intensities proposed for the proposed development activity.~~

~~C. The study shall comply with applicable State laws.~~

~~D. The study, including any data collection and analysis, shall be prepared and documented by professionals qualified in their respective fields.~~

~~E. The study shall show the basis upon which the independent in lieu payment calculation was made.~~

~~iv. The payment obligation shall be established prior to issuance of any building permits for the project and shall be due prior to issuance of any building permits for the project.~~

3. Neighborhood Mixed-Use Zone.

- a. At least 10 percent of units in new developments, regardless of unit count, must be made affordable to households earning up to 80 percent AMI.
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B. Mixed-Use Zones. Southeast Redmond Neighborhood.

~~1. Marymoor Design District.~~

~~a. Other Zones in the Marymoor Design District.~~

- ~~i. 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 area median income, adjusted for household size.~~
- ~~ii. ii. At least 10 percent of the units in the new renter-occupied housing developments of 10 units or more must be low-cost affordable units.~~
- ~~iii. iii. The provisions of RZC 21.20.030.C, D, E, and H shall not apply.~~

1. Corridor Mixed-Use Zone.

- a. At least 10 percent of units in new developments, regardless of unit count, shall must be made affordable to households earning up to 80 percent AMI.

2. Urban Mixed-Use Zone.

- a. At least 15 percent of renter-occupied units in new developments, regardless of unit count, must be made affordable to households earning up to 50 percent AMI.
 - b. At least 15 percent of owner-occupied units in new developments, regardless of unit count, must be made affordable to households earning up to 80 percent AMI. Alternatively, developments may satisfy this requirement by instead providing affordability at the parameters listed below:
 - i. At least 12 percent of owner-occupied units at 50 percent AMI; or
 - ii. At least 13 percent of owner-occupied units at 60 percent AMI; or
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iii. At least 14 percent of owner-occupied units at 70 percent AMI.

C. *Reserved.*

D Urban Centers.

1. Marymoor Village Center.

a. At least 15 percent of renter-occupied units in new developments, regardless of unit count, must be made affordable to households earning up to 50 percent AMI.

b. At least 15 percent of owner-occupied units in new developments, regardless of unit count, must be made affordable to households earning up to 80 percent AMI. Alternatively, developments may satisfy this requirement by instead providing affordability at the parameters listed below:

i. At least 12 percent of owner-occupied units at 50 percent AMI; or

ii. At least 13 percent of owner-occupied units at 60 percent AMI; or

iii. At least 14 percent of owner-occupied units at 70 percent AMI.

2. ~~1.~~ Overlake Metro Center.

a. At least 12.5 percent of ~~rental~~ ~~renter-occupied~~ units in new developments, regardless of unit count, shall must be made affordable to households earning up to 50 percent AMI.

b. At least 12.5 percent of ~~ownership~~ ~~owner-occupied~~ units in new developments, regardless of unit count, shall must be made affordable to households earning up to 80 percent AMI.

~~c. The density bonus and bonus market rate unit provisions of RZC 21.20 shall not apply to developments in Overlake.~~

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~~dc.~~ To encourage residential development in the Overlake ~~Metro Center center~~ area, the early-adopter provisions identified in the table below ~~shall~~ **must** be utilized to calculate the minimum affordable housing requirements for renter-occupied units. The “number of total housing units” ~~shall~~ means the total number of housing units (affordable and otherwise) with vested applications within the Overlake ~~Metro Center center~~ where affordable housing units are required, and which have not received funding from public sources. There ~~shall be~~ **is** no early-adopter provisions for owner-occupied units.

Table RZC 21.20.060.D.1.d	
Number of Total Market Rate Housing Units in Overlake Metro Center center	Renter-Occupied: Minimum Percent of Affordable Housing Units and AMI Level Requirements
First 150 market rate units	12.5% of units at 80% AMI
Second 150 market rate units	12.5% of units at 70% AMI
Third 150 market rate units	12.5% of units at 60% AMI
All subsequent units	Base requirements in RZC 21.20 .060.D.1.a

3. ~~2.~~ Downtown ~~Center~~.

a. At least 10 percent of renter-occupied units in new developments, regardless of unit count, must be made affordable to households earning up to 80 percent AMI.

b. At least 10 percent of owner-occupied units in new developments, regardless of unit count, must be made affordable to households earning up to 80 percent AMI.

~~c. 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. (Ord. 2733; Ord. 2753; Ord. 2786; Ord. 2883; Ord. 2951; Ord. 3028)~~

E. Parking for ~~rental~~ **Renter-Occupied** -Housing Units

1. If the project has a ratio of parking stalls per dwelling unit greater than 0.75 (averaged across the entire project), then the project ~~shall~~ **must** allocate parking as follows:
 - a. A proportionate share of the parking stalls ~~shall~~ **must** be offered for lease to the affordable housing units. The proportionate share of parking stalls offered to affordable housing units ~~shall~~ **must** be a percentage of all parking stalls in the project, with that percentage set to be equal to the number of affordable housing units divided by the number of total housing units in the project. The number of proportionate share parking stalls for affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. For example, if a project has 10 affordable housing units, 90 market rate housing units, and a parking ratio of 0.75 parking stalls per dwelling unit, then the project will have 75 total parking stalls and eight parking stalls must be offered for lease to the affordable housing units. $10 \text{ affordable housing units} / 100 \text{ total housing units} = 10\%$, $75 \text{ parking stalls} \times 10\% = 7.5$ parking stalls for affordable housing units, the 7.5 rounds up to eight parking stalls
 - b. Market rate housing unit households which already lease one or more parking stalls ~~shall~~ **cannot** be offered further market rate parking stalls to lease until after those market rate parking stalls have been offered to all affordable housing units with no leased parking stalls.
 - c. All parking stalls offered for lease to affordable housing unit households ~~shall~~ **must** be at a discounted price. The discounted price for the affordable housing parking stall ~~shall~~ **must** be equal to two-thirds of the average price of all the market rate parking stalls in that project.
2. If the project has a ratio of parking stalls per dwelling unit less than or equal to 0.75 (averaged across the entire project), the parking requirements of this subsection ~~shall~~ **do** not apply.
3. If more than fifty percent of the dwelling units in the project are affordable housing units, the parking requirements of this subsection ~~shall~~ **do** not apply.

F. Affordable Housing on Faith-Based Property

1. Affordable housing developments located on real property owned or controlled by a faith-based organization at submittal of a complete building permit application ~~shall be~~ **is** eligible to receive a density bonus, provided that the following conditions are met:
 - a. All the housing units within the affordable housing development are reserved for occupancy by eligible households whose annual income, adjusted for household size, is less than 80 percent of the median area income; and
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- b. The affordable housing development is part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for the life of the project; and
 - c. The site is not located in a Manufacturing Park or Industry zone in Southeast Redmond; and
 - d. The affordable housing development does not discriminate against any person who qualifies as a member of an income eligible household on the basis of race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).
2. All residential developments, new construction and rehabilitation, which meet the requirements of this subsection, ~~shall be~~ is eligible for the density bonus.
3. Affordable housing developments, which meet the requirements of RZC 21.20.060.F.1, grant a density bonus to the whole property, upon which the affordable housing is located.
 - a. The density bonus is equal to the maximum density of the underlying zone. The density bonus is in addition to the existing maximum density of the underlying zone, so that the total allowed density for the property becomes twice the standard maximum density of the underlying zone.
 - b. Only density associated with the affordable housing developments may exceed the ordinary maximum density of the underlying zone.
 - c. The density bonus and use associated with the affordable housing is allowed outright and not subject to conditional use approval.
 - d. The density bonus includes a height bonus. The height bonus allows the property a maximum height equal to one story above the ordinary maximum story height of the underlying zone. Only height associated with the affordable housing developments may exceed the ordinary maximum height of the underlying zone.
4. The faith-based organization in ownership or control of the property being developed, or development partners of the faith-based organization, must pay all fees, mitigation costs, and other charges required through the development of the affordable housing development.
5. “Faith-based organization” is defined in this subsection to be inclusive of the RCW 36.01.290 definition of “religious organization”.

Effective on: 2/27/2021

21.20.070 Affordable Senior Housing.

- A. Except for Retirement Residences developing under ~~RZC 21.08.370.C.3.b~~ RZC 21.04.1190 Retirement Residences, the affordable senior housing bonus may be used in any zone that allows retirement residences or multifamily housing. The bonus ~~shall be~~ is 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~~ must comply with the requirements of this section for the life of the use.
- B. The development ~~shall~~ must 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~~ must be occupied by at least one person who is 55 years of age or older. Owners of affordable senior housing units ~~shall~~ must 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~~ are allowed without first complying with the underlying zoning and site requirements. The bonus ~~shall~~ does 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~~ must 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 50 percent AMI affordable housing units.
- E. The bonus ~~shall~~ will only be used in the multifamily or retirement residence development for which it is approved. The bonus application ~~shall~~ must be made as part of the first land use application made for the project. The decision maker for this application ~~shall~~ will 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 RZC Use and Zone Based regulations charts in RZC 21.08.020 through 21.08.140~~) ~~shall~~ must follow the zone which most closely matches the approved density of the use including density bonuses
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For adoption

and not the density of the underlying zone. This subsection ~~shall~~ does not apply to retirement residences.

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

Effective on: 4/16/2011

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, parameters for household maximum income recertification, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units ~~shall~~ must be recorded with King County Department of Records and Elections. This agreement ~~shall~~ must be a covenant running with the land and ~~shall~~ must 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).

CHAPTER 21.22

PUBLIC ART

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21.22.020 Applicability.

A. This chapter is applicable to the following sections and paragraphs of the RZC:

1. Blank Wall Treatments (RZC 21.60.040.B.6. Blank Walls.)
2. Administrative Design Flexibility & Development Agreements (RZC 21.76.070. C and L)
3. ~~Overlake and Marymoor Village Design District~~ Incentive for Public Art (RZC ~~21.55 21.12.600 and RZC 21.13.220~~). This chapter is also applicable to voluntary proposals for the provision of public art that is publicly facing or located in the public realm.

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<<Administrator note: no other changes to this chapter>>

Exhibit 14:

Chapter 21.24

FENCES

21.24.030 Height.

A. **Maximum Height.** The maximum height of fences shall be as follows, provided that the requirements of RZC 21.52.040, Sight Clearance at Intersections, are met:

Table 21.24.030 Maximum Fence Height	
Zones	Permitted Height
UR, RA-5, R-1 – R-30 NR, NMF	Six feet anywhere on the lot (see RZC 21.24.060, Additional Residential Neighborhood Requirements, for additional information)
All other zones	Eight feet anywhere on the lot, subject to landscaping requirements in RZC 21.32, Landscaping

1. Maximum fence height may be exceeded without the requirement for a variance when specified in federal or state requirements due to safety and security. Documentation of this requirement shall be provided by the applicant and approved by the Administrator.

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21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

Electric, barbed wire, and swimming pool fences are permitted or required as follows:

Table 21.24.050 Electric, Barbed Wire, and Swimming Pool Fences			
Fence Type	Permitted Zones	Special Requirements	Other Code Requirements
(A) Electric Fences	UR, RA-5, R-1 May be used in conjunction with the keeping of large domestic animals where allowed in NR R-4 through NMF R-30 zones.	A. Permanent signs must be posted every 50 feet stating that the fence is electrified. B. Fences, appliances, equipment, and materials must be listed or labeled by a qualified testing agency and be installed in accord with manufacturer's specifications. C. Except in the UR zone, all electric fences must be set back at least two feet from property lines adjacent to public rights-of-way and N-R R-4 through N-MF R-30 zones, and a second and more substantial fence with a mesh size small enough to prevent a child from reaching through, shall be located along the property line. D. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	All electric fences must comply with RMC Chapter 15.12, Electrical Code.
(B) Barbed or Razor Wire Fences	UR, RA-5, R-1 but not along property lines adjacent to other residential and commercial zones.	A. Commercial storage, utility and public uses may use barbed wire only on top of a fence at least six feet in height. The barbed wire shall not extend more than 18 inches above the top of the fence. B. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	None
(C) Swimming Pool Fences	All zones	All outdoor swimming pools must be surrounded with a fence at least five feet in height.	All swimming pool fencing must comply with King County Health Department requirements.

21.24.060 Additional Residential Neighborhood Requirements.

A. The following additional fence, rockery wall, and retaining wall requirements apply to properties located in the neighborhoods listed. The boundaries of each neighborhood are set

forth in [the Redmond Comprehensive Plan, Map LU-1. RZC 21.08, Residential Regulations, Map 8.3, Redmond Neighborhoods map](#). Where a conflict exists between the neighborhood requirements in this section and the other provisions of this chapter, the requirements of this section shall control. Where there is no specific regulation listed for the neighborhood, the other provisions of this chapter control.

Table 21.24.060 Additional Neighborhood Requirements				
Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
Education Hill	Applies to fences and walls in the front yard setback or adjacent to public recreational trails.	42 inches when built in the front setback (See Figure 21.24.060, except where home fronts onto arterial street.)	A. No sight-obscuring fencing materials allowed. B. Fence must be of a non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence.	New gated communities in short subdivisions and subdivisions with security fencing are prohibited.
North Redmond (except Wedge Subarea)	Applies to fences and walls in the front yard setback or adjacent to public view corridors, and public recreational trails.	42 inches in any front setback area, and 42 inches in any street side or rear setback area adjacent to an identified pedestrian or public view corridor. (See Figure 21.24.060)	A. No sight-obscuring fencing materials allowed. B. Fence must be of a non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence.	None
North Redmond Wedge Subarea	Applies to the Wedge Subarea defined in the Neighborhoods Element of the Comprehensive Plan.	No special height requirements	Private residential fences may be constructed and maintained along and west of the western edge of the required maintenance easement for retaining systems on the west side of Redmond-Woodinville Road.	

Table 21.24.060 Additional Neighborhood Requirements				
Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
Willows/Rose Hill	Applies to fences in the front yard setback.	42 inches	No special design requirements	New gated communities in short subdivisions and subdivisions with security fencing are prohibited.

...

Redmond 2050: Minor amendments to be consistent with other RZC updates.

Draft date: 5/12/25 – for adoption

Exhibit 15:**CHAPTER 21.32****LANDSCAPING**

Updates to Sections:

21.32.040	Landscape Area Requirements
21.32.050	General Landscape Standards.
21.32.070	Urban Landscaping Standards
21.32.100	Ecological Score Requirements.
21.32.110	Parking Lot Landscaping Standards

<< Administrative note: no changes to other sections in RZC 21.32 >>

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21.32.040 Landscape Area Requirements.

Minimum landscape area requirements are set forth in Table 21.32.040.

Table 21.32.040 Minimum Landscaping Requirements

Landscaping Standard	Location Applicable	Maximum Percentage of Hardscape, <u>as Percentage of Required Landscaped Area*</u>
General	ALL	n/a
Urban Landscaping Standard (RZC 21.32.070)	Overlake, Downtown, and Marymoor Village Centers	50%
	Neighborhood Mixed-Use <u>Neighborhood Multifamily</u> , Corridor Mixed-Use, and Urban Mixed-Use Zones	35%
Residential Landscaping Standard (RZC 21.32.080)	Neighborhood Residential and Neighborhood Mixed-Use zones	25% <u>n/a</u>
	Urban Recreation, Semi-Rural Residential	n/a
Non-Residential Landscaping Standard (RZC 21.32.090)	Business Park, Manufacturing, Industrial zones	25%

* Maximum amount of impervious or hardscaped landscape area (such as patios, plazas, walkways, walls and fences, water features such as fountain or pool; excluding sidewalks).

...

21.32.050 General Landscape Standards.

A. All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas, and parking lots shall ~~be landscaped~~ **incorporate landscaping** with plant materials.

...

21.32.070 Urban Landscape Requirements

A. Applicability. This section applies to developments that are mixed-use residential structures and multi-family structures.

B. General Urban Landscaping Requirements.

1. Plazas and common 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.

3. Residential Landscaping. All required yards and common open space areas shall be landscaped. Additional landscaping requirements shall apply as follows:

a. In addition to RZC 21.32.050 General Landscape Standards, all new development shall provide the following landscaping quantities.

- i. One tree for each 125 square feet of required open space; and
- ii. Three shrubs of no less than five-gallon size shall be provided for each tree planted.

C. Plantings Along Streets. At a minimum, planting strips along streets shall include street trees per the City's standards for type and species. Where space allows, planting areas should include other vegetation suitable for an urban setting. The table below includes special requirements applicable to specific urban centers.

TABLE 21.32.070.C Planting Along Streets	
Urban Center	Planting Along Streets Special Requirement
Downtown	No additional requirements
<u>Overlake Metro Center</u>	Tree planting pits on streets that include Furniture Zones per RZC Appendix 7, Overlake Village Street Requirements, shall be covered with cast-iron tree grates of a type that meets ADA requirements

OBAT	Tree planting pits on streets that include furniture zones per RZC Appendix 7 shall be covered with tree grates of a type that meets ADA requirements.
Marymoor Village Centers	Planting Along Streets shall include street trees, stormwater infiltration facilities, or both, consistent with the adopted 2017 Marymoor Subarea Infrastructure Planning Report or its successor

D. OBAT Landscaping Standards

1. Applicability. This section applies to developments within the OBAT Zone.

2. Required Landscape Areas

a. Landscaped areas at least 20 feet in width shall be provided in the locations shown on Map 12.5, Overlake Business and Advanced Technology (OBAT) Required Landscape Areas.

b. The landscaped areas shall be planted with the following materials:

i. Minimum of one tree per 200 square feet of landscaped area. No more than 40 percent of trees may be deciduous.

ii. Evergreen shrubs, a minimum of five gallon in size. The area covered by the shrubs shall equal at least one-third of the landscaped area frontage.

iii. Groundcover plantings to cover the ground within three years.

iv. Plant materials shall be drought tolerant and at least 50 percent native or climate resilient species by area.

v. Trees and other plant materials required by this section shall be located so that they effectively screen the development from bordering residential properties.

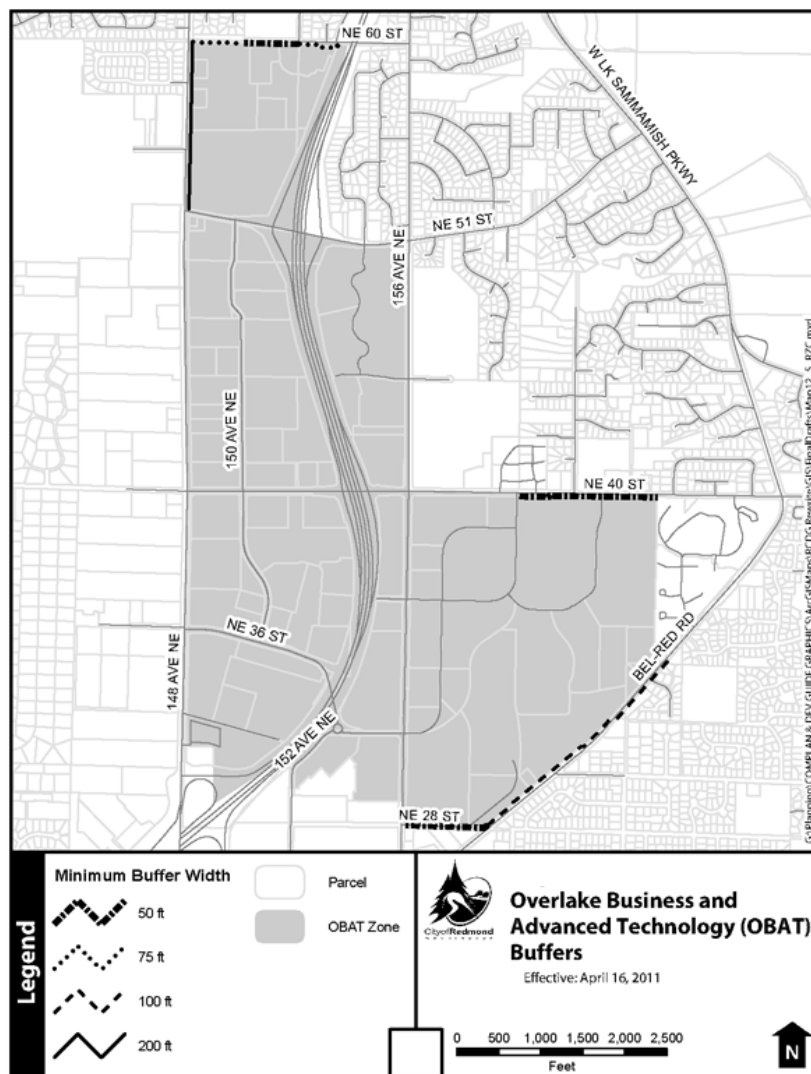
c. Up to 20 percent of the area may be used for streets, driveways, utility crossings, trails, or ground level features such as patios. Other structures may not be placed in required landscape areas.

d. Required landscape areas may be counted towards required open space, required pervious surfaces, setbacks, and other requirements in the Use and Bulk Regulations that they meet.

4. Supplemental Landscape Area Requirements.

a. Purpose. The purpose of the supplemental landscaped area requirements is to protect nearby uses from the potential adverse impacts of more intense uses due to noise, glare, and the scale of development in locations where the lots are large enough for larger landscaped areas than required by other provisions of the Redmond Zoning Code. Landscaped areas shall be required in the locations set forth on Map 21.32.070.D, Overlake Business and Advanced Technology (OBAT) Required Landscape Areas.

Map 21.32.070.D
Overlake Business and Advanced Technology (OBAT) Required Landscape Areas



Note: Online users may click the map for a full-size version in PDF format.

- b. The width of all required landscaped areas shall be measured at right angles to the property line. Regardless of right-of-way expansions in the future due to purchases, dedications, the granting of easements, or any other means, the landscaped area shall be measured from the property line as it existed on July 1, 2010.
- c. Notwithstanding any other provision of this title, the 100-foot greenbelt along the portion of Bellevue-Redmond Road identified above in Map 21.32.070.D, Overlake Business and Advanced

Technology (OBAT) Required Landscape Areas, shall be planted and maintained so that it blocks vision from the unaided human eye through the greenbelt along both sides of Bellevue-Redmond Road from ground level to a height of 55 feet above the ground surface. This greenbelt shall consist of an evergreen canopy, a middle story of deciduous and evergreen trees, and an understory of shrubs, plants, and smaller trees. While the plants shall be primarily of types native to the area, soils and microclimate, nonnative ornamental plants may also be included.

d. Existing significant trees within the landscaped areas and open space shall be retained when possible. Berms within the landscaped and open space areas should be planted with a mixture of medium-scale evergreen trees and shrubs to provide additional visual screening to nearby properties.

e. The greenbelts and landscaped areas provided for in this section shall comply with the applicable requirements of RZC 21.32, Landscaping, and RZC 21.72, Tree Preservation, except as specifically provided by this section.

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21.32.100 Ecological Score Requirements.

A. The purpose of this section is to enhance the city's ecological functions by promoting water conservation, restoring and preserving habitat, increasing energy efficiency, and creating value through significant economic, social, and environmental benefit. This requirement is designed to increase the quality and canopy of planted areas within the city while promoting flexibility in design of landscaped areas.

B. An applicant is required to comply with ecological score requirements below:

1. With the exception of Marymoor Village Center, when a required landscaped area exceeds 500 square feet, an applicant shall achieve an ecological score of 20 or greater, based on the techniques listed in the table below, in any combination.
2. In Marymoor Village Center, an applicant shall achieve an ecological score of 30 or greater, based on the techniques listed in the table below, in any combination.
3. Scoring of points is awarded on the basis of a technique's overall ecological benefit.
4. Techniques listed with an "*" can achieve an additional score of one point for every increase of 10 percent. For example, using a technique that requires 40 percent of trees to be preserved, an additional point shall be awarded as follows:

Technique: 40% Tree Preservation

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

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

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

7. See RZC 21.58.3800 for option to utilize additional ecological score points (above requirements from this section) towards resiliency and sustainability design requirements.

Table 21.32.060 Ecological Score Requirements				
Technique	Points Awarded - Downtown	Points Awarded – Overlake Village	Points Awarded - MDD and NDD <u>Marymoor Village and Urban Mixed- Use zones</u>	Points Awarded – Other zones
1. 25% of the plants installed are Northwest adaptive and 25% of the plants installed are native.*	5 points	5 points	5 points	5 points
2. 40% of existing significant trees, including landmark trees, are retained.	3 points	3 points	7 points	7 points
3. Minimum of 25% of proposed trees are evergreens.	3 points	3 points	5 points	5 points
4. Minimum of 25% of evergreen trees are greater than 10 feet high at installation.	3 points	3 points	5 points	5 points
5. Minimum of 25% of deciduous trees are 3-inch caliper or greater at installation.	3 points	3 points	5 points	5 points
6. 10% increase over the minimum number of required replacement trees, street trees, or parking lot trees.*	3 points	3 points	7 points	5 points
7. Vegetated walls (including trellis, green tower or similar features) that have a minimum area of 300 square feet. Additional points in increments of three shall be awarded for every 300 square feet of vegetated walls provided.	5 points	5 points	5 points	3 points
8. Proposed water features use recycled water.	3 points	3 points	3 points	3 points

Table 21.32.060 Ecological Score Requirements				
Technique	Points Awarded - Downtown	Points Awarded – Overlake Village	Points Awarded - MDD and NDD <u>Marymoor</u> <u>Village and</u> <u>Urban Mixed-</u> <u>Use zones</u>	Points Awarded – Other zones
9. Minimum of 25% of landscaped areas are designed with long-term irrigation from harvested rainwater (such as rain barrels).*	3 points	3 points	5 points	5 points
10. Minimum of 25% of landscaped areas are designed with landscaping that does not require irrigation after a three-year period.	3 points	3 points	3 points	3 points
11. Minimum of 50% of landscaped areas where native soils are preserved on-site.	4 points	4 points	7 points	7 points
12. 5% of common open space or 25 square feet per unit, is reserved as a food garden.*	5 points	5 points	7 points	3 points
13. Green roofs that provide 10% of roof coverage.*	5 points	5 points	7 points	5 points
14. Landscape roofs that provide 10% of roof coverage.*	2 points	2 points	5 points	2 points
15. 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
16. 10% of roof coverage dedicated to solar panel installation.*	5 points	5 points	5 points	5 points
17. 25% of the total landscaped area as pollinator garden- Natives and ornamental plants that are nectar and pollen-producing to attract pollinating animals.	3 points	3 points	3 points	3 points

21.32.110 Parking Lot Landscaping Standards.

<<Administrative note: No changes to RZC 21.32.110 subsections A through C.>>

D. General Requirements.

<<Administrative note: no changes to RZC 21.32.110.D subsections 1 through 7.>>

8. Parking lot perimeter landscaping shall be measured from the property line.

Table 21.32.110 Parking Lot Interior Landscaping Table		
Interior Landscaping	20-150 spaces	151+ spaces
Landscaping required	5 percent	7 percent
Maximum contiguous landscape area	500 square. feet	1,500 square feet
Perimeter Landscaping	Minimum width of planter strip from property line	
Parking spaces:	Street Frontage	Interior Lot Line
0 – 100	5 feet	5 feet
100 – 499	10 feet	5 feet
500 – 1,000	15 feet (10 feet)*	10 feet
1,000+	20 feet (10 feet)*	10 feet
Landscaping Co-Located with Rain Gardens or Bioretention (Interior or Perimeter)		
	20-150 spaces	151+ spaces
Minimum width in all directions	12 feet	12 feet
Maximum tree spacing	40 feet on center	40 feet on center
Minimum size of mature canopy (deciduous species)	30 feet	35 feet
Minimum quantity of conifers (percentage of total trees)	NA	30%
*If a rain garden or bioretention facility is not co-located within the planter, the planter width may be reduced with provision of three-foot-high fence or hedge between parking lot and street side planter, subject to review and approval by the <u>Administrator</u> Design Review Board .		

<<Administrative note: no changes to remainder of RZC 21.32 in this package.>>

Exhibit 16:
CHAPTER 21.36
OPEN SPACE

<< Administrative note: no changes to other sections of this chapter. >>

21.36.030 Types of Open Space.

A. ***Types of open space form a hierarchy.*** Conservation open space is of greatest importance in site design, followed by recreation, urban, and indoor amenity open space.

1. Conservation Open Space. Undeveloped land and natural features worthy of preservation primarily for their scenic or aesthetic value and landscape areas. Such open space may consist of, but is not limited to, wooded areas, agricultural land, open valley floors, pastures and fields. Resource areas where plants, animals, water, air and soil have been left in an undisturbed state or areas of historical value. Such open space may consist of, but is not limited to, Natural Resource Parks, wetlands, watercourses, rivers, lakes, ponds, flood zones, ravines, steep slopes, wooded areas, wildlife areas and nature trails.
 2. Recreation Open Space. Recreation areas and facilities that meet recreation needs of city residents. Such open space may provide for active or passive open space uses and may consist of, but not be limited to, landscaped right of-way, buffer areas, landscape areas, parks, walkways, bikeways, para-courses, golf courses, tot-lots, recreation buildings, and outdoor activity areas, such as tennis, basketball and sport courts, and swimming pools.
 3. Urban Open Space. Outdoor areas and facilities in an urban setting that provide users access to areas to relax and/or recreate. These spaces may be privately or publicly accessed. Such open space may consist of, but is not limited to sitting areas, plazas, patios, balconies, roof top patios and gardens, tot-lots, dog runs, community gardens, mid-block pedestrian paths and court yards and are built of high-quality materials that can withstand frequent and intense use.
 4. Indoor Common Amenity Space. Indoor areas that provide residents and tenants with space to relax, recreate and gather that is open to all residents and tenants. Common amenity space may be provided in forms such as gyms, communal kitchens, media rooms, game rooms, study rooms, and coworking space. Lobbies are not considered common amenity space.
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For adoption

B. Public Access to open space. To implement the goals of the PARCC Plan and the Comprehensive Plan a variety of public and private spaces will be needed. All open space types are spaces that could be either public or private. The scale of public access for these spaces and the review process is shown in Table 21.36.030.B.

Table 21.36.030.B Open Space Public Access Scale				
	<u>Required Open Space</u>	<u>Publicly Accessible Enhanced Amenity Spaces (PEAS)</u>	<u>Privately Owned Public Spaces (POPS)</u>	<u>Public Parks</u>
<u>Purpose</u>	Meet the vision and goals for the neighborhood and PARCC Plan to provide recreational and community gathering opportunities and enliven the pedestrian environment. Serve one or more of: <u>buffering, preservation of natural areas, and active and passive recreation.</u>	Meet the vision and goals for the neighborhood, PARCC Plan, Economic Development Strategic Plan, and Redmond Comprehensive Plan to provide recreational and community gathering opportunities, enliven the pedestrian environment, and provide activation including support for small businesses.	Public spaces and park amenities for the enjoyment and activation of the city, usually in exchange for development incentives or as an alternative to Park Impact Fees	The Redmond park system is composed of a hierarchy of various park types, each offering recreational opportunities and natural environmental functions. Collectively, the park system is intended to serve the full range of community needs.
<u>Ownership Model</u>	<u>Private</u>	<u>Private</u>	<u>Private</u>	<u>Public</u>
<u>Lead for Programming</u>	<u>Private</u>	<u>Private</u>	<u>Private</u>	<u>Public</u>
<u>Review Authority</u>	<u>Planning & Community Development Services Department</u>		<u>Parks & Recreation Department</u>	
<u>Other</u>	<u>RZC 21.36 and 21.58</u>	<u>RZC 21.36 and 21.58</u> <u>Incentives in RZC 21.55</u>	<u>By Agreement w/ City</u> <u>Community engagement process require</u>	<u>Master Planning Required</u>

For adoption

Exhibit 17: Chapter 21.40

PARKING STANDARDS

Sections:

- 21.40.010 Vehicle Parking.
- 21.40.020 Bicycle Parking Requirements and Standards.
- 21.40.030 Electric Vehicle Charging Stations.

21.40.010 Vehicle Parking.

A. Purpose. The purpose of the parking standards is to:

1. Ensure that parking facilities are properly designed and located in order to meet the parking needs created by specific uses;
2. Promote efficiency and safety in the design and location of parking facilities; and
3. Protect surrounding land uses from adverse impacts commonly associated with parking facilities.

B. Scope. The regulations adopted in this chapter apply to all parking facilities located within the City.

C. Administration. In the administration of this section, the following rules shall be used:

1. Nonconforming Parking.

- a. A development that met the parking requirements in effect at the time it was approved but that does not have sufficient parking spaces to meet the current requirements of this chapter, may continue to operate with the parking deficiency as long as no enlargement is made that would require additional parking spaces;
 - b. When a development with nonconforming parking is enlarged so as to require additional parking spaces, the requirements of this chapter shall apply only to the enlargement;
 - c. When a preexisting building with nonconforming parking is remodeled or rehabilitated but not enlarged, the existing use of the building may continue without providing additional parking. In the event that the land use is increased by an addition of building square footage, the minimum level of parking required, including bicycle parking required by this chapter, consistent with the increased land use affected by the change must be provided, or an approved Mobility Management Program, as provided in RZC 21.52.020, Mobility Management Program, must be implemented for the site that effectively reduces parking demand;
 - d. When additional uses are placed on the same lot with the nonconforming parking or an enlarged lot of which the lot with nonconforming parking is a part, the requirements of this chapter shall apply only to the additional use; and
-

e. Parking in Downtown, Overlake, and Marymoor ~~Village Design Districts~~.

- i. Developments with nonconforming parking shall not be required to provide additional parking spaces when a change of use occurs or minor improvements are performed, provided that the change of use or minor improvement do not enlarge the structure or increase the amount of nonconformity.
 - ii. Developments, sites, and structures where a portion of the site and/or structures have been obtained under threat of condemnation shall not be required to provide additional parking spaces than that which was sufficient to meet the requirements in place during the most recent development or construction of the site.
2. Separate Parking Facilities. A parking facility that is required for one establishment shall not be considered as part of the parking facility required for any other enterprise, except for cooperative parking as provided in RZC 21.40.010.F, General Parking Requirements.
3. Site Plan Entitlement Required. All proposed parking facilities are subject to the Site Plan Entitlement Process of RZC 21.76.070.Y, Site Plan Entitlement.
4. Car-Sharing Parking. In all zones except ~~Neighborhood Residential R1 through R8~~, required parking spaces may be occupied by car-sharing vehicles.

D. Required Off-Street Parking.

1. The minimum required and maximum permitted number of off-street parking spaces for each land use is noted in the Parking Ratio Column of each zone. Where calculations of parking requirements result in fractional amounts, they shall be rounded up if 0.5 or over.
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For adoption

Table 21.40.010.D Required Off-Street Parking

	<i>Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)</i>		
Use Class	<i>Within 1/4 Mile of Frequent Transit or in a TOD Focus Area</i>	<i>In a Center, not within 1/4 Mile of Frequent Transit, not in a TOD Focus Area</i>	<i>All Other Locations</i>
Residential¹			
Dwelling unit, detached	Dwelling unit (0, --)	Dwelling unit (0, --)	Dwelling unit (1.0, --)
Dwelling unit, attached	Dwelling Unit (0, --)	Dwelling Unit (0, --)	Dwelling unit (1.0, --)
Accessory dwelling unit	Dwelling unit (0, --)	Dwelling unit (0, --)	Dwelling unit (0, --)
Tiny home	Dwelling unit (0, --)	Dwelling unit (0, --)	Dwelling unit (0, --)
Cottage	Dwelling unit (0, --)	Dwelling unit (0, --)	Dwelling unit (0, --)
Dwelling unit, multifamily	Dwelling Unit (0, 1.0)	Dwelling Unit (0.5, 1.25)	Dwelling Unit (0.5, 2.0)
Mixed-use residential structure	Dwelling Unit (0, 1.0)	Dwelling Unit (0.5, 1.25)	Dwelling Unit (0.5, 2.0)
Permanent supportive housing, transitional housing	Dwelling Unit (0, --)	Dwelling Unit (0, --)	Dwelling unit (0.51-0, --)
Group Home / Congregate Housing			
Dormitory or residential suite	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Adult family home	Dwelling unit (0, 2.0)	Dwelling unit (0, 2.0)	Dwelling unit (1.0, 2.0)
Long-term care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0.25)
Residential care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0.25)
Retirement residence	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (1.0) With skilled nursing: worker on largest shift (1.25)
Emergency housing or emergency shelter	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Lodging			
Bed and breakfast inn or boarding house	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (1.0)
Hotel or motel	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (1.0)

General Sales or Service			
Retail sales	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 5.0)
Cannabis retail sales	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 5.0)
Business and service	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 5.0)
Food and beverage	1,000 sq ft gfa (0, 5.0) No requirement for kiosks and vending carts	1,000 sq ft gfa (0, 7.5) No requirement for kiosks and vending carts	1,000 sq ft gfa (0, 9.0)
Drive-up stand	No requirement	No requirement	No requirement
Animal kennel/shelter	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 5.0)
All other general sales or service	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 5.0)
Arts, Entertainment, and Recreation			
Arts, Entertainment, Recreation, and Assembly	1,000 sq ft gfa (1.0, adequate to accommodate typical use)	1,000 sq ft gfa (2.0, adequate to accommodate typical use)	1,000 sq ft gfa (2.0, adequate to accommodate typical use)
Golf course			Adequate to accommodate typical use
Natural and other recreational parks	1,000 sq ft land area (0, adequate to accommodate typical use)	1,000 sq ft land area (0, adequate to accommodate typical use)	1,000 sq ft land area (0, adequate to accommodate typical use)
Adult entertainment facilities	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (2.0, 3.0)
Water enjoyment use	No requirement	No requirement	No requirement
Piers, docks, floats, and other water-oriented accessory structures	No requirement	No requirement	No requirement
Education, Public, Health, and Other Institutions			
Education, government, health care and other institutions	1,000 sq ft gfa (0, adequate to accommodate typical use)	1,000 sq ft gfa (0, adequate to accommodate typical use)	1,000 sq ft gfa (2.0, adequate to accommodate typical use)
Day care center	Employee on maximum shift (0, 1.0)	Employee on maximum shift (0.5, 1.0)	Employee on maximum shift (0.5, 1.0)
Family day care provider	No requirement	No requirement	No requirement
Faith-based and funerary	Assembly uses: 1,000 sq ft gfa (5.0, 10.0) or fixed seats (0.1, 0.2) fixed seats All other uses: 1,000 sq ft gfa (1.0, 3.0)	Assembly uses: 1,000 sq ft gfa (5.0, 10.0) or fixed seats (0.1, 0.2) All other uses: 1,000 sq ft gfa (2.0, 3.0)	Assembly uses: 1,000 sq ft gfa (7.5, 10.0) or fixed seats (0.2) All other uses: 1,000 sq ft gfa (2.0, 5.0)
Secure Community Transition Facility	Adequate to accommodate typical use	Adequate to accommodate typical use	Adequate to accommodate typical use

All other uses	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (2.0, 3.0)
Manufacturing and Wholesale Trade			
Manufacturing and wholesale trade	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (2.0, 3.0)
Artisanal manufacturing, retail sales, and service	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 5.0)
Cannabis processing	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (2.0, 3.0)
All other uses	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (2.0, 3.0)
Transportation, Communication, Information, and Utilities			
All uses except those below	1,000 sq ft fga (1.0, 3.0)	1,000 sq ft gfa (2.0, 3.0)	1,000 sq ft gfa (2.0, 5.0)
Rapid charging station; local utilities; regional utilities; wireless communication facilities; automobile parking facilities; heliport; float plane facility	No requirement	No requirement	No requirement
Agriculture			
All uses	No requirement	No requirement	No requirement
Other			
Construction-related business	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (2.0, 3.0)
Mining and extraction establishment	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (2.0, 3.0)
Wetland mitigation banking	No requirement	No requirement	No requirement

¹ There is no minimum off-street parking requirement for middle housing located within one-half mile of a major transit stop as defined in RCW 36.70A.030 or its successor.

For adoption

2. All multifamily and non-residential development over 1,000 square feet of gross floor area must include at least two accessible parking spaces, even if doing so would exceed the required off-street parking minimums or maximums or exceed Americans with Disabilities Act (ADA) requirements. In the case where an accessible space would exceed ADA requirements, the [Code](#) Administrator may approve designating adjacent on-street parking as a designated accessible space in lieu of providing an on-site space. Existing on-street spaces that are designated as accessible can be counted toward the requirements of this subsection. The [Code](#) Administrator may waive the requirements to provide accessible parking in excess of ADA requirements if the [Code](#) Administrator determines that 1) requiring the spaces would 2) not meet the nexus and rough proportionality tests as described in RZC 21.17.010.B.2, or 3) substantially impact the feasibility of the project.

3. The Administrator may approve alternative minimum parking requirements for specific uses on specific development sites where the land use permit applicant demonstrates, through a parking study prepared by a qualified expert, that the alternative requirement will provide sufficient parking to serve the specific use without adversely impacting other uses and streets in the vicinity. The Administrator may require the recording of a covenant or other instrument restricting the use of the property to the specific use for which the alternative minimum parking requirement was approved. Where a parking study does not demonstrate that available parking stalls will adequately serve the proposed use, reductions below the minimum requirement may be approved if a Mobility Management Program that effectively reduces parking demand as provided in RZC 21.52.020, Mobility Management Program, is approved and recorded with the property.

The Technical Committee may require alternative parking programs if there is a need to reduce overall parking to alleviate significant adverse environmental impacts.

4. Required parking may be provided off site within 600 feet of the site, unless otherwise approved by the Administrator, when secured by an easement.

E. Design Requirements for Parking Facilities.

1. Parking space and aisle dimensions for parking facilities shall meet the standards set forth in the Table 21.40.010 entitled "Minimum Parking Spaces and Aisle Dimensions." The Technical Committee may approve alternate designs not meeting these standards when a qualified Transportation Engineer demonstrates that the alternate design proposal meets more current and accepted standards such as ITE and/or ULI parking dimensional standards.

2. Surface of Parking Facilities. Parking facilities for commercial and industrial establishments shall be paved. Parking facilities for other uses may be surfaced with gravel or other materials if the

Technical Committee determines that adequate provision has been made for drainage and water quality and that adjacent property will not be adversely impacted.

3. Markings for Parking Spaces and Traffic Flow. Parking facilities shall have a permanent means of showing entrances and exits, traffic direction, and parking spaces, except where the Administrator finds that compliance with such requirements is unnecessary or impractical because of the nature or configuration of the facility or adjacent streets.

4. Vehicle Circulation Between Adjoining Property Required. Parking lots shall be designed to provide for off-street vehicle circulation to adjoining property and parking areas where physically feasible, except that driveways and parking aisles may not cross interior pedestrian walkways within 75 feet of a street front in the Downtown. (See RZC **21.10.300, Public Realm Standards** ~~**21.10.150, Pedestrian System**~~.) The Technical Committee may modify the minimum separation between a vehicular crossing and the street through the Land Use Permit Review Process when consistent with public safety.

5. Driveway Location and Design. Standards for driveways are found in RZC Appendix 2, Construction Specification and Design Standards for Streets and Access.

6. Backing Into Streets Generally Prohibited. Parking facilities shall be designed so exiting vehicles are not required to back into streets, except for ~~residential uses of less than four single-family homes or middle housing developments with eight or fewer dwellings~~ **dwellling units** per lot on **residential** local access streets.

7. Wheel Stops in Parking Facility. ~~The Technical Committee may require wheel~~ **Wheel** or bumper stops **are required** to prevent vehicles from overhanging walkways, property lines, or other limits of a parking facility and to prevent damage to landscaping.

8. Off-Street Loading/Unloading Space. Parking facilities for service vehicles shall be designed to avoid encroaching on other parking areas or public streets while loading vehicles are parked or maneuvering to park. Loading and unloading space shall be accommodated on site, **except for single-family homes or middle housing developments with eight or fewer dwelling units per lot on residential local access streets**.

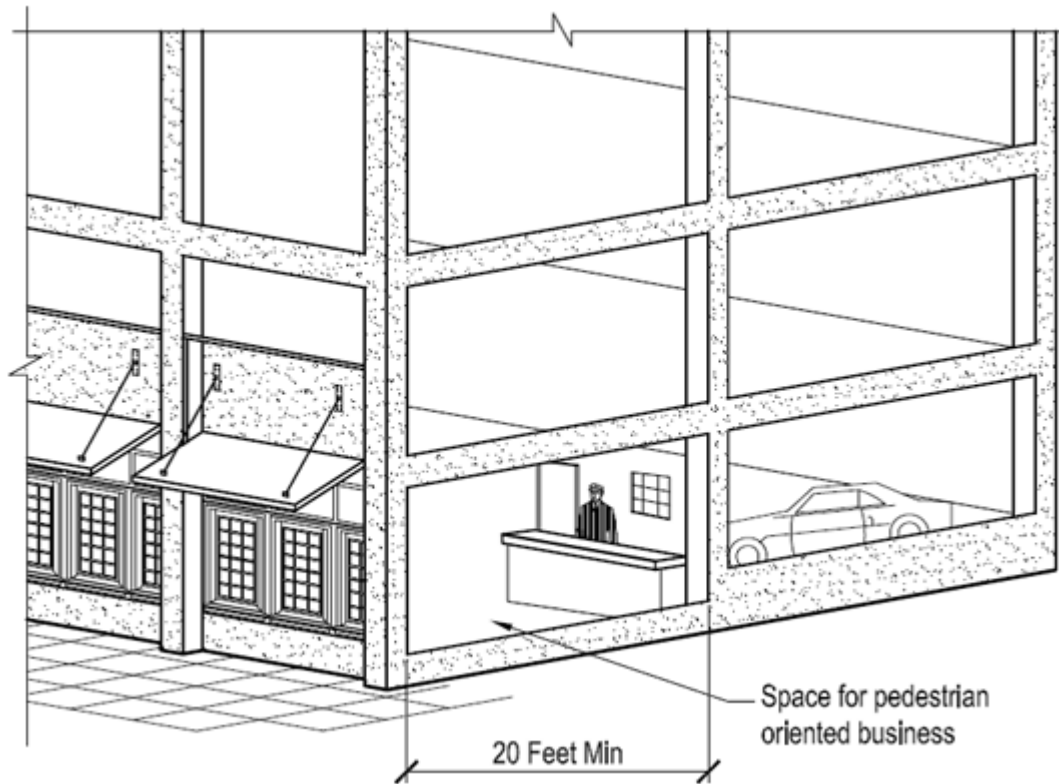
9. Walkways Required. Clearly identify walkways, separated from traffic lanes and vehicle overhangs, shall be provided from parking areas to the entrances of establishments.

10. Pedestrian Access from Parking to Public Pedestrian System. Convenient, marked pedestrian access shall be provided from parking areas to interior and street front pedestrian walkways, and the Sammamish River Trail where appropriate, as determined by the Technical Committee.

11. Compact Stalls in Mixed-Use Developments. Compact parking stalls in a mixed-use development assigned to the non-residential component of the development may constitute no more than 50 percent of the total number of non-residential parking stalls.
 12. Landscaping Required. Landscaping requirements for parking facilities are in RZC Chapter 21.32, Landscaping.
 13. Sight Screening Required. Sight screening requirements for parking facilities are in RZC Chapter 21.32, Landscaping.
 14. Retail facilities with over 250 parking stalls shall require a minimum of one standard size stall clearly marked in yellow on pavement “EMERGENCY PARKING ONLY.” The location of the parking stall shall be as close as possible to major entries. Large retail facilities may require one stall per entry at the discretion of the Technical Committee.
 15. Design requirements for disabled parking stalls are contained in An Illustrated Handbook for Barrier Free Design, Washington State Rules and Regulations. A current edition is kept on file with the Building Official.
 16. Tandem parking may be used to meet the parking requirements for residential uses. Each pair of tandem parking stalls shall only be for one dwelling unit. A tandem pair of parking stalls shall have no more than one compact parking stall.
 17. Mechanical, stacked parking may be used to meet minimum parking requirements when included within a garage, or completely screened by a screening method reviewed.
 18. Parking Area Location and Design Criteria in the Downtown Neighborhood. Parking areas within the Downtown neighborhood shall meet the following criteria regarding RZC **21.10.300, Public Realm Standards. 21.10.150, Pedestrian System.**
 - a. General. On Type I and II pedestrian walkways per Map **21.10.300, Downtown Street Typology 10.3, Downtown Pedestrian System**, parking lots shall not be located between the street and the building. Parking lots and ground floor parking garages shall be separated from streets by building areas at least 20 feet deep (excluding vehicle access points) which are developed as, and made available for, pedestrian-oriented businesses. (See Figure 21.40.010A below.)
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Figure 21.40.010A

Parking Area Location and Design Criteria in the Downtown Neighborhood

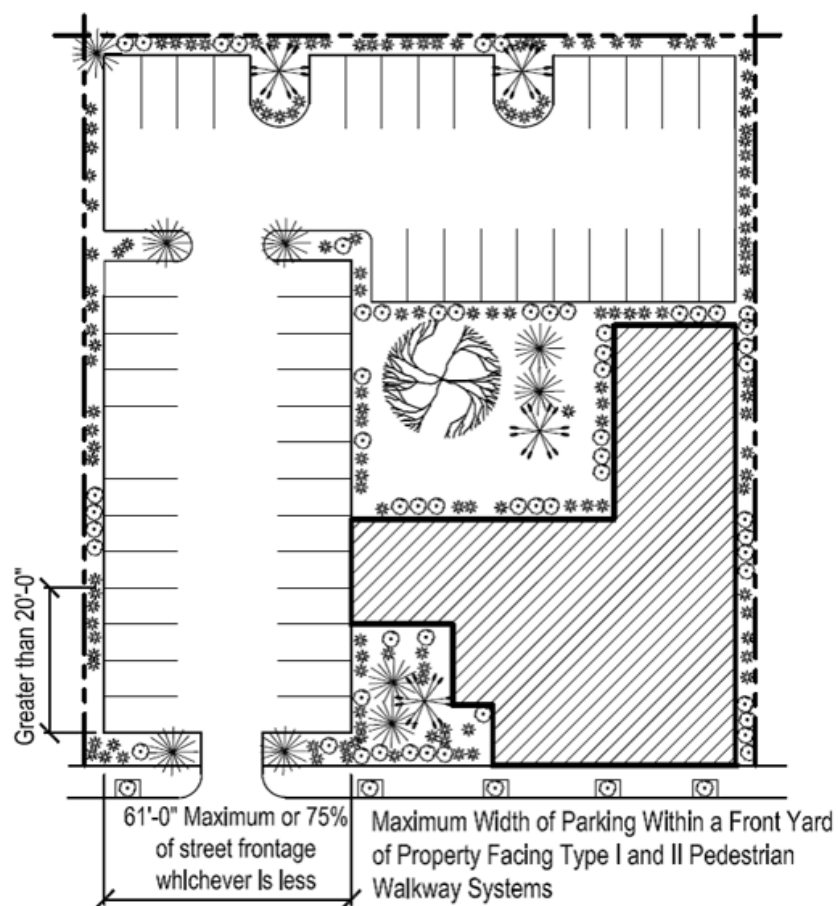


Providing space for pedestrian-oriented business along parking garage frontage facing pedestrian-oriented streets

- b. Surface Parking Lots on One Type I and II Pedestrian Walkways. If the subject property abuts a Type I or II pedestrian walkway, the maximum width of the parking lot parallel to and within 20 feet of the Type I or II pedestrian walkway may not exceed the lesser of 61 feet or 75 percent of the lot frontage. See Figure 10.2 below. Except, public and quasi-public parking lots may occupy 100 percent of the lot frontage, excluding perimeter landscaping.

Figure 21.40.010B

Surface Parking Lots on One Type I and II Pedestrian Walkways

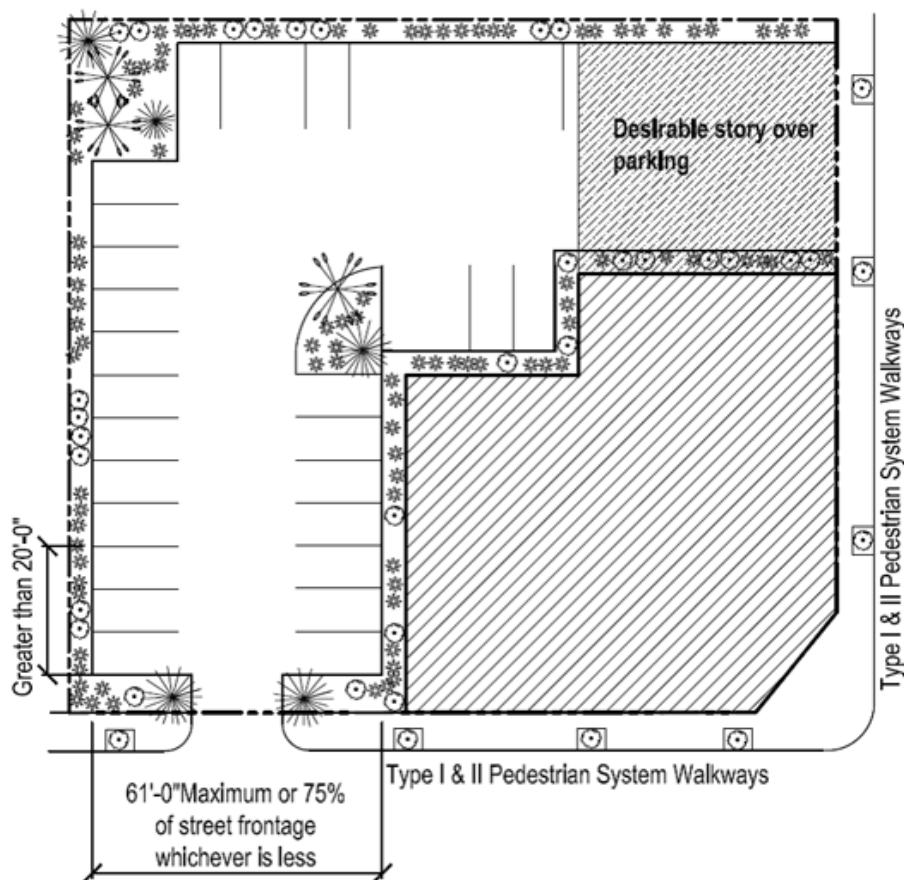


c. Surface Parking Lots on Two Type I and II Pedestrian Walkways. If the subject property abuts two or more Type I or II pedestrian walkways, the following regulations apply:

- i. Parking lots may be within 20 feet of only one of the Type I or II pedestrian walkways. Variations meeting the intent may be approved through site plan review. (See Figure 21.40.010 below.) Public and quasi-public parking lots may be within 20 feet of two or more pedestrian walkways.

Figure 21.40.010C

Surface Parking Lots on Two Type I and II Pedestrian Walkways



ii. The maximum width of the parking lot within 20 feet of a Type I or II pedestrian walkway may not exceed the lesser of 61 feet or 75 percent of the site frontage, if possible. Except, public and quasi-public parking lots may occupy 100 percent of the lot frontage, excluding perimeter landscaping.

d. Surface Parking Lots on Streets with Other Than Type I or II Pedestrian Walkways. Surface parking lots on streets with other than Type I or II pedestrian walkways may occupy no more than 45 percent of the lot width, up to a maximum of 130 feet. Except, public and quasi-public parking lots may occupy 100 percent of the lot frontage, excluding perimeter landscaping.

Figure 21.40.010D
Illustrative Parking Space and Aisle Dimensions

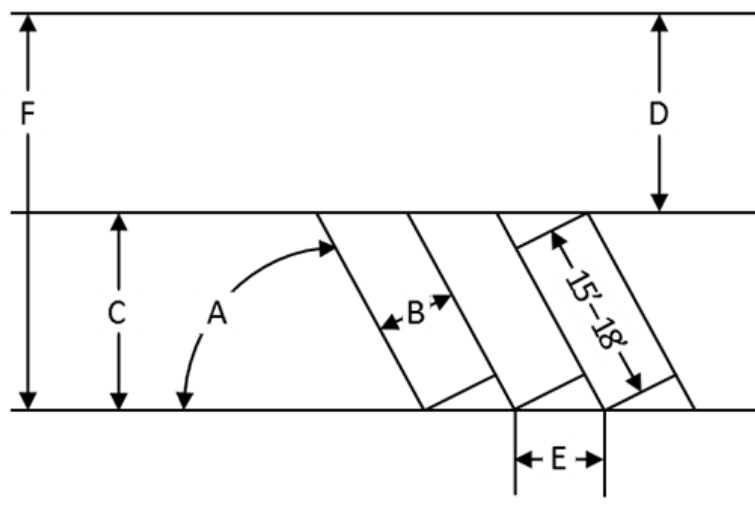


Table 21.40.010
Design Requirements for Parking Facilities

MINIMUM PARKING SPACE AND AISLE DIMENSIONS					
A	B	C	D	E	F
Parking Angle	Stall Width	Row Width	Aisle Width	Curb Length	Bay Width
Parallel	8.00	8.00	12.00	23.00	20.00
30	8.50	16.50	11.00	17.00	27.50
	9.00	16.50	11.00	18.00	27.50
	9.50	17.50	11.00	19.00	28.50
	10.00	17.50	11.00	20.00	28.50
45	8.50	18.50	13.50	12.00	32.00
	9.00	19.00	13.00	12.50	32.00
	9.50	19.50	13.00	13.50	32.50
	10.00	19.50	13.00	14.00	32.50
60	8.50	20.00	18.50	9.50	38.50

Figure 21.40.010D Illustrative Parking Space and Aisle Dimensions					
	9.00	20.50	18.00	10.50	38.50
	9.50	20.50	17.50	11.00	38.00
	10.00	20.50	17.00	11.50	37.50
70	8.50	20.00	19.50	9.00	39.50
	9.00	20.50	19.00	9.50	39.50
	9.50	20.50	18.50	10.00	39.00
	10.00	21.00	18.00	10.50	39.00
80	8.50	19.50	24.50	8.50	43.50
	9.00	19.50	24.00	9.00	43.50
	9.50	19.50	23.50	9.50	43.00
	10.00	19.50	23.00	10.00	42.50
90	8.50	18.00	25.50	8.50	43.50
	9.00	18.00	25.00	9.00	43.00
	9.50	18.00	24.50	9.50	42.50
	10.00	18.00	24.00	10.00	42.00
Notes: (Dimensions are in feet.) 1. When parking lots may have substantial traffic by trucks or other large vehicles, the Administrator may establish larger minimum dimensions. 2. At least 50 percent of the spaces must be a minimum of 18 feet long, two feet of which may overhang the curb. 3. Up to 50 percent of the spaces may be 15 feet long, one foot of which may overhang the curb, and be designated for compact cars. Stall width for compact cars may be reduced by one foot. 4. Aisle turns must be at least 14 feet in width. 5. Requirements for accessible parking spaces are contained in RMC Chapter 15.08, Building Code. 6. Aisle width, which is in column D of Table 21.40.010 for parking stalls with angle less than 70 degrees, shall be restricted to one-way traffic only.					

F. General Parking Requirements.

1. Cooperative Parking Facilities. Cooperative parking facilities may be provided subject to the approval of the Technical Committee where two or more land uses can be joined or coordinated to achieve efficiency of vehicular and pedestrian circulation, economy of space, and a superior

grouping of buildings or uses. When cooperative parking facilities can be provided, the Technical Committee may reduce the on-site parking requirements based on any of the following criteria:

- a. Peak demand occurs at distinctly different times.
- b. The minimum required parking for a multi-tenant facility shall be based upon the minimum amount necessary to satisfy the highest average daily peak demand generated by the uses at a single time period. In no case shall the minimum required parking for a multi-tenant facility be less than 60 percent of the total required for all uses in the facility.
- c. The continuation of the cooperative facility shall be assured by a sufficient legal document, such as a covenant or reciprocal easement agreement, or by participation in a local improvement district or parking cooperative or association.
- d. Shared parking associated with multi-tenant retail and commercial facilities will be considered to be a cooperative parking facility. Lease agreements will satisfy the requirement for a sufficient legal document.

3. Parking in Building Setback Areas. In all ~~Neighborhood residential~~ zones, parking other than bicycle parking and parking in driveways is not permitted in front setback areas. In all other zones, parking is permitted in all setback areas subject to the requirements of the district and the following subsection F.4 of this section, Parking Restricted in Shoreline Areas.

4. Parking Restricted in Shoreline Areas. Parking facilities are prohibited in the waterfront building setbacks established in RZC 21.68.140, Parking Facilities Within Shorelines.

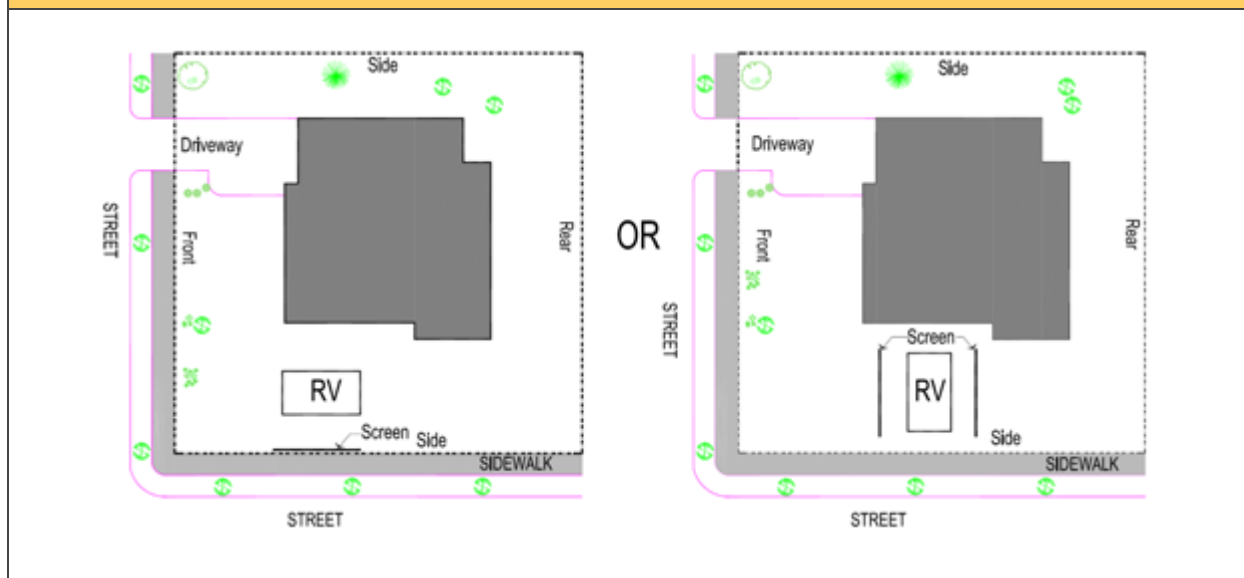
G. Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods.

1. Purpose. The intent of this section is to define permitted locations for the parking of recreational, utility, and commercial vehicles and vessels within residential areas of the City such that neighborhood quality and character are maintained.
 2. Exemptions. Pickup or light trucks, 10,000 pounds gross weight or less, with or without a mounted camper unit, and that are primarily used by the property owner for transportation purposes, are exempt from this section.
 3. Recreational and Utility Vehicles – Requirements.
-

a. General Requirements. Recreational and utility vehicles may be parked in any area which is either residentially zoned or used for residential purposes, including Downtown, provided the following conditions are met:

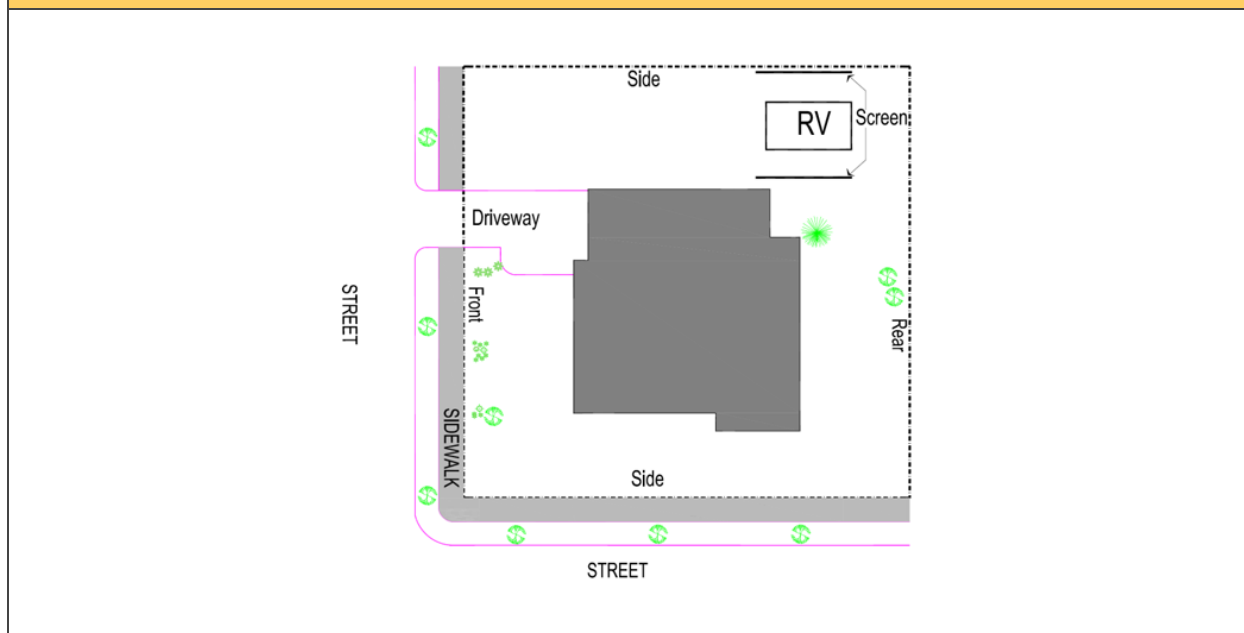
- i. Recreational and utility vehicles shall not intrude into a right-of-way or access easement or obstruct sight visibility from adjacent driveways, rights-of-way, or access easements.
- ii. Recreational and utility vehicles shall be operable and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area.
- iii. Recreational vehicles equipped with liquefied petroleum gas containers shall meet the standards of the Interstate Commerce Commission. Valves or gas containers shall be closed when the vehicle is stored, and, in the event of leakage, immediate corrective action must be taken.
- iv. Recreational and utility vehicles shall not be parked in a waterfront building setback, on slopes greater than 15 percent, in designated open spaces or recreational areas, in critical areas, in critical area buffers, or in floodways.
- v. Recreational vehicles may be occupied on a temporary basis not to exceed 30 days within one calendar year.
- vi. Unless the International Building Code or International Fire Code dictates otherwise, there shall be no minimum building separation for recreational and utility vehicles.
- vii. Screening Requirements.
 - A. When not parked on a driveway per subsection G.3.b.iii, Permitted Parking Locations – Within a front yard on a driveway, below, recreational and utility vehicles shall be screened as follows:
 - 1. When parked in the street-side side yard setback of a corner lot as shown in Figure 21.40.010E, below, the length of recreational and utility vehicles shall be screened from public view;

Figure 21.40.010E
Screening Requirements

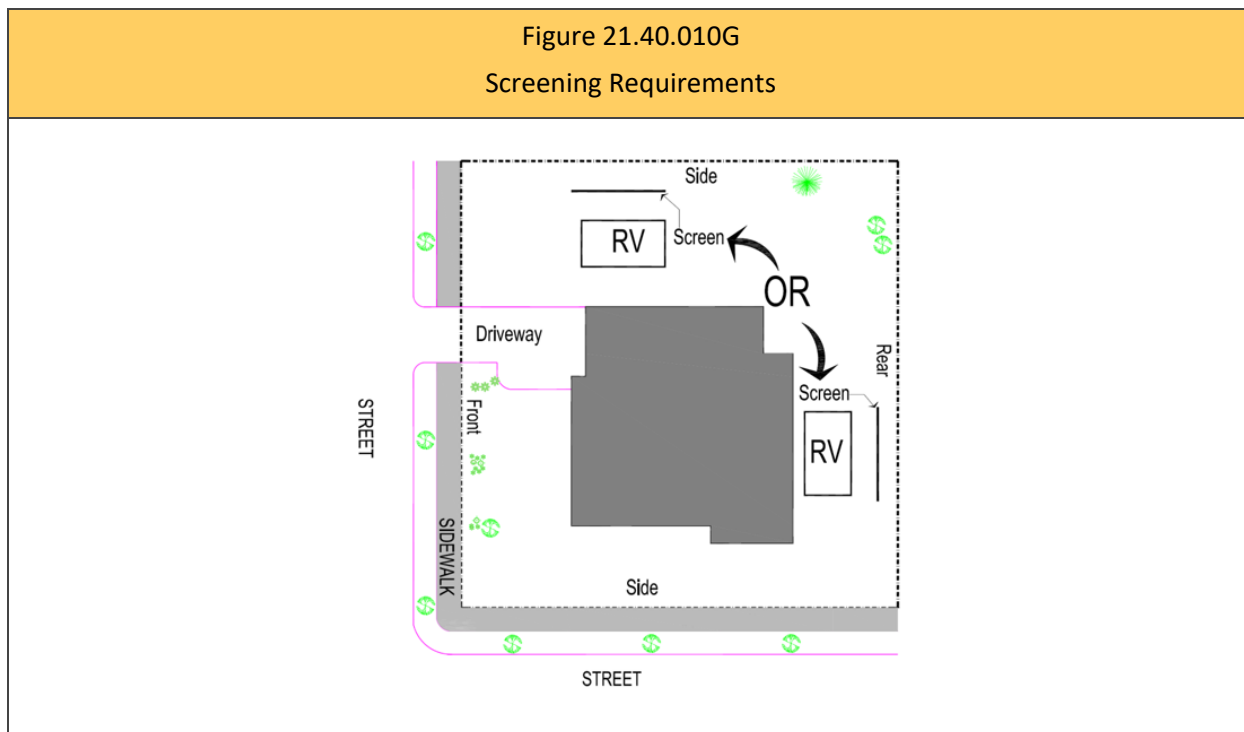


2. When parked in the rear yard setback of a corner lot as shown in Figure 21.40.010F, below, the length of recreational and utility vehicles shall be screened from public view; and

Figure 21.40.010F
Screening Requirements



3. When parked in the interior side yard or rear yard setback of any lot as shown in Figure 21.40.010G, below, no additional screening is required as the building provides screening of the length of the vehicle from public view.



4. Only one recreational or utility vehicle is allowed to be parked on a premises if parked and screened as shown in the examples above. However, more than one recreational or utility vehicle may be parked on the premises if the additional vehicles are completely screened from public view.

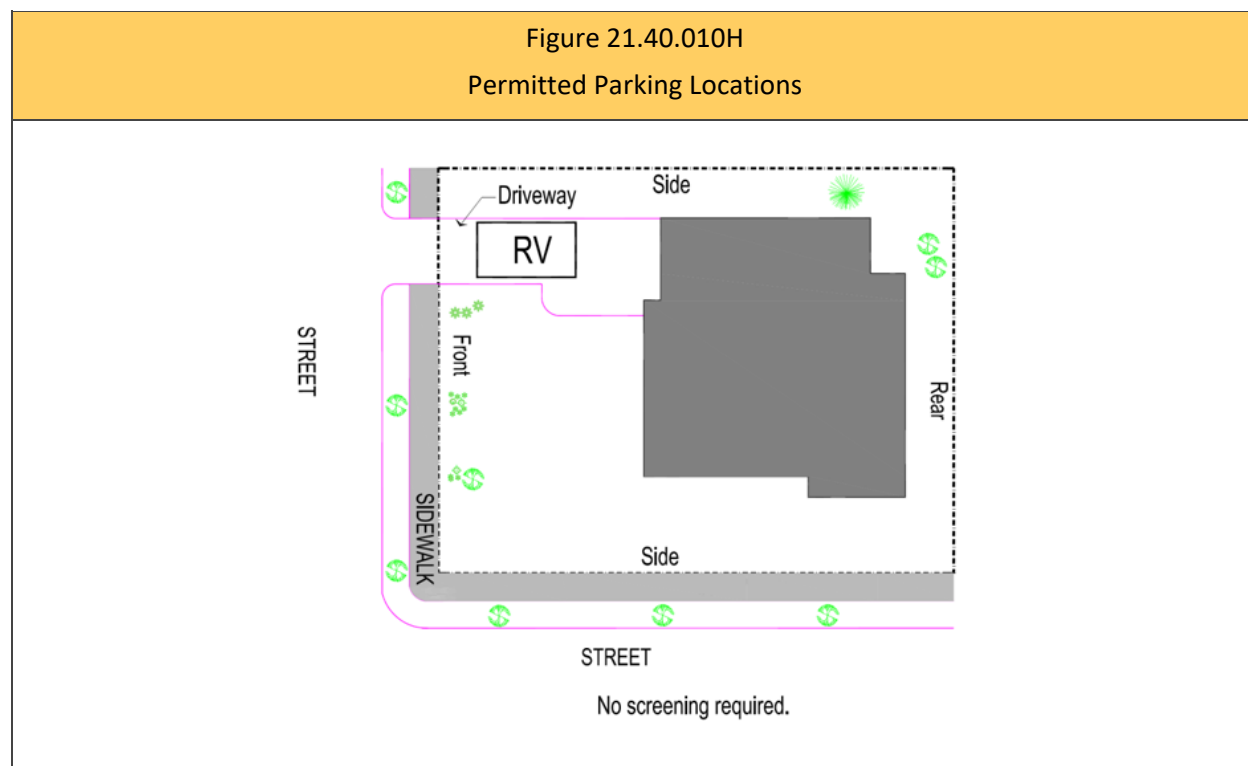
B. Screening shall be adequate to provide a solid barrier six feet in height. It may include Type 1 landscaping, fences, walls, earth berms, or any combination thereof.

C. Other screening may be required at the discretion of the Administrator.

b. Permitted Parking Locations. A vehicle may be located in the following areas listed in order of priority, provided the general requirements of subsection G.3.a of this section are met:

- i. Within a vented garage or carport;
- ii. In a side or rear yard;

- iii. Within a front yard on a driveway only, parked perpendicular to the front street. See Figure 21.40.010H, below.



- iv. In other locations if determined by the Administrator to be less obtrusive than the above locations. Screening the recreational vehicle with landscaping, fencing, or a combination of the two may be required to meet this standard;

- v. If none of the above locations are feasible, the recreational/utility vehicle must be stored off site.

4. Truck Tractors and Trailers, Large Commercial Vehicles and Vessels. Parking commercial vehicles and vessels over 10,000 pounds gross weight is prohibited in all **Neighborhood residential** zones except for school buses normally associated with transporting students to and from a school or religious facilities and parked on school or religious facility property.

H. Construction Parking Requirements and Contact Information.

1. A sign shall be posted on site and visible to the public throughout the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including but not limited to grading, landscaping, infrastructure and building permit related construction.

- a. Applicant and contractor shall work with City planner prior to mylar signing to determine location(s) of sign(s).
- b. Contact information shall remain up to date and visible at all times.
- c. The assigned City planner shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be emailed.
- d. Construction parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

<< Administrative note: there are no changes to RZC 21.40.020 or RZC 21.40.030 >>

Exhibit 18:

Chapter 21.44

SIGNS

Sections:

21.44.010 Signs and Street Graphics.

21.44.020 Sign Design Standards.

21.44.010 Signs and Street Graphics.

...

F. **Permitted Sign Charts.** The Permitted Sign Charts establish sign type, number, area, height, and location requirements for the various zoning districts and are incorporated as a part of this section.

Residential land uses not referenced to in the following permitted sign charts are not permitted to have signs, unless allowed elsewhere in this section.

Standards for properties in Transition Overlay Areas can be found in RZC [21.05.600 21.50](#), *Transition Overlay Areas*.

1. *Freestanding/Monument Signs.*
-

Figure 21.44.010A
Freestanding/Monument Sign

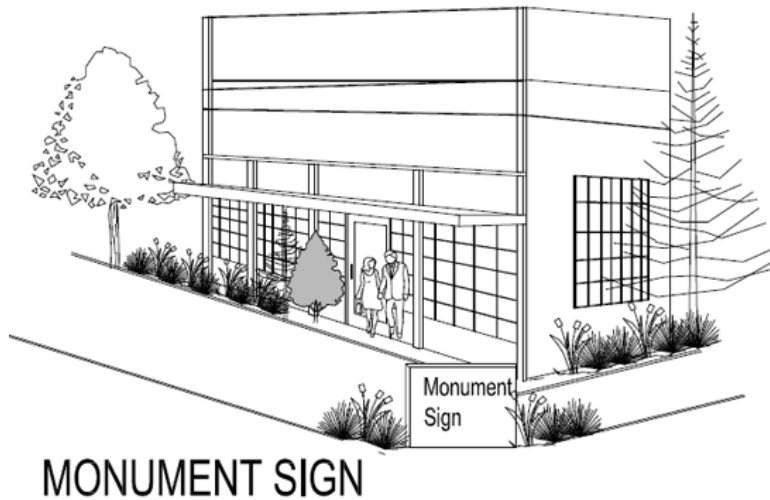


Table 21.44.010A
Freestanding / Monument Sign Standards

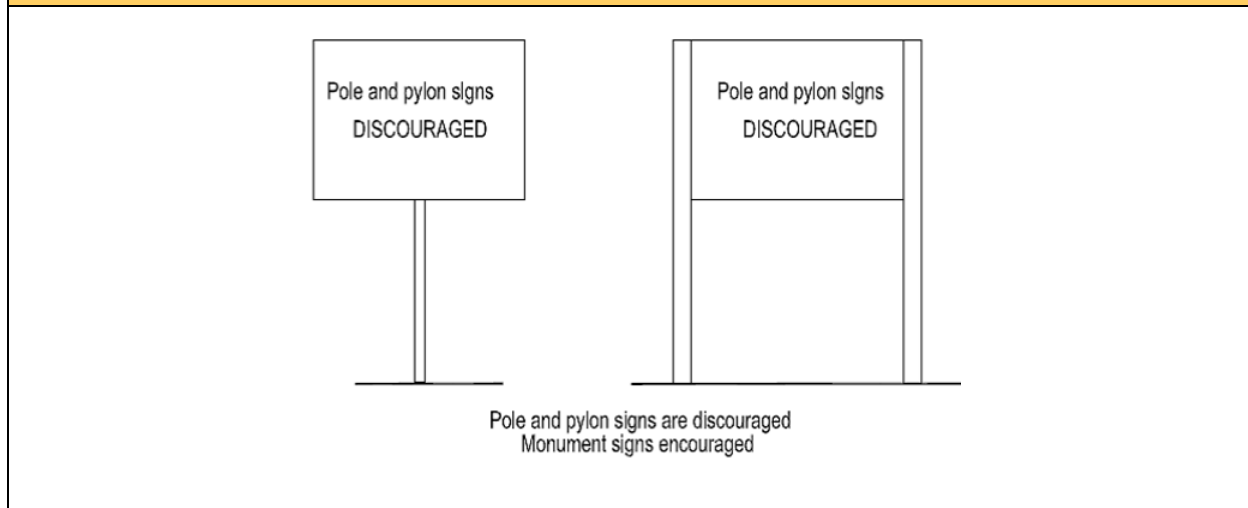
Zone	Maximum Number of Monument Signs per Street Frontage per Establishment	Minimum Setback from Property Line in Feet	Maximum Height of Sign in Feet	Maximum Size per Sign Face (Square Feet)	Maximum Number of Sign Faces
GC; VV; TR; BC; SMT; TSQ; RVBD; RR; CMU; DTC; UMU; OV; MMC; BCDD, MDD1	1	5	A height equal to the sign setback up to 10 feet	The smaller of one percent of the average gross floor area or 25 percent of lineal street frontage where the sign is to be placed up to a maximum of 75 square feet; but in any event, 25 square feet is permitted	4
OT; TWNC; NC-2; AP; CMU; MP; I; BP; OBAT; MME; MMM	1	5	A height equal to the sign	The smaller of one percent of the average gross floor area or 25 percent of lineal street frontage where the sign is to be	4

Table 21.44.010A
Freestanding / Monument Sign Standards

Zone	Maximum Number of Monument Signs per Street Frontage per Establishment	Minimum Setback from Property Line in Feet	Maximum Height of Sign in Feet	Maximum Size per Sign Face (Square Feet)	Maximum Number of Sign Faces
MDD2, MDD3, MDD4, MDD5			setback up to 10 feet	placed up to a maximum of 50 square feet; but in any event, 25 square feet is permitted	
UR; RA-5; NR, N-MF, <u>OUMF; NMU; DTE RVT; CTR; EH</u>	1	10	10	25 square feet	2

Individual businesses in multiple-building complexes are not permitted to have freestanding/monument signs. Freestanding/monument signs are prohibited in [the Neighborhood Mixed-Use Neighborhood Commercial 1 \(NC-1\) zones](#). In addition, Sign Programs are required for multiple-tenant buildings and multiple-building complexes.

Figure 21.44.010B. Standard for Monument Sign



Individual businesses that choose to have a freestanding or monument sign may also have a maximum of one pedestrian-oriented blade sign or a pedestrian-oriented bracket sign per facade. Businesses that choose a pole sign shall not be permitted to have a pedestrian-oriented blade sign or a pedestrian-oriented bracket sign.

2. *Wall/Awning Signs.*

Figure 21.44.010C. Wall Sign

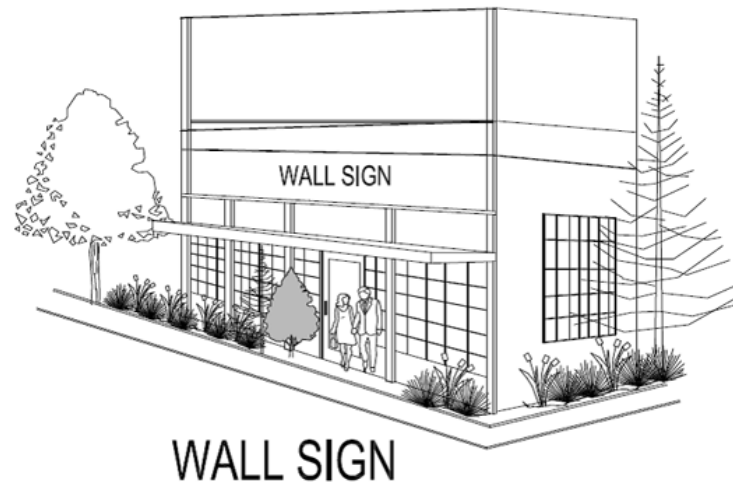


Figure 21.44.010D. Awning Sign

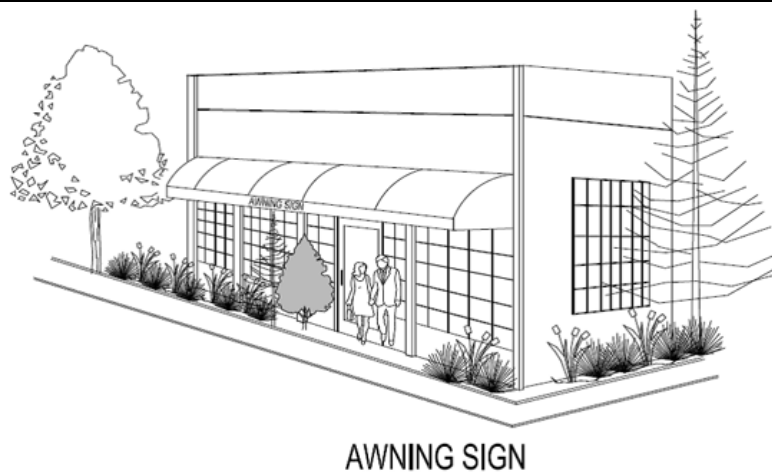


Figure 21.44.010D. Awning Sign**Table 21.44.010B
Wall / Awning Signs**

Zone	Maximum Number of Wall or Awning Signs per Facade	Maximum Sign Area (Square Feet)	Maximum Sign Height (Feet)
GC; NC-2; VV; TR; BC; SMT; TSQ; RVBD; RR; CMU; DTC; UMU; OV; MMC BCDD, MDD1	1	The larger of 15 percent of the facade to which attached or 60 square feet up to a maximum of 300 square feet	Top of the wall or facade to which attached
OT; TWNC; NC-1; AP; MP; I; BP; OBAT; MME; MMM MDD2, MDD3, MDD4, MDD5		The larger of 15 percent of the facade to which the sign is attached or 30 square feet up to a maximum of 100 square feet	Top of the wall or facade to which attached
Nonresidential Uses in UR; RA-5; NR, N-MF; OUMF; DTE RVT; CTR; EH	1	60 square feet	20 feet

Individual businesses are allowed either one wall sign or one awning sign per facade, with the exception of the Neighborhood Mixed-Use (NMU) zone ~~Neighborhood Commercial 1 zone (NC-1)~~. Within the NMU zone ~~Neighborhood Commercial 1 zone~~, a maximum of one wall sign or one awning sign is permitted for each individual structure and the sign shall not face residential uses to the side, rear, or diagonally abutting to the NMU Neighborhood Commercial 1 (NC-1) zone. In addition, each individual business is allowed a maximum of either one pedestrian-oriented blade sign or one pedestrian-oriented bracket sign per facade.

3. Projecting Signs.

Figure 21.44.010E
Projecting Sign

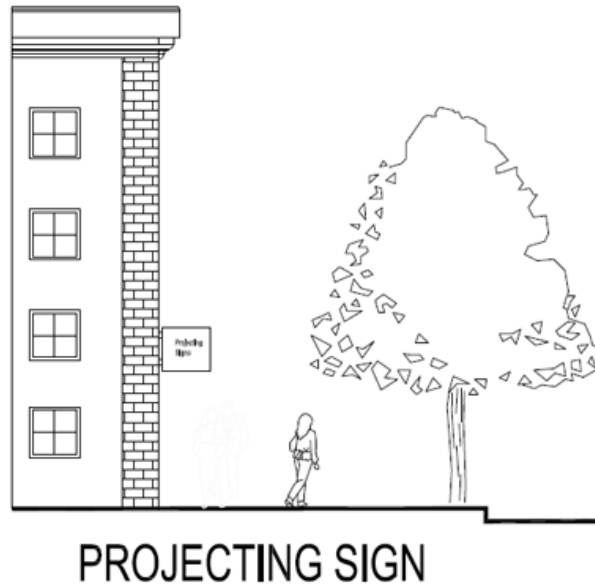


Table 21.44.010C
Projecting Sign Standards

Zone	Maximum Number of Projecting Signs per Facade	Maximum Area per Sign Face (Square Feet)	Maximum Area Total of all Sign Faces (Square Feet)	Maximum Height (Feet)
GC; NC 1; NC 2; VV; TR; BC; SMT; TSQ; RVBD; RR; CMU; DTC; UMU; OV; MMC BCDD, MDD1	1	15 square feet	30 square feet	Top of the wall or facade to which attached
OT; TWNC; AP; MP; I; BP; OBAT; MME; MMM MDD2, MDD3, MDD4, MDD5	1	15 square feet	30 square feet	Top of the wall or facade to

				which attached
Nonresidential Uses in UR; RA-5; NR; N- MF; <u>OUMF; NMU;</u> <u>DTE RVT; CTR; EH</u>	1	25 square feet	50 square feet	20 feet

Individual businesses that choose to have a projecting sign instead of a wall or awning sign shall not be permitted to have a pedestrian-oriented blade sign or a pedestrian-oriented bracket sign.

4. Blade Signs.

Figure 21.44.010F. Blade Sign

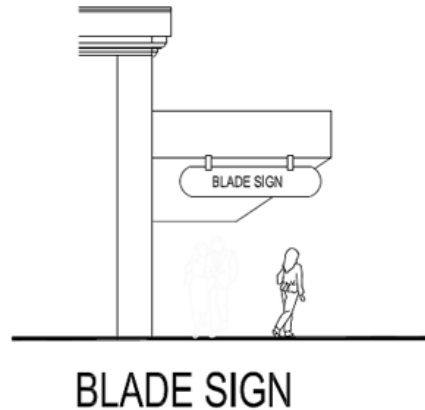


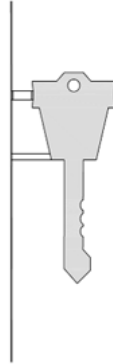
Table 21.44.010D. Blade Sign Standards

Zone	Maximum Number of Blade Signs per Facade*	Maximum Area per Sign Face (Square Feet)	Maximum Area Total of all Sign Faces (Square Feet)	Maximum Height (Feet)
GC; NC 1; NC 2; VV; TR; BC; SMT; TSQ; RVBD; RR; CMU; DTC; UMU; OV; MMC; BCDD; MDD1	1	6 square feet	12 square feet	Top of the wall or facade to which attached
OT; TWNC; AP; MP; I; BP; OBAT; MME; MMM MDD2, MDD3, MDD4, MDD5	1	6 square feet	12 square feet	Top of the wall or facade to which attached
Nonresidential Uses in UR; RA-5; NR, N-MF; <u>OUMF; NMU; DTE RVT; CTR; EH</u>	1	6 square feet	12 square feet	20 feet

TABLE NOTE:

* An individual business that chooses a wall sign or an awning sign may also have a maximum of one pedestrian-oriented blade sign or one pedestrian-oriented bracket sign per facade.

5. Bracket Signs.

Figure 21.44.010G. Bracket Sign

LOGO & BRACKET SIGN

Table 21.44.010E. Bracket Sign Standards

Zone	Maximum Number of Bracket Signs per Facade*	Maximum Area per Sign Face (Square Feet)	Maximum Area Total of all Sign Faces (Square Feet)	Maximum Height (Feet)
GC; NC-1; NC-2; VV; TR; BC; SMT; TSQ; RVBD; RR; CMU; DTC; UMU; OV; MMC BCDD, MDD1	1	6 square feet	12 square feet	Top of the wall or facade to which attached
OT; TWNC; AP; MP; I; BP; OBAT; MME; MMM MDD2, MDD3, MDD4, MDD5	1	6 square feet	12 square feet	Top of the wall or facade to which attached
Nonresidential Uses in UR; RA-5; NR, N-MF; OUMF; NMU; DTE RVT; CTR; EH	1	6 square feet	12 square feet	20 feet

TABLE NOTE:

* An individual business that chooses a wall sign or an awning sign may also have a maximum of one pedestrian-oriented blade sign or one pedestrian-oriented bracket sign per facade.

...

H. ***Permitted Temporary Portable and Temporary Freestanding Signs.*** Temporary portable signs which are exempt from the requirement of a sign permit, unless otherwise provided, are permitted in any zone subject to the following requirements:

1. Temporary portable signs which are exempt from the requirement of a sign permit, unless otherwise provided, are permitted in any zone subject to the following requirements:

a. *Number.* The number of temporary portable commercial, real estate, and construction signs allowed shall be as follows, provided that nothing herein shall be construed as authorizing the display of signs otherwise prohibited under applicable provisions of this code, including but not limited to home business signs:

i. For any business, or real estate unit, located in the UR, ~~CMU, DTE, DTC, DT, NC, GC~~, OV, OBAT, ~~UMU, RR, BCDD~~, BP, MP, or I zoning districts, no more than one temporary portable commercial or real estate sign shall be allowed for each business location or real estate unit offered for sale or lease, provided that a maximum of one , portable sign shall be allowed for any multi-unit complex notwithstanding the number of rental or dwelling units therein currently available for sale or lease. For each multi-unit complex, one temporary freestanding “for sale” or “for lease” sign may be displayed per street frontage.

ii. For any business or real estate unit located in the RA-5, ~~NMU~~ or NR zoning districts, no more than three temporary portable commercial or real estate signs shall be allowed for each business location or real estate unit offered for sale or lease. For each single-family ~~or middle housing~~ residential site, one temporary freestanding “for sale” or “for lease” sign may be displayed per street frontage.

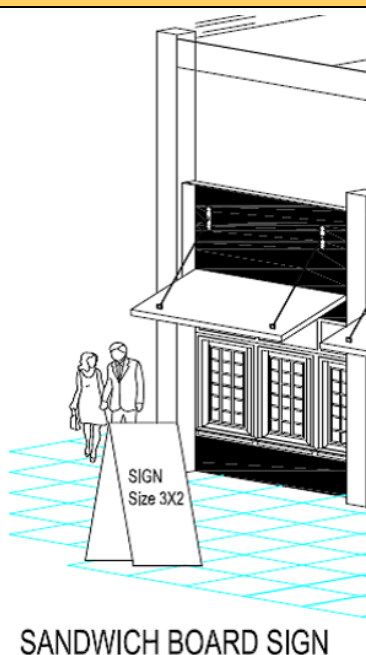
iii. For any business or real estate unit located in the N-MF ~~or the OUMF~~ zoning district, no more than one temporary portable commercial or real estate sign shall be allowed for each business location or real estate unit offered for sale or lease, provided that a maximum of one temporary portable sign shall be allowed for any multi-unit residential apartment or condominium complex notwithstanding the

number of rental or dwelling units therein currently available for sale or lease. For each multi-unit residential apartment or condominium complex, one temporary freestanding “for sale” or “for lease” sign may be displayed per street frontage.

iv. For any construction site located in any zoning district within the city limits, no more than two temporary construction signs shall be allowed for each construction project site.

b. *Size.*

Figure 21.44.010I. Sandwich Board Sign



i. Commercial and real estate temporary portable signs shall not exceed six square feet per sign face, and no such sign shall contain more than two sign faces. Commercial and real estate temporary portable signs shall not exceed six feet in height, measured from the pre-existing ground level to the top of the sign.

ii. Temporary construction signs in the UR, DTE, DTC, CMU, DT, NC, GC, OV, ODD, OBAT, UMU, RR, BCDD, BP, MP, I, OUMF, or NMF zoning districts shall not exceed 32 square feet per sign face, shall not contain more than two sign faces, and shall not

exceed 10 feet in height when measured from pre-existing ground level to the top of the sign.

iii. Temporary construction signs located in the [NMU or](#) NR zoning district, when associated with a subdivision, shall not exceed 32 square feet per sign face, shall not contain more than two sign faces, and shall not exceed 10 feet in height when measured from pre-existing ground level to the top of the sign.

iv. Temporary construction signs located in the NR zoning district, when not associated with a subdivision, shall not exceed six square feet per sign face, shall not contain more than two sign faces, and shall not exceed six feet in height when measured from pre-existing ground level to the top of the sign.

...

21.44.020 Sign Design Standards.

...

E. *General Sign Design Standards.*

1. *Purpose.* This section provides basic design guidance for all signs, regardless of specific type or location within the community. The guidelines address issues related sign legibility, placement on the facade, color and materials, and effective illumination.

2. *Sign Compatibility.*

...

e. Signs shall not obscure or cover architectural features of the building.

f. For historic landmarks [and the Old Town zone](#), signs should be consistent with the historic character of the landmark and/or zone. Preferred signage [in the Old Town zone](#) includes window signage, painted signage on wooden facades, wood signs, signs on awnings, signs lit by sources other than the sign itself, or decorative signs hung perpendicular to the building facade are encouraged. Wood facsimile products may be an acceptable substitute. Use of backlit plastic wall signs, extruded aluminum,

changing message, or other newer technology signs should not be allowed. Use of neon signs should be limited to window signs or art deco styled buildings.

g. Home businesses shall not have any signage in order to maintain the residential character of the neighborhood in which it is located.

h. Sign programs shall be required for all new multiple-tenant buildings and/or multiple building complexes. Sign Programs serve to create a coordinated project theme of uniform design elements, such as lettering style and placement.

i. Creative design is encouraged. Imaginative and innovative signs will be allowed as long as the applicant considers the scale proportions and character of signage on the building/site in question. Applicants are also encouraged to consider the scale proportions and character of signage in the surrounding vicinity as well.

j. For the Neighborhood Mixed-Use ~~Neighborhood Commercial 1 (NC-1)~~ zone, backlit plastic wall signs, extruded aluminum, changing message, neon, or other newer technology signs are prohibited.

...

7. *Sign Illumination.*

a. Internally illuminated, backlit, halo-illuminated, and other self-illuminated signs or portions of signs are prohibited in the ~~Neighborhood Commercial 1 (NC-1)~~ Neighborhood Mixed-Use zone. Signs may be indirectly illuminated, such as with gooseneck lighting, in accordance with this section.

b. Signs that are illuminated by a direct source of light are encouraged (but not required) over internally illuminated cabinet signs.

...

Exhibit 19: CHAPTER 21.45

SOLID WASTE STORAGE AND COLLECTION

Sections:

21.45.010	Purpose.
21.45.020	Applicability.
21.45.030	Definitions.
21.45.040	Exemptions.
21.45.050	Minimum Collection Points and Storage Space.
21.45.060	Storage Area Location and Use.
21.45.070	Storage Area Configuration and Infrastructure.
<u>21.45.075</u>	<u>Screening.</u>
21.45.080	Container Servicing and Collection Vehicle Access.
21.45.090	Review and Approval

21.45.010 Purpose.

A. Purpose. The purpose of standards for solid waste collection, storage, and temporary servicing areas is to ensure that new construction and nonexempt tenant improvements reduce the visual and physical impacts of solid waste collection, storage, and servicing areas, and incorporate the space required for the collection, storage, and servicing of garbage, recycling, and compost containers by:

1. Establishing minimum storage space requirements for solid waste containers in multifamily residential and all other nonresidential development;
2. Providing location and design guidelines that assist the applicant in the development of solid waste collection, storage, and temporary staging areas; and
3. Creating solid waste collection, storage, and temporary staging areas that limit impacts associated with garbage, recyclables, and compost storage, including environmental and public health impacts.

..... <<Administrative note: no changes to RZC 21.45.020 thru 070 >>

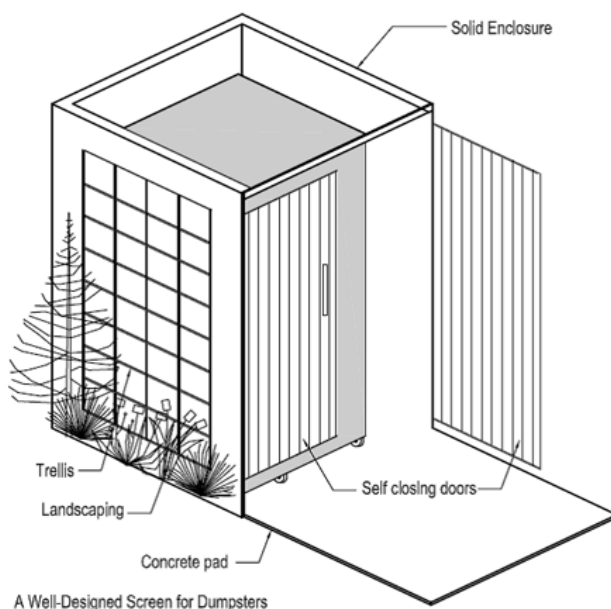
21.45.075 Screening

A. Outdoor solid waste collection and storage areas must be located away from highly visible areas, such as streets, pedestrian walkways, and public shoreline areas, to minimize visual, noise, or physical impacts on the site, street environment, adjacent public open spaces, and adjacent properties.

B. All collection and storage areas not located within parking garages must be enclosed by a freestanding enclosure that is architecturally consistent with the building.

C. Outdoor solid waste collection and storage areas must be screened from view with a solid visual barrier, using materials and colors consistent with the design of the primary structure(s) on the site, and at a minimum shall be as high as the collection or storage element being screened. Utility cabinets and small-scale service elements may be screened with landscaping or structures.

Figure 21.45.075.C Solid Waste Collection and Storage Enclosures



..... <<Administrative note: no changes to RZC 21.45.080 and 090 >>

Redmond 2050: Implement zoning district changes, remove outdated section, add clarity.

Draft Date: 05/27/25 – for adoption

Exhibit 20: Chapter 21.48

TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

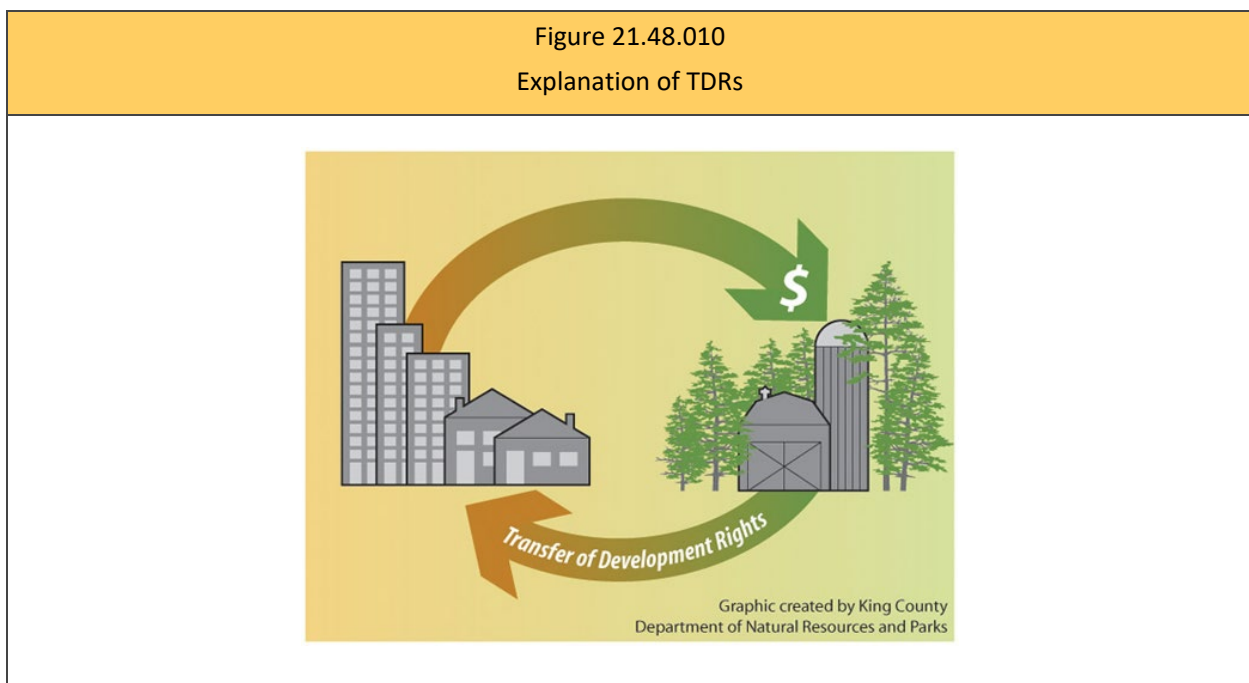
Sections:

- 21.48.010 Transfer of Development Rights Program.
- 21.48.020 Transfer of Development Rights Procedures.

21.48.010 Transfer of Development Rights Program.

A. Purpose. The purpose of Redmond’s Transfer of Development Rights (TDR) Program is to advance Comprehensive Plan goals and policies that address the protection of environmentally critical areas, historic resources (including archeological resources), open spaces, and the ability to provide affordable housing, by transferring the right to develop on the land needing protection to land more suitable for urban development.

B. Explanation of TDRs. Figure 21.48.010 illustrates the general concept of a TDR program:



C. Sending Area Properties.

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

Table 21.48.010A Eligibility Categories and Criteria	
Eligibility category	Eligibility criteria
Urban Recreation	A. Located in the UR zone; and Wholly undeveloped or in agricultural or recreational use.
Historic	A. Listed on the Redmond Historic Resource Register; or B. Otherwise eligible under RZC 21.30, Historic and Archeological Resources.
Environmentally Critical Area	A. Located in one or more of the following areas: 1. Species Protection Area; 2. Category I or Category II wetland or wetland buffer; 3. Class I or Class II <u>Type S or Type Fs</u> stream or stream buffer; 4. Landslide hazard area or buffer; 5. Contiguous forest community characterized by a qualified arborist or ecologist as: a. Having three layers of vegetation – canopy, subcanopy/shrub, and herb – dominated by native species; and b. Having at least 20 percent of canopy trees estimated to be at least 50 years of age; and c. Measuring at least one acre; and B. Wholly undeveloped, or partially undeveloped or vacant, where the Administrator determines that eligible environmentally critical areas listed in (1) above could be maintained without compromising the ecological functions and values of those critical areas.
Affordable Housing	A. Complies with RZC 21.48.010.G, Affordable Housing Bonus.

2. The following criteria must also be met:
- a. The land's development rights or development capacity shall not have been exhausted, sold, or transferred; or limited by easements, deed restrictions, equitable servitudes, or similar measures to any of the following:
 - i. Agriculture, recreation, open space; or

For adoption

ii. Preservation of environmentally critical areas and their buffers, as described in Table 1, through means including, but not limited to, a Native Growth Protection Area or open space easement.

b. The land shall not have been granted a reasonable use exception under RZC 21.76.070.U, Reasonable Use Exception (Critical Areas/Hazardous Liquid Pipelines, etc.). Nothing in this chapter shall require that a reasonable use exception granted under the Reasonable Use Provision equal the economic value of the TDRs granted under this chapter.

c. The land shall not be part of any property the Comprehensive Plan designates for use as a collector, arterial street, or highway.

D. Receiving Area Properties. Properties eligible to use development rights transferred from sending areas are those within the following zones: all Downtown zones, Overlake Village (OV); ~~General Commercial (GC)~~; Overlake Business and Advanced Technology (OBAT); Overlake Urban Multifamily (OUMF); ~~Corridor Mixed-Use (CMU)~~; ~~Urban Mixed-Use (UMU)~~; ~~Regional Retail Design District (RR)~~; Business Park (BP); Manufacturing Park (MP); and Industry (I).

E. Calculating Development Rights.

1. The following table assigns development rights multipliers for all eligible sending areas except historic landmarks.

Table 21.48.010B Calculating Development Rights	
<u>Sending Area</u> Zone	Transferable Development Rights per Acre of Eligible Land
UR	1.1
RA-5	1.1
N-R	8.2
N-MF	8.2
Downtown – all zones	13.8
NC-1, NC-2	8.1
CMU GC	7.6
OV	14
OUMF	14
OBAT	14

For adoption

Table 21.48.010B Calculating Development Rights	
<u>Sending Area</u> Zone	Transferable Development Rights per Acre of Eligible Land
RR-UMU	9.5
BP	8.7
MP	5.7
I	5.7

~~2. Sending areas in the Residential Development and Conservation Overlay zone in the North Redmond neighborhood shall be granted TDRs based on the N-R-R-1 multiplier in the preceding table.~~

2. If a zone is not listed in the table in this section, the Administrator shall classify the zone in the table row that contains the zone most similar to it based on allowed development intensity and allowed uses.

3. Development Right Transfers for Historic Landmarks in a Commercial Zone. For the purpose of awarding TDRs, property with eligible historic sites shall be considered to be vacant, and development rights shall be calculated according to the table in subsection E.1 of this section. For example, a property with a historic structure in a **GC CMU** zone shall be awarded 7.6 TDRs per eligible acre of the property.

F. Use of Development Rights.

1. Each development right may be used as a right for any one of the following, subject to the limitations of chapter and other zoning code chapters:
 - a. To authorize an additional 8,712 square feet of gross floor area;
 - b. To increase the maximum impervious surface or maximum lot coverage by 8,712 square feet, provided that the total increase does not exceed 10 percent of the allowed maximum square footage for the site; or
 - c. To increase the height of a structure, including above-ground structured parking, by one story across each 8,712-square-foot increment of gross floor area or parking floor plate or by two stories in a TOD Focus Area. In no case shall total building height be greater than two stories above the height allowed by the underlying zone except as permitted as part of the Overlake Incentive Package (21.12.600); the height bonus shall not apply to structures within the shoreline jurisdiction or within the Downtown height limit overlay areas ([Table 21.100.300 Notes](#)).

For adoption

2. A fraction of a development right shall be entitled to the corresponding fraction of any of the above.
3. A land use application using Transferred Development Rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used.

~~G. Affordable Housing Bonus.~~

~~1. When zoning or site planning constraints prevent project proponents from building bonus market rate units to which the proponents would otherwise be entitled under RZC 21.20, Affordable Housing, the Administrator shall convert the number of bonus market rate units not developed on the site into TDRs for use or sale.~~

~~2. The quantity of TDRs shall be equal to the number of bonus market rate homes not developed on the project site due to zoning or site constraints.~~

~~3. When TDRs are granted for providing affordable housing in Downtown, each 8,712 square feet of credit shall be equal to one TDR.~~

... <<Administrative note: no changes to remainder of chapter>>

Exhibit 21: Chapter 21.52

TRANSPORTATION STANDARDS

Sections:

- 21.52.010 Transportation Concurrency.
- 21.52.030 Street and Access Standards.
- 21.52.040 Sight Clearance at Intersections.

<<Administrative note: no changes to other sections of RZC 21.52>>

21.52.010 Transportation Concurrency.

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

1. Comply with the concurrency requirements of the Growth Management Act (GMA) as codified in RCW 36.70A.070 or its successor;
 2. Establish a transportation level-of-service (LOS) standard that seeks to balance mobility, circulation and access¹ demands from existing and future development, with the City's future vision, framework policies, and policies in the various elements of the Comprehensive Plan;
 3. Implement the City's transportation LOS standard set forth in the Transportation Element ~~Policy~~ **TR-42**, establishing the specific relationship between implementation of the Transportation Facilities Plan (TFP) and future development;
 4. Provide for "concurrency testing" prior to the submittal of a development application in order to assess development impacts and to determine whether a proposed development will negatively affect the City's transportation LOS standard;
-

5. Document a development's compliance with the City's transportation LOS standards by providing for the issuance of a certificate of concurrency for developments that pass the concurrency test; and
6. Provide options for developments that do not pass the concurrency test, subject to the approval of the Administrator.

21.52.030 Street and Access Standards.

A. Purpose. ...

...

E. Access.

1. *Lot Access.* All lots shall have access to a public right-of-way via direct access, an easement recorded with King County, or a private drive or road. The specific design of property access shall be based on standards and guidelines established or approved by the City of Redmond.

Where there is more than one feasible access to public right-of-way, the property shall access the lower classified street as defined in RZC 21.52.030.C, Street Classification. Access is feasible when it provides a direct connection via easement, private **drive or** road, or other means to a public right-of-way and when it meets minimum Fire Code access requirements.

G. Right-of-Way and/or Easement Dedication. Where a planned street right-of-way or roadway, sidewalk, slope, or utility easement, as indicated by RZC 21.52.030.D, Street Plan, or as is necessary to complete a public City street, lies within a proposed development, the fee owner of the property shall be required to dedicate the right-of-way to the City as a condition of approval under RZC Chapter 21.76, Review Procedures.

1. Prior to acceptance of the right-of-way and/or easement by the City, the fee owner will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated, and shall be required to remove **or relocate** any underground, at the surface, and in the airspace encroachments on such easements or rights-of-way, **except for franchise utilities whose existing underground infrastructure meets the City's minimum vertical and horizontal separation requirements for all proposed or future public utilities, and whose existing above-ground infrastructure does not impact or preclude proposed or ultimate frontage**

improvements from meeting traffic safety standards for motorized use and ADA-compliant

pedestrian and non-motorized use. The City of Redmond Standards Specifications DG 18 through DG 20 provide specific design guidance regarding ROW encroachment requirements.

H. Private Streets. ~~Local~~ **New local** access streets serving ~~less-fewer~~ than ~~ten-seventeen~~ single-family homes ~~or or middle housing dwelling units in residential areas, or serving multifamily residential developments,~~ may be private, ~~subject to the approval of the Technical Committee unless public street connectivity is identified in any City-adopted plan.~~

New single-family or middle housing developments may be built with access to an existing private local access street, without limitation on the number of units accessing such a street, provided the street meets the criteria outlined in Private Streets section under Section A.2.b.i.E in RZC Appendix 2.

If ~~agreed to~~ **approved** by the City, private streets may be dedicated to the City but only upon meeting all **standards and** requirements ~~of under~~ RZC 21.17.010.F, Adequate Streets, Sidewalks, and Trails, **and RZC Appendix 2, Construction Specification and Design Standards for Streets and Access.**

21.52.040 Sight Clearance at Intersections.

A. *Purpose.* ...

...

B. *Sight Distance Triangle.* ...

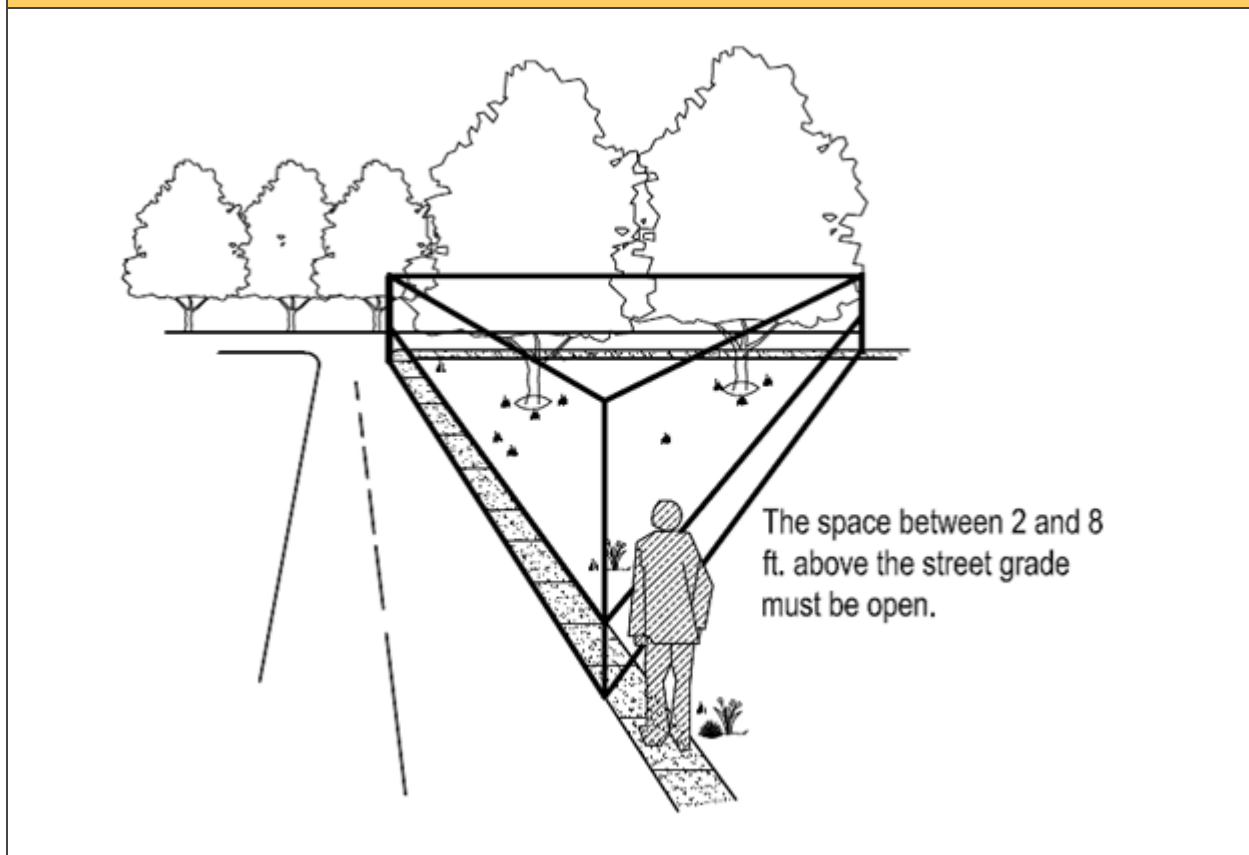
Table 21.52.040 Required Horizontal Sight Clearance		
Type of Intersection	Horizontal Sight Clearance for Intersection Legs Noted	
	(A)	(B)
Controlled by Traffic Signal or Stop Sign		
Intersections that Involve Arterials (30MPH+)	20 feet	100 feet
<u>Local Access Street (Public or Private)</u>	<u>20 feet</u>	<u>65 feet</u>
<u>Access Driveway (Mixed Use, Commercial, etc.)</u> <ul style="list-style-type: none"><u>Mixed-Use Zones or Urban centers in Downtown, Overlake, or Marymoor neighborhood. Refer to pedestrian SDT, see Subsection C below for details.</u><u>Other areas</u>	<u>10 feet</u> <u>20 feet</u>	<u>10 feet</u> <u>65 feet</u>
<u>Access Driveway (Residential)</u> <ul style="list-style-type: none"><u>Apply pedestrian SDT, see Subsection C below for details, except at arterials.</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Access Driveway on Arterials</u>	<u>20 feet</u>	<u>65 feet</u>
Others (Local access, driveways, etc.) (25 MPH)	20 feet	65 feet
Uncontrolled or Yield on Public Local Access Street	70 feet	70 feet
<u>Private Local Access Street (≤ 20 MPH) at Access Driveway with Speed-Reducing Features</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Low-Speed Horizontal Curve (20 MPH) on Private Local Access Street with Speed-Reducing Features</u>	<u>Minimum 95' SSD per AASHTO Guidelines for the Geometric Design of Very Low-Volume Local Roads (ADT ≤ 400) in Exhibits 9 and 10.</u>	
...		

C. *Obstructions Prohibited.* The obstruction of a motor vehicle operator's view at an intersection shall be prohibited within the "Sight Distance Triangle" described in this section and in RZC Appendix 2, Construction Specification and Design Standards for Streets and Access, between a height of two feet and eight feet above existing street grade. The sight triangle shall be applied in both directions along major and minor intersecting streets. Sight triangles from streets into a driveway may not apply in circumstances where the Department of Public Works determines that on-site constraints prevent the application of the sight distance requirements and there is no detriment to the public safety and welfare, including pedestrian access and safety. In the Downtown, Overlake ~~urban center~~, and Marymoor ~~Village centers Subarea~~, when a garage access intersects a street, along the street direction, the sight distance triangle either 20 feet by 65 feet or 20 feet by 100 feet shall be required depending on

the street classification; along the garage access direction, a sight distance triangle of 20 feet by 65 feet may be replaced by a pedestrian sight distance triangle. A pedestrian sight distance triangle is described by two 10-foot intersecting lines that are drawn respectively along the back of sidewalk edge and along the edge of a garage access, and a third line which connects the extremities of the two 10-foot intersection lines.

Fences, hedges, signs, shrubs, natural vegetation and trees, and other inanimate objects greater than 18 inches in width or diameter are not allowed in the sight distance triangle. Traffic control devices, utility poles, trees, and other opaque inanimate objects 18 inches or less in width or diameter are allowed in the sight distance triangle when spaced at an adequate distance to not significantly obstruct the sight distance triangle.

Figure 52.3
Obstructions Prohibited



D. Vertical Sight Distance at Intersections.

1. Minimum vertical sight distances shall be established by the Department of Public Works consistent with vehicular speeds and stopping sight distance.

2. These standards shall be published, placed in RZC Appendix 2, *Construction Specification and Design Standards for Streets and Access*, and be made available to the public.

E. *Special Cases*. Where unusual conditions, such as roundabouts, preclude the application of this section in a reasonable manner, the Department of Public Works may establish minimum sight distances based on the intent of this section. These minimum sight distances may be more restrictive than provided above. Minimum sight distances for roundabouts are provided in the City's *Roundabout Design Manual*.

Redmond 2050 - further community goals for maximizing transit-oriented development near light rail, equity and inclusion, environmental sustainability and resiliency, housing affordability, etc.

DRAFT DATE 05/27/25 – for adoption

Exhibit 22: CHAPTER 21.55

DEVELOPMENT INCENTIVE PROGRAM

21.55.0050.	Purpose	21.55.1000.	Catalyst Projects.
21.55.0100.	Applicability and Implementation.	21.55.2000.	Community Priority Bonus Tracks.
21.55.0150.	Incentive Review Procedures.	21.55.3000.	Development Agreement.
21.55.0200.	Affordable Housing.	21.55.4000.	Bonuses Earned.
21.55.0300.	Green Building Incentives.	21.55.5000.	Supplemental Requirements.
21.55.0400.	Inclusive Design.	21.55.6000.	Restrictions and Penalties. [RESERVED]
21.55.0500.	Building Site, Form, Uses		
21.55.0600.	Open Space, Public Art, and Public Amenities.		

21.55.0050 Purpose

The purpose of this chapter is to reduce the costs of providing public amenities, equitable and affordable housing opportunities, and sustainability features by incentivizing increased building to implement the vision and social and environmental goals of the Redmond Comprehensive Plan. These incentives will help to create inclusive spaces that enhance the character and quality of life for Redmond community members of all ages, abilities, genders, and cultures.

21.55.0100. Applicability and Implementation.

- A. The incentive program is optional for all development.
- B. Incentives shown are subject to uses allowed in the zone as indicated in RZC 21.04 and do not allow for a use that is not permitted in RZC 21.04.
- C. A pre-application meeting is recommended to discuss options for incentives.
- D. Housing units added due to the incentive points earned, that are not a part of a specific affordability incentive, may be market rate units.
- E. For Centers, program participants must choose one item from each of the following categories except as provided in the Catalyst category or Development Agreement options:
 - 1. Affordable Housing
 - 2. Green Building
 - 3. Inclusive Design
 - 4. Building Site, Form, and Uses
 - 5. Open Space, Art, Public Amenities
- F. Outside of Centers projects are exempt from the requirement to choose one item from each main category and may choose any point combination.

- G. For the NMU zone, maximum FAR can be increased through incentives if the property contains one or more housing units only. Incentives are not available for properties that do not contain housing.
- H. Properties in the NR zone are not eligible for incentives in this chapter. See RZC 21.20 for affordable housing incentives in the NR zone.
- I. Properties in the Town Center Mixed Use Subarea may use the provisions of RZC 21.55.4500 as an alternative to the incentive program otherwise described in this chapter.
- J. Points are assigned based on cost estimates and City priorities as well as location within or outside of TOD Focus Areas, with additional points available for projects within TOD Focus Areas (see RZC 21.05).
- K. City priority tracks are available that can earn an additional bonus above the points for each individual item, subject to the requirements outlined in section 21.55.3000. Where eligible for a bonus, the option is marked with a check mark, or if eligible but with conditions, is marked with a "C."
- L. The incentive program should be reviewed approximately every three to five years to study usage of outcomes and consider updates options, priorities, points, and bonuses earned.
- M. The Administrator is authorized to publish supplementary materials that provide additional details about each incentive item.

21.55.0150. Incentive Review Procedures.

- A. Incentive proposal must be submitted with application materials.
1. Project will be reviewed for incentive options in effect at time of land use entitlement application unless applicant request a customized program through a Development Agreement (see RZC 21.55.4000).
 2. Where two projects submit proposals for a limited use incentive option (see Catalyst category), the priority for approval shall be based on date of submittal of a complete land use entitlement application.
- B. City staff will review application materials to confirm the proposal meets the requirements of selected incentives. In some cases, City approval of a selected option is required and may include review by one or more boards or commissions or by the City Council.
- C. See table notes for each section, RZC 21.55.6000, and Appendix 12 for specific limitations or ~~criteria~~ supplemental requirements for eligibility for options. Administrator is authorized to published submittal requirements and other explanatory information to help applicant and staff to assess conformance with option criteria.

21.55.200. Affordable Housing.

Additional affordability incentives can be found in the Universal Design and Catalyst categories.

Bonus Eligibility		Table 21.55.200 Affordable Housing Incentive Options Description	OVERLAKE		DOWNTOWN		Marymoor Village	UMU Zone	CMU Zone	NMU Zone	NMF Zone	NOTES
Child Friendly	Inclusive Community Arts & Culture		Outside TOD Focus Area	Inside TOD Focus Area	Outside TOD Focus Area	Inside TOD Focus Area						
		≤50% Area Median Income (More than RZC 21.20 requirements)										1
✓		<2% of additional affordable units	40	40	15	25	25	25	15	25	15	
✓		Additional 2 - 4.9% of units	50	60	35	55	55	55	35	55	35	
✓		Additional 5 - 9.9% of units	75	90	60	75	75	75	60	75	60	
✓		Additional 10 - 14.9% of units	95	100	105	120	105	105	80	105	80	
✓		Additional 15% of units or more	135	150	130	130	130	130	130	115	115	
		Affordable Child-Friendly Housing (3 bedroom, 1.5 bath ≤80% AMI)										
		1 - 4.9% of affordable units	15	20	5	10	40	20	10	20	10	
✓	✓	5 - 9.9% of affordable units	30	35	15	25	45	45	25	45	45	
✓	✓	10-15% of affordable units	45	60	35	35	70	70	55	55	70	
✓	✓	more than 15% of affordable units	70	80	45	65	105	105	105	80	105	
		Other										
✓		100% Affordable (All units ≤80% AMI, with 20%+ of units ≤50% AMI)	90	100	55	115	115	75	40	45	40	2
		Affordable Housing In-Lieu Fee (see 21.20.050)	Varies - points per unit provided						N/A	N/A	N/A	3
✓	✓	Tribal Housing Partnership	N/A	25	25	35	110	70	N/A	N/A	25	4

NOTES:

1. Mandatory affordable housing required by RZC 21.20 is not applicable to the incentive program.
2. City approval is required for the in-lieu option, see RZC 21.20.050.
3. A minimum of 20% of affordable units provided through the incentive program shall be affordable to households earning up to 50% AMI.
4. Tribal Housing Partnership Agreement must be approved by the City and a Washington State Tribal Council. Notice of intent signed by Tribal Council due upon application.

21.55.300. Green Building Incentives.

See also RZC 21.67 for mandatory green building requirements. Mandatory elements are not eligible for incentives. Where a conflict with this chapter and RZC 21.67 occurs relating to mandatory requirements, RZC 21.67 shall apply.

Bonus Eligibility	Child Friendly Inclusive Community Arts & Culture	Table 21.55.300 Green Building Incentive Options Description	OVERLAKE		DOWNTOWN		Marymoor Village	UMU Zone	CMU Zone	NMU Zone	NMF Zone	NOTES
			Outside TOD Focus Area	Inside TOD Focus Area	Outside TOD Focus Area	Inside TOD Focus Area						
		Building Performance										
		Achieve any Green Building Rating or Certification System that requires energy modeling.	N/A	N/A	N/A	N/A	N/A	35	N/A	N/A	35	1,2
		Achieve all requirements of the 2021 ESEC, including specific building envelope requirements identified in Table 1 Section 3 of Appendix 10.	N/A	N/A	N/A	N/A	N/A	20	20	20	20	
		Modified WA State Clean Buildings Performance Standard as outlined in Appendix 10.										2
		Achieve Level 1 EUI within 24 months.	45	45	45	45	45	45	45	45	45	
		Achieve Level 2 EUI within 24 months.	N/A	N/A	N/A	N/A	N/A	35	35	35	35	
		Energy Storage, Conservation, and Management										
		Energy Management										1
		Fully Electric Building	30	30	30	30	30	30	20	5	5	
		Able to convert to fully electric (“electric ready”)	10	10	10	10	10	10	10	5	5	
		Energy Management										
		Earn Green Lease Leaders Certification Silver	N/A	N/A	N/A	N/A	N/A	N/A	1	1	3	
		Earn Green Lease Leaders Certification Gold	3	3	3	3	3	3	2	2	3	
		Earn Green Lease Leaders Certification Platinum	5	5	5	5	5	5	3	3	5	
		Energy storage system meets 100% of critical load requirements (kW) and emergency needs (kWh) for 3+ hrs.	36	36	22	22	22	22	22	22	22	
		Renewable Energy										
		50% to 74.9% additional kW beyond energy code requirements	10	10	5	5	5	5	5	1	1	

	75%+ to 99.9% additional kW beyond energy code requirements	21	21	16	16	16	16	8	8	8	
	≥100% additional kW beyond energy code requirements	28	28	38	38	38	38	20	20	20	
Electric Vehicles											
	Provide an additional 10% of parking space as EV-ready above the mandatory EV parking (see RZC 21.67).	N/A	N/A	24	39	39	39	N/A	N/A	N/A	
Water, Stormwater, and Trees											
	Potable water system - Use Appendix M of the Uniform Plumbing Code to size the building's potable water systems. (Applicable to multifamily projects only)	23	26	23	26	26	23	N/A	N/A	17	
	Provide water sub-metering for each unit.	7	7	7	7	7	7	N/A	N/A	2	
	Install water sensors connected to a local network building management system or metering solution on water use subsystems.	17	17	17	17	17	17	N/A	N/A	7	
	Stormwater Management: Salmon-Safe Urban Standard										
	Retain 60% of the significant trees	5	7	7	7	7	7	5	5	5	
Embodied Carbon Reduction											1
	Show a reduction of at least 10%	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	
	Show a reduction of 10.1% - 20%	10	10	10	10	10	10	5	5	5	
	Show a reduction of 20.1% - 30%	15	15	15	15	15	15	10	10	10	
Materials Management											
	Deconstruct buildings over 10,000 ft with at least 50% conditioned floor area.	5	5	5	5	5	5	5	5	5	
	Demonstrated recovery, reuse, or recycling of >60% of construction and demolition materials	5	5	5	5	5	5	5	5	5	

NOTES

1. See Appendix 10 for program details.
2. See Appendix 10, Tables 1 and 2 for the modified CPBS requirements by use type.

21.55.400 Inclusive Design.

Bonus Eligibility

OVERLAKE

DOWNTOWN

Child Friendly	Inclusive Community	Arts & Culture	Table 21.55.400 Inclusive Design Incentive Options Description	Outside TOD Focus Area	Inside TOD Focus Area	Outside TOD Focus Area	Inside TOD Focus Area	Marymoor Village	UMU Zone	CMU Zone	NMU Zone	NMF Zone	NOTES
Accessible Housing Units - Type A or B Units in ICC A117.1													1,4
✓	✓		1 to 4.9% of units	6	35	6	35	75	50	5	5	35	
✓	✓		5 - 9% of units	17	52	7	52	80	60	10	10	50	
✓	✓		10 - 24% of units	25	75	11	80	100	80	15	15	60	
✓	✓		25% - 99% of units	40	105	25	100	100	100	25	20	85	
✓	✓		100% of units	75	120	55	120	120	120	55	25	100	
✓	✓		Ground Floor ADA units	5	15	5	15	15	15	5	5	15	
Visitable Housing Units													2,4,5
✓	✓		2 - 4.9% of units	5	20	5	20	25	20	5	5	5	
✓	✓		5 - 9.9% of units	10	30	10	30	35	30	10	10	10	
✓	✓		10 - 24.9% of units	15	35	15	35	50	35	15	15	15	
✓	✓		25 - 49% of units	20	50	20	50	65	50	20	20	20	
✓	✓		50% - 99% of units	35	80	35	80	80	80	25	20	35	
✓	✓		100% of units	45	95	45	95	95	95	30	20	40	
IDD Housing													3,5
✓	✓		2 -5% of units	5	50	6	35	75	35	10	6	2	
✓	✓		6-10% of units	22	53	17	50	80	50	15	10	10	
✓	✓		11-15% of units	35	71	41	60	100	60	20	20	25	
✓	✓		16-20% of units	55	91	60	85	120	70	25	25	35	
✓	✓		100% of units	85	95	85	95	110	85	35	35	45	
Inclusive / Universal Design Features													4,5
✓	✓		Universal/Inclusive Design Features in Building	23	53	6	36	76	51	6	6	1	
	✓		Universal/Inclusive Design Features in Site	21	71	17	52	77	52	17	7	7	
✓	✓		Universal/Inclusive Design Features in Residential Units	51	91	41	56	96	81	41	21	21	

✓	Universal Design certification (isUD - see https://thisisud.com/)				75	95	60	85	100	85	25	10	45			
Sensory Spaces (see also open space and amenities section)														5		
✓	✓		Sensory Rooms, All ages				16	35	16	35	50	35	1	6	36	
✓	✓		Sensory Room, Child-focused features and furnishings (residential, mixed-use, and assembly only)				20	35	20	35	50	35	N/A	10	45	

NOTES:

1. Mandatory ADA / Accessible units are not eligible for incentive points. Incentive shall be only for units provided above the mandatory.
2. A minimum of 50% of the units used to earn this incentive must be affordable at or below 80% AMI.
3. Must meet the current State IDD housing program requirements and minimum requirements in RZC Appendix 12, Section 12.5 Intellectually or Developmentally Disabled (IDD) Housing
 - a. The Washington State DSHS Developmental Disabilities Administration manages the IDD housing program in Washington State. As such, units for this incentive category must obtain a DDA's letter of support.
 - b. IDD units must be ICC A117.1 Type A, B, or C units. At least one accessible/roll in shower shall be provided in the unit.
 - c. Onsite service providers must be DDA-approved. See additional bonus for on-site services in the Catalyst category.
4. Universal Design checklists are required with submittal. See RZC Appendix 12, Section 12.3.
5. Must include at minimum the elements listed in RZC Appendix 12.
 - 12.2 Visitability Standards
 - 12.4.1. Adult Changing Room
 - 12.4.2 Automatic Doors
 - 12.4.3 Mobility Device Charging Area
 - 12.4.4 Sensory Room

21.55.500. Building Site, Form, Uses

Bonus Eligibility		OVERLAKE	DOWNTOWN			
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Child Friendly Inclusive Community Arts & Culture	Table 21.12.500					Outside TOD Focus Area	Inside TOD Focus Area	Outside TOD Focus Area	Inside TOD Focus Area	Marymoor Village	UMU Zone	CMU Zone	NMU Zone	NMF Zone	NOTES
	Building Site, Form, and Uses Incentive Options Description														
Affordable Commercial / Small Business Support						5		5		5	5				
Small Commercial spaces (coop spaces or other varieties of spaces). Points Per vary by number of units provided.															
✓	C	micro spaces - less than 600 sq ft				Varies - points per unit provided								1	
✓	C	small spaces - 600 to 2000 sq ft				Varies - points per unit provided								1	
✓	C	Small Commercial condo/ownership bonus				Varies - points per unit provided								1	
Affordable Commercial (20%+ non-res space at 20% reductions from market rents). Points vary by depth of discount provided.															
✓	C	Offer a less than 5 years?				Varies - points per unit provided					N/A	N/A	N/A	2	
✓	C	5 - 9 years				Varies - points per unit provided					N/A	N/A	N/A	2	
✓	C	10 or more years				Varies - points per unit provided					N/A	N/A	N/A	2	
✓	C	In perpetuity/ Life of building				Varies - points per unit provided					N/A	N/A	N/A	2	
Displacement Assistance															
	C	Displaced Business Bonus				40	80	40	80	90	40	35	N/A	N/A	3
	C	Relocation package offering financial assistance to off-set the cost of moving, tenant improvements, and/or impact fees for a new business location (equivalent of 6 months rent)				35	60	9	79	94	19	9	N/A	N/A	3
		First right of refusal for new spaces offered to existing on-site residents/businesses				39	64	15	75	90	35	35	N/A	N/A	
Shell Building Preparation for Displaced Business															
	C	Citywide displaced businesses: Design of spaces to limit tenant improvement costs.				77	92	77	92	92	37	37	N/A	N/A	
		Buildout for restaurant uses in shell (grease traps, venting, etc.)				5	20	5	20	20	20	N/A	N/A	N/A	
Community Services															
✓	✓	Childcare Facilities (10% reduction in market rents)				23	43	57	97	97	57	42	22	42	4,5
C		Co-location agreement with School District(s) or other educational organization/business				41	41	10	10	40	10	20	N/A	N/A	4,5

C	✓	C	Co-location agreement with social services, cultural or art organizations, or other non-profit (with affordable commercial package)	41	51	40	95	95	44	10	40	10	4,5
C		C	Co-location of child-focused or child-friendly business - karate, dance, music, gymnastics, study/tutoring, indoor playground, children's museum, theater, etc.	21	54	19	54	79	54	39	30	25	4,5
			Emergency Management Staging/Storage Agreement with city or other emergency management agency	5	8	N/A	8	8	8	5	N/A	5	4,5

NOTES:

1. Small business / incubator spaces are assigned at a points per unit/business with minimum square footages and maximum points:

- Minimum square footage to qualify is 1,200 sq ft. Can be divided between micro and small spaces.
- Micro spaces earn 10 points for each space/business, with a maximum of 50 points.
- Small spaces earn 5 points per space/business, with a maximum of 25 points.
- Condo owners for spaces earn an additional 5 point bonus, with a maximum of 25 points.

2. Affordable Commercial bonus provided based on length of commitment and rate of reduction.

Table 21.12.600.D.4.a. Affordable Commercial points scale for Centers and UMU zones. N/A in other zones.

Duration of Rental Reduction	20% Reduction		30% Reduction		≥40% Reduction	
	Outside TOD	Inside TOD	Outside TOD	Inside TOD	Outside TOD	Inside TOD
5 - 9 years	15	30	25	40	25	50
10 or more years, but less than the life of the building	25	40	35	50	35	60
In perpetuity/ Life of building	35	60	45	70	45	80

3. The City maintains a list of business that are known to be at risk of displacement. To qualify for this option the tenant must be listed as at-risk.

4. To be eligible for this incentive the spaces must utilize the Universal Design checklists.

5. Facilities open to the public during regular business hours or for events must also provide child changing stations to earn credits for the child-friendly bonus (if providing separate men's and women's restrooms, changing tables must be provided in both restrooms).

21.55.600 Open Space, Public Art, and Public Amenities.

Bonus Eligibility

OVERLAKE

DOWNTOWN

✓	✓	Permanent public restroom	2	4.5	2	4.5	4.5	3.6	3.0	1.5	1.4		
✓	✓	Restroom includes height-adjustable, adult-sized changing stations (see checklist)	2	9	.2	9	9	9	5	1.5	1.4		
Public Art & Culture (may be used as part of category or stand-alone in same fashion as catalyst points)													
C	✓	creative or artistic play structure for multiple ages (2,000 sq ft min)	1	4.5	.8	.8	.5	.8	N/A	N/A	.5		
C	C	✓	outdoor performance stage, inc. cover / event area / amphitheater seating (1,000 sq ft minimum)	1	4.5	N/A	N/A	.2	.4	N/A	N/A		
✓		✓	public art (more than required)	.25	.5	.8	.8	.5	.5	.1	N/A	N/A	3
C	✓	✓	interactive sensory art (1,000 sq ft min)	.25	.5	.9	.9	.5	.5	N/A	N/A	.4	
C	✓		sensory rest area (500 sq ft min)	.25	.5	.9	.9	.9	.9	.5	N/A	.1	

NOTES:

1. Amenities selected as a part of the incentive package must be publicly accessible all year, and open to the public at minimum during normal business hours. Amenities may be indoor or outdoors, on the ground floor or above (podium level and rooftop encouraged), with a minimum of 30% at ground level, and must comply with the design standards in RZC 21.62.030.I and the following:
 - a. Location of, and access to, publicly accessible amenities should be convenient and designed to be intuitively perceived as public spaces.
 - b. Signage for access to amenity spaces must be provided in clearly visible locations and indicate an accessible route, distance, hours of operation, if route includes escalator or elevator.
 - c. Use of sidewalk braille, symbols, and color coding is encouraged to ensure amenities are easy to find and understand for all users.
2. No more than two options can be counted from the Open Space, Public Art, and Public Amenities may count towards a bonus track (see 21.55.3000).
3. 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. Subject to RZC 21.22.
4. See adult changing room standards in RZC Appendix 12, Section 12.4.1.

21.55.1000. Catalyst Projects.

1. The intent of the catalyst category is to facilitate implementation of specific goals by offering additional incentives for the first few projects or to have the number of points decreased over time (as specified in the table and notes below). Most catalyst projects require City approval.
2. The points from this category may be used in combination with the five main categories or independently. For smaller projects that need only a few points, the catalyst category is recommended.

Bonus Eligibility		Table 21.55.1000 Catalyst Projects Incentive Options Description	OVERLAKE		DOWNTOWN		Marymoor Village	UMU Zone		CMU Zone	NMU Zone		NMF Zone	NOTES
Child Friendly	Inclusive Community Arts & Culture		Outside TOD Focus Area	Inside TOD Focus Area	Outside TOD Focus Area	Inside TOD Focus Area								
		Employment												
✓		Local Employment Agreement	25	75	25	75	75	50	5	N/A	N/A			
✓		Supportive Employment Program Agreement (Disability)	75	90	75	90	90	35	5	N/A	N/A			
✓		Agreement with School District(s) Transition Program (Disability, young adult employment training program)	25	75	25	75	90	50	5	N/A	N/A			
		Accelerated Implementation												1
		Mass Timber Pilot Project	50	100	75	90	90	75	35	N/A	N/A			
		Net Zero energy building	10	25	25	35	5	35	35	N/A	N/A			
✓		Affordable housing and/or supportive housing includes on-site support services provided for residents	20	40	20	40	40	20	N/A	N/A	N/A			10
		Cultural or Performance Center												
✓		2,500 - 5,000 sq	5	10	N/A	N/A	25	5	N/A	N/A	N/A			
✓		5,000 to 10,000 sq ft	5	15	N/A	N/A	35	10	N/A	N/A	N/A			
✓		10,000 to 15,000 sq ft	5	20	N/A	N/A	50	15	N/A	N/A	N/A			10
✓		15,000 to 20,000 sq ft	0	25	N/A	35	65	25	N/A	N/A	N/A			10
✓		20,000 sq ft or larger	0	50	N/A	35	75	35	N/A	N/A	N/A			10
✓		Tribal partnership for event space	0	50	5	50	90	50	N/A	N/A	N/A			10
		Commercial Kitchen, Food Court, Farmers Market or similar uses allowing micro food and retail	0	50	N/A	95	40	40	N/A	40	N/A			5,10
		Cultural District Contributing Feature (5 points each, max 25)												8
✓	✓	Public art (mural, installation, etc.) that is representative of the diversity of Redmond	N/A	Varies	N/A	N/A	Varies	N/A	N/A	N/A	N/A			6
✓	✓	Artist is registered member of local Tribe	N/A	Varies	N/A	N/A	Varies	N/A	N/A	N/A	N/A			2,6
✓		Architectural details or elements in prominent location (entryway, etc.) that represent cultural diversity	N/A	N/A	N/A	N/A	Varies	N/A	N/A	N/A	N/A			
	✓	Cultural facility (art studio, museum, etc.)	N/A	Varies	N/A	N/A	Varies	N/A	N/A	N/A	N/A			9

✓	Five or more Live/work units for artist housing and studio space	N/A	N/A	N/A	N/A	Varies	N/A	N/A	N/A	N/A	
✓	Multi-lingual signage	N/A	Varies	N/A	N/A	Varies	N/A	N/A	N/A	N/A	
✓	Interpretive signage highlighting importance of area to local tribes	N/A	N/A	N/A	N/A	Varies	N/A	N/A	N/A	N/A	2
✓	Historical edible landscaping area with interpretive signage that explains how local tribes utilize the native plants	N/A	N/A	N/A	N/A	Varies	N/A	N/A	N/A	N/A	2
Pilot/Limited Use - Expires after first, second, or third use (see notes)											
	(1) Hotel & Conference Center, full service	0	50	N/A	35	35	5	N/A	N/A	N/A	3,6,10
	(2) Community center or library (20,000 sq ft min.)	25	70	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,6,10
	(1) Aquatic center (20,000 sq ft min.)	0	25	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,6,10
	(1) All-weather, multi-sport turf fields (baseball, soccer, cricket, etc.)	0	50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,10
	(1) City Hall outpost agreement (minimum number of square feet) *City approval is required	0	50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,10
	Low or no residential parking										
	(1 per center) No residential parking	0	10	N/A	35	N/A	N/A	N/A	N/A	N/A	
	(1 per center) Less than 0.3 parking per unit	0	5	N/A	15	N/A	N/A	N/A	N/A	N/A	
Infrastructure or Environmental Projects											
	Watershed protection or enhancement *City approval is required	50	75	N/A	N/A	N/A	50	15	N/A	50	6,7
	Regional Stormwater Management Facility *City approval is required	50	100	N/A	N/A	75	75	N/A	N/A	N/A	6,7,11
	Parking garage built so that it can be converted to conditioned rentable spaces in the future	N/A	15	N/A	15	15	10	N/A	N/A	N/A	4
	Additional ADA parking (van accessible)										
✓	Additional 0.1%-2% of ADA spaces	14	30	14	30	30	20	7	14	14	
✓	Additional 2-4% of ADA spaces	20	36	20	36	36	30	14	N/A	20	
✓	Additional 5-9% of ADA spaces	30	36	30	36	36	36	20	N/A	36	

NOTES:

1. Points for accelerated implementation options will sunset or be reduced over time.
2. Requires coordination with local tribes and/or usage of City and Tribal lists and other resources.
3. Option expires after first approved use of incentive.

4. Option expires after second approved use of incentive.
5. Option expires after third approved use of incentive.
6. Requires approval from the City; additional installation requirements may apply.
7. The City may require additional studies and/or may hire a consultant to evaluate proposal at cost of developer.
8. Only available within the Overlake Intercultural District or Marymoor Village Arts & Cultural District (see RZC 21.05.230).
9. If facility qualifies for contributing feature by location and also qualifies under an Building Site, Form, and Uses option, the project may utilize both bonuses (bonus is additive).
10. To qualify for this option, the facility must be designed with universal design features (checklist required at submittal) and must provide public restrooms with adult changing station (See RZC Appendix 12, Section 12.4.1). Aquatic facilities must include an ADA shower facility on-site – either integrated into an adult changing station or provided separately.
11. See RZC 21.55.5000.B.

21.55.2000. Community Priority Bonus Tracks.

A. Where four or more options are utilized in any track, and applicant demonstrates that all requirements have been met and applicable approvals received, the project will earn an additional bonus as shown in Table 21.55.2000. This bonus is automatically applied if eligibility for bonus is confirmed.

B. No more than two options can be counted from the Open Space, Public Art, and Public Amenities listing in Table 21.55.1500.

C. To qualify for the child-friendly bonus, amenities must have the following:

- Adjacent public restroom facilities that are open at minimum for the same duration as the amenities (must be directly accessible or within 50 feet with clear signage). Restroom facilities must provide child changing stations (if providing restrooms by gender, changing tables must be provided in restrooms for all genders).
- Seating for parents and caregivers that is integrated or adjacent to the amenity provided, with the number of seats provided in scale with the occupancy load of the amenity space.

D. A minimum of one Universal Design checklists is are required to qualify for the inclusive community bonus track. Checklists are in RZC Appendix 12.

Bonus Eligibility	Table 21.55.2000. Community Priority Bonus Tracks Incentive Options Description	OVERLAKE		DOWNTOWN		Marymoor Village	UMU Zone	CMU Zone	NMU Zone	NMF Zone	NOTES
Child Friendly		Outside TOD Focus Area	Inside TOD Focus Area	Outside TOD Focus Area	Inside TOD Focus Area						
Inclusive Community											
Arts & Culture											
Bonus Tracks											
	Four or more child-centered options	50	75	35	50	35	75	N/A	N/A	15	
	Four or more inclusive design options	50	75	75	90	90	90	5	N/A	35	
	Four or more arts and cultural options	50	75	15	50	90	50	N/A	N/A	N/A	

21.55.3000. Development Agreement.

A. Eligibility. Projects may propose a customized incentive package as part of a Development Agreement subject to the following requirements.

1. Major project(s) not defined in 21.55 but identified as a high priority in an adopted Functional plan (PARCCs, ESAP, etc.).
2. Projects that are proposing a Privately Owned Public Space (POPS) per RZC 21.36.
3. Proposals with a customized package of options that includes options that are not already identified and that includes significant public benefit.
 - a. Any existing option included as part of a proposed package will earn points as indicated herein and will not be modified by agreement.
 - b. Proposed options must match or exceed public benefit that would be achieved by the adopted program.
 - c. Developer must include cost of options.
 - d. Points based on costs and City priorities will be determined based on methodology of adopted program. Cost per point and City priority points earned will not be modified by agreement.
 - e. The City may hire a consultant to evaluate the proposal at the cost of the developer.

B. Review and Approval Process. Development Agreements are reviewed per RZC 21.76.070.L Development Agreement and require City Council approval to confirm options and vest to points and bonuses earned.

21.55.4000. Bonuses Earned.

A. See RZC Article I for additional regulations on FAR and building height based on zone and RZC Article III for height flexibility based on design choices.

B. See RZC 21.05 for TOD Focus Area Maps.

21.55.4100. Overlake Bonuses.

A. Thresholds for bonuses earned are discounted for the first five years after adoption to help facilitate the transition to mass timber and tower developments, as well as accelerating the implementation of the Redmond 2050 vision established in the Redmond Comprehensive Plan. The maximum bonus is achievable at 200 points during this initial phase but will be raised incrementally over time to no more than 400 points.

B. Outside the Overlake TOD Focus Area and in OUMF Zone.

Bonuses earned outside the TOD Focus Area and in the OUMF zone have the following threshold and maximums. Where points earned are fractional, they shall be rounded to the nearest whole number to determine bonuses earned.

Table 21.55.4100.B . Bonuses in Overlake, Outside of TOD Focus Area and in OUMF Zone

Points Earned	FAR	Max Building Height	
		OBAT (mixed-use / non-residential)	OUMF
1 – 50	Per calculation	160 ft / 135 ft	100 ft
51 – 100	Per calculation	175 ft / 150 ft	115 ft
101 – 150	Per calculation	190 ft / 165 ft	130 ft
151 – 200	Per calculation	210 ft / 180 ft	145 ft
Over 200 points	Max FAR of 9.5	230 ft / 200 ft	160 ft

C. Inside the Overlake TOD Focus Area

Table 21.55.4100.C. Bonuses in Overlake, Inside the TOD Focus Area

Points Earned	FAR	Max Building Height	Other Bonus Earned
1 – 50	Per calculation	180 ft	
51 – 100	Per calculation	200 ft	
101 – 150	Per calculation	240 ft	Projects earning over 100 points may combine the Transfer of development Rights Program with the Incentive Program.
151 – 200	Per calculation	280 ft	
Over 200 points	No FAR restrictions	300 ft	If top floor is amenity space, may exceed 320 ft by one additional story (see note 4 of Table 21.12.500), not to exceed 30 stories.

21.55.4200. Bonuses By Zone.

A. Table 21.55.4200.A. Indicates bonuses earned by zone for Downtown, Marymoor, Mixed-Use, and other zones outside of Overlake. For these zones the bonuses earned are based upon the largest building prototype anticipated in that zone (will also vary by inside or outside of TOD Focus Area), with the more expensive building types earning a higher bonus to ensure bonus earned is balanced by cost of incentive options.

Table 21.55.4200.A BONUSES EARNED BY ZONE

POINTS VALUE BY ZONE	FAR EARNED		HEIGHT EARNED (ft)		POINTS NEEDED TO MAX FAR		POINTS NEEDED TO MAX HEIGHT	
	Inside TOD	Outside TOD	Inside TOD	Outside TOD	Inside TOD	Outside TOD	Inside TOD	Outside TOD
TWNC	0.01594	0.00945	0.35783	0.21199	188	159	235	118
DTC	0.01594	0.00945	0.35783	0.21199	220	212	235	118
DTE	n/a	0.00945	n/a	-0.21199	n/a	79	n/a	71
MMC	0.01594	0.01594	0.35783	0.35783	314	314	235	235
MME	0.01594	0.01594	0.35783	0.35783	342	342	296	296
MMM	n/a	TBD	n/a	TBD	n/a	TBD	n/a	TBD
UMU	0.01594	0.00945	0.35783	0.21199	220	212	235	118
CMU	n/a	0.00945	n/a	0.21199	n/a	106	n/a	94
NMU	n/a	TBD	n/a	0.21199	n/a	TBD	n/a	0
NMF	n/a	0.00945	n/a	0.21199	n/a	42	n/a	0

B. Transfer of Development Rights (TDR). The TDR program and the incentive program may not be combined unless the project earns one half the points needed to max height or one floor, whichever is greater (see table 21.55.4200.B below).

TABLE 21.55.4200.B.
POINTS NEEDED TO COMBINE TDR WITH INCENTIVES

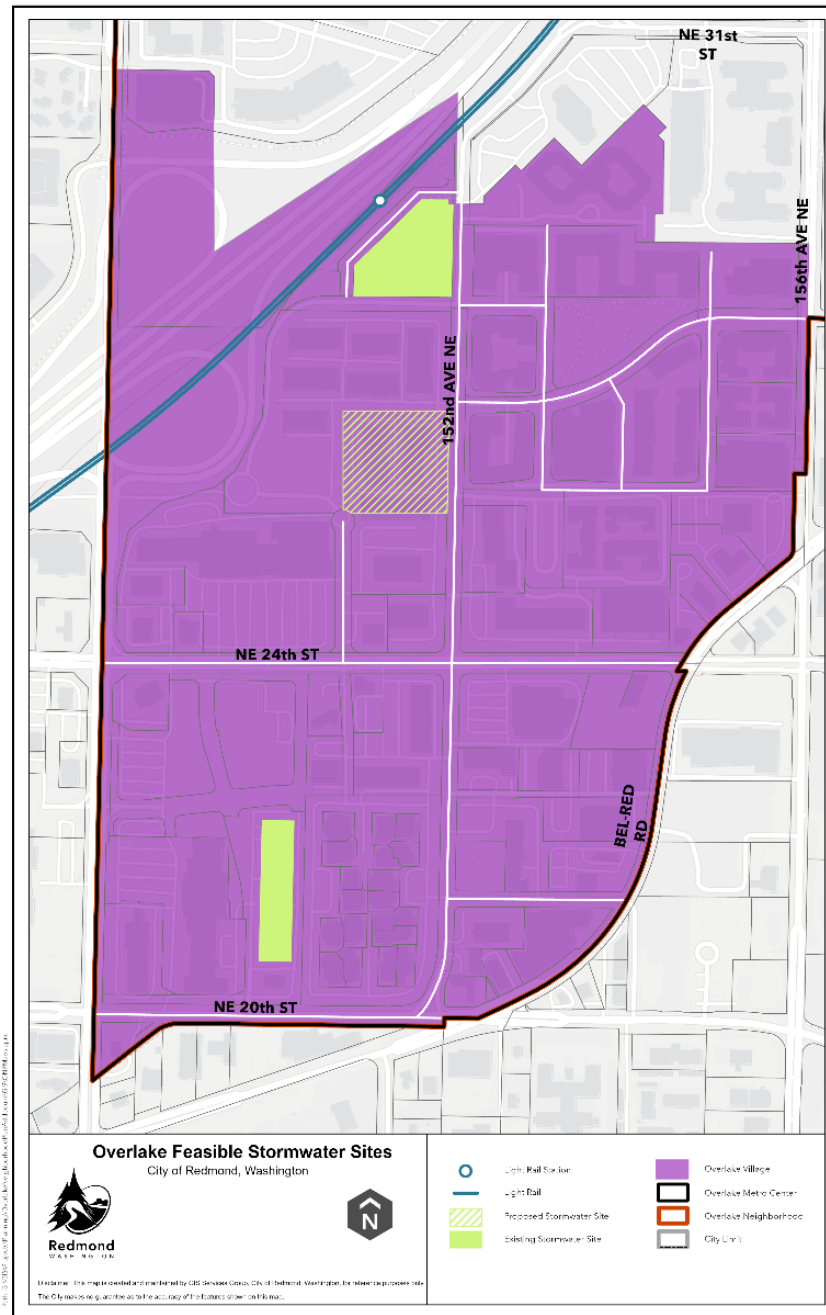
ZONE	Inside TOD	Outside TOD
TWNC	117	59
DTC	117	59
DTE	n/a	47
MMC	117	117
MME	148	48
MMM	n/a	TBD
UMU	117	59
CMU	n/a	47
NMU	n/a	n/a
NMF	n/a	n/a

21.55.5000. Supplemental Requirements

A. See RZC Appendix 12 for Universal Design supplemental standards and checklists.

B. Regional Stormwater Facilities: Dedicate a minimum of two to four acres of land to the City of Redmond for use as a regional stormwater management facility (depending on service area size). Feasible stormwater sites for Overlake Village are indicated in Map 21.55.5000.B. Sites in other locations may be added with additional study and approval by the Public Works Director, and are encouraged in OBAT zone and Marymoor Village.

Map 21.55.5000.B. Overlake Village Feasible Stormwater Sites

**21.55.6000. Restrictions and Penalties. [RESERVED]**

Zoning Code Rewrite: Updates to the Design Standards, reorganization, new illustrations and comply with legislative changes.

Redmond 2050: Continued implementation of equity and inclusion, centers design vision, code streamlining and consolidation.

DRAFT 3.1 | DATE: 04/09/2025 – for adoption

Repeal and Replace

Exhibit 23: Chapter 21.58 COMMUNITY DESIGN STANDARDS

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21.58.0010 Purpose.

A. Purpose.

1. Establish measurable design standards for site design, circulation, building design, and landscape design to guide preparation and review of all applicable development applications;
2. Ensure that development adheres to the desired form of community design in Redmond as expressed by goals, policies, plans, and regulations of the Redmond Comprehensive Plan and the Zoning Code while providing for creativity, flexibility, and alternative pathways for compliance;
3. Supplement land use regulations which encourage and promote public health and safety of the Redmond community;
4. Promote sustainable and resilient development projects that will provide long-term community benefits, ~~and~~ have a high environmental and visual quality, and coordinate with the City's Green Building Program;
5. Ensure that new buildings are of a character and scale that is appropriate to their use and to the site and consider the needs of community members of all ages, genders, cultures, and abilities.
6. Encourage building variety while providing for designs that reflect the distinctive local character, the context of the site, and the community's diversity, historical character, and natural features; and
7. Support decision making by the Administrator, Technical Committee, Hearing Examiner, and City Council in the review of development applications.

21.58.0020 Scope and Authority.

A. Scope. This chapter establishes design standards for construction in Redmond based on the vision adopted in the Redmond Comprehensive Plan. Design standards are focused on equity and inclusion, sustainability, and resiliency as well as public health and welfare, quality of life, and safety. Standards are intended to achieve specific identified objectives with Alternative Design Compliance opportunities to achieve identified objectives where appropriate, as indicated in this chapter.

B. Authority. See RZC 21.76.020.E, Review Procedures, for Design Review.

C. Compliance with Design Standards. Decisions on applications requiring design review will be made as follows:

1. Each design standard section has a purpose statement followed by design standards.
 - a. Purpose statements describe the City's objectives for each design element and are the requirements that each project must meet.
 - b. The design criteria that follow the purpose statements are objective ways to achieve the design purpose. Each criterion is meant to indicate the preferred condition, and the criteria together provide a common theme that illustrates the purpose statement.
 - c. Graphics are also provided to clarify the concepts behind the purpose statements and design criteria.
 - d. If there is a discrepancy between the text and the illustrations, the text will prevail.
 2. All applications that require design review must comply with the purpose statements for each applicable design standard element.
-

- a. If “shall,” “must,” or “will” are used in the design criterion, all applications must comply with that specific design criterion if it applies to the application unless the applicant demonstrates that an alternate design provides an equal or greater level of achieving the purpose of the section and the purpose of the design category.
- b. The applicant has the burden of proof and persuasion to demonstrate that the application complies with the purpose statements.
 - i. The applicant must demonstrate to the satisfaction of the Administrator that the application complies with the applicable purpose statements and the design criteria that use the word “shall,” “must,” or “will.”
 - ii. If “should” is used in the design criterion, there is a general expectation that utilizing the criterion will assist in achieving the purpose statement; however, there is a recognition that other solutions may be proposed that are equally effective.

3. Each design standard section also includes a statement that describes if an Alternative Design Compliance pathway is available and under what circumstances the design standards may vary.

D. Conflicts with Site Requirements. These design standards supplement the development standards and site requirements of each zone. The design standards must be implemented in a manner that allows developments of the type and scale set by the Comprehensive Plan and development regulations while achieving the design purposes. Where the provisions of this section conflict with the provisions of the zone, the provisions of the zone will control.

21.58.0100 Design Standards Applicability and Alternatives

A. Purpose.

1. To provide a variety of options for development on a parcel while ensuring that all new development is human scaled and creates a sense of place.
2. To provide flexibility to accommodate a variety of building types and scales, as well as diverse housing types and commercial spaces, that can accommodate growth in alignment with the Redmond Comprehensive Plan.

B. Building Forms.

1. Relationship to zoning district development standards.
 - a. Maximum height varies by zone and if the parcel is within a TOD Focus Area (see RZC Article I).
 - b. Applicability of the design standards in this chapter will vary by building height, building form, and in some instances by use. See applicability statements in each section of this chapter.
2. Building typologies
 - a. Standard buildings: buildings up to 85 ft in height.
 - b. Mass timber buildings: buildings where the primary load-bearing structure is made of either solid or engineered wood. See RZC 21.58.5100 for mass timber standards and alternative design compliance.

c. Towers: buildings over 85 ft in height. See RZC 21.58.5200 for tower standards and alternative design compliance. For portions of the tower under 85 feet in height the standard building regulations, options, and alternatives apply.

d. Small building option: buildings limited in height may choose a simplified design standard pathway. See RZC 21.58.0100.C.

C. Small Building Option.

1. Purpose. This alternative design compliance option has been provided as a minimal design approach for smaller buildings, such as small-lot infill projects, or for smaller buildings in a multi-building development, or other small projects. This approach allows for waivers of some design requirements when providing minimum façade enhancements and ornamentation, such as architecturally integrated artwork.

2. Applicability. The Small Building Alternative is limited by building height according to Table 21.58.0100.C.1. Buildings utilizing this option are not eligible for height increases using any program that offers additional building height.

Table 21.58.0100.C.1 Small Building Option Eligibility	
Zoning District	Max Building Height
Downtown Edge, Marymoor Edge, Overlake Urban Multifamily, Corridor Mixed-Use	45 ft
Downtown Core, Marymoor Core, Overlake Village, Overlake Business and Advanced Technology, or Urban Mixed-Use zones	60 ft

2. Minimum Design Standards.

a. A vertical break in building material, texture, or scale at the lesser of 120 feet or 66% of the building width at the street frontage is required. Buildings less than 40 feet in width at the street frontage are exempt.

b. Façade:

i. Balconies: Use recessed or enclosed balconies. Avoid Juliet and suspended balconies.

ii. Weather protection: Continuous, well-blended and contextual with the building.

iii. Fenestration: Deep-set, multi-paned large windows that give dimension, transparency and natural light to residents. Avoid contrast with façade material. For example, avoid white vinyl windows on a dark façade.

c. 15% minimum ornamentation of façade required. See 21.58.3580 Details and Ornamentation.

21.58.0300 Alternative Design Compliance

A. Purpose. The Alternative Design Compliance option allows and encourages flexibility in the design standards in order to promote creativity in site and building design, encourage distinctive design elements, and allow for unique, iconic buildings in centers. ADC options are encouraged to be considered as a part of project early design decision making phases and are intended to be utilized regularly.

B. References.

- Alternative Design Compliance is not the same as Administrative Design Flexibility. See RZC 21.76.050 Administrative Design Flexibility for site design and development standards flexibility.
- See RZC 21.16 for exemptions to setbacks and building heights, including access to rooftop amenities.
- See zoning development standards tables in RZC Article I for additional flexibility in building height.
- For Development Agreement alternative pathway, see RZC 21.76.070.L.

C. Applicability.

1. All proposals requiring design review may seek approval of alternative design compliance (ADC) from the Administrator where allowed in this Article, subject to ADC requirements within each section.
2. All deviations, major and minor, must comply with the listed criteria of this chapter.

D. Submittal Requirements. The review of ADC requests will occur as part of the standard design review process and is not a separate review process (see RZC 21.76.020.E).

1. The applicant seeking alternative design compliance from the design standards in this article must demonstrate, in writing, indicating the following:

- a. How the project meets the listed criteria and is code compliant;
- b. How the alternatives(s) requested deviate from the applicable standard requirement(s) and option(s) available; and
- c. Indicating the improvements gained by application of the alternative(s).

2. Applicant must submit conceptual architectural sketches showing variation request(s).

E. Review Process.

1. When ADC is requested, a pre-application conference is recommended.
 2. If the Administrator or their assigned designees makes a recommendation to vary the design requirements, it will be based on the following:
 - a. The alternative meets the purpose of the standard and all applicable ADC conditions as described in the relevant section(s) of this chapter.
 - b. Permitting a variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area;
 - c. Permitting a variation will not be contrary to the objectives of the design standards or the site requirements and development standards of the relevant zoning district(s);
 - d. Permitting a variation in design better meets the goal and policies of the Comprehensive Plan and neighborhood goals and policies;
 - e. Permitting a variation in design results in a superior design in terms of architecture, building materials, site design, landscaping, and open space.
 - f. The variation protects the integrity of a historic landmark or the historic design subarea; and
 - g. Granting of the variation is consistent with the Shoreline Master Program, if applicable.
-

21.58.1000 Context Sensitive Design

A. Purpose. The purpose of design context is to provide contextual references that can be used to encourage creative and distinctive designs for new development and redevelopment projects while avoiding sameness in design; and to create contexts that capture the community visions and values as reflected in the Comprehensive Plan and Redmond Zoning Code. Attentiveness to design context ensures that:

1. Buildings relate to their individual sites, general locations, and to the zone and block, as shown in example illustrations in Table 21.58.1100.A Context Sensitive Design.
2. Buildings are designed for the local climate and year-round environment.
3. Building proportions prioritize pedestrian orientation, the human scale, and comfort for building users.
4. The building's scale and design harmonize with other buildings and features along the street upon which it is located.
5. The building's mass and composition enhance and harmonize with neighboring structures while providing a distinctive street presence.
6. Sites and their structures contribute to a distinctive street presence.

21.58.1100 Relationship to Adjacent Properties

A. Purpose. The purpose of design relationship to adjacent properties is to promote visual distinction of the City, its neighborhoods, districts, and individual sites; and to create contexts that capture the community visions and values as reflected in the Comprehensive Plan and Redmond Zoning Code.

1. Promote functional and visual compatibility along with cultural creativity and innovation between adjacent neighborhoods, districts, land uses, and individual sites.
2. Encourage building designs that use natural, historic, traditional, or cultural references to create elements that link new development projects to the respective neighborhood and the community.
2. Adjacent Historic and cultural elements support context. Historic landmarks and the section of Leary Way framed by older historic structures have been identified as contributing to the historic character of the City. In addition, Redmond's native peoples and Redmond's heritage define the more general historic and cultural context of the City. This section regulates design of designated landmarks and historic districts as allowed in RCW 36.70A.630 or its successor.

B. Applicability. This section applies citywide to all new development of sites and structures.

C. References.

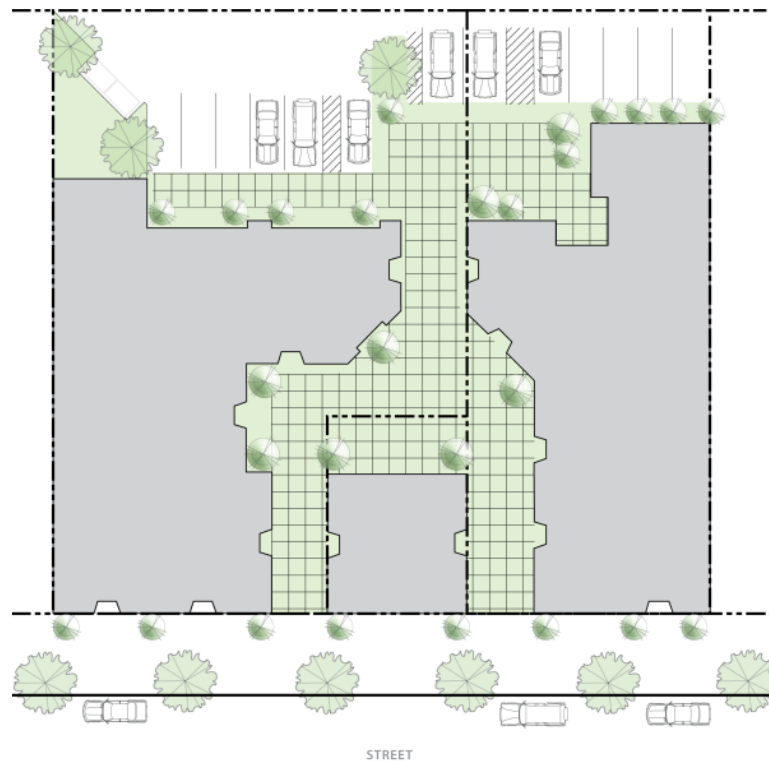
- See RZC 21.05 Special Districts and Overlays.
- See RZC 21.36.400 Open Space Design Requirements

D. Design Standards.

1. Site Context. Development of the site and structures must demonstrate a relationship between the proposed site and structures and the existing site, general location, zone, and block.
 - a. New development projects must coordinate with surrounding sites and developments within a two-block radius of the project limits through the following design techniques:
-

- i. Include a minimum of two coordinating building design elements (e.g. materials, colors, entryway designs, projections, roofline treatments);
 - ii. Provide a minimum of two coordinating site design elements (e.g. parks, open space, landscaping, paving treatments, wayfinding); and
- b. Connecting open space with adjacent open space and utilizing common design elements so the spaces feel to the user as one continuous space (see RZC 21.36.400.B.4) counts as one of the required site design elements under this section.

Figure 21.58.1100.D.1. Example of connecting adjacent open space with common design elements



2. Distinctive Street Presence.

- a. Development of the site and structures' mass and composition must provide:
 - i. A minimum of one site design element that is unique to the project limits in comparison to adjacent or abutting parcels.
 - ii. A minimum of four building design elements that are unique to the project limit in comparison to buildings located within adjacent or abutting parcels. The unique building design elements must include at least two of the following:
 - A) Primary color and secondary material;
 - B) Building silhouette;
 - C) Design symmetry;

D) Vegetated building surfaces;

E) Resilient or ecological material; or

F) Innovative, artistic features representative of the neighborhood, zoning, or cultural district's vision as adopted in the Redmond Comprehensive Plan.

b. Avoid using more than two colors from adjacent buildings.

3. Historic structures and sites

a. New development projects must design the site and structures to complement abutting designated historic landmark properties and structures, as listed in RZC Appendix 5, Redmond Heritage Resource Register.

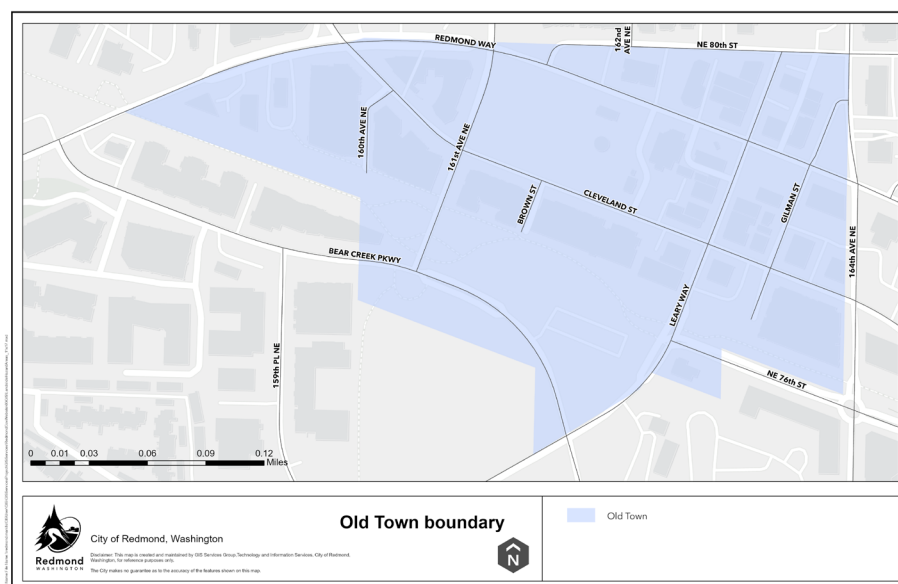
i. New development must avoid obscuring the features of significance of the designated historic landmark, as identified in the approved Designation Report – Findings of Fact and Decision for the historic landmark, from the public when viewed from the pedestrian realm, park, or trail. Designation reports are kept on file at the Development Service Center.

ii. Views from the new development project may include views of significant features of the historic landmark.

b. Old Town.

i. New development projects within Old Town (see Figure 21.58.1300.D.2) must use design elements that reinforce historic-period properties and structures.

Figure 21.58.1100.D.3. Map of Old Town Redmond



ii. Developments must repeat a minimum of one exterior colors or design element from a historic property within two blocks of the project limits.

E. Alternative design compliance may be allowed if the alternative meets or exceeds the purpose of design relationship to adjacent properties. Developments within cultural districts and iconic buildings in centers intended as landmark placemaking buildings may utilize the alternative design compliance for requirements for coordinating building design elements with surrounding properties.

21.58.1200 Ridgelines and Hill Tops

A. Purpose. The purpose of design context with ridgelines and hill tops is to minimize visual and environmental impacts on distinctive landforms throughout the City.

1. Reduce natural hazards and impacts on the natural environment and to minimize the visual impact of development on hillsides.
2. Respect natural landforms and to use them to provide definition between various parts of the community and to provide project identity.
3. Minimize visual and environmental impacts on ridgelines and hill tops.

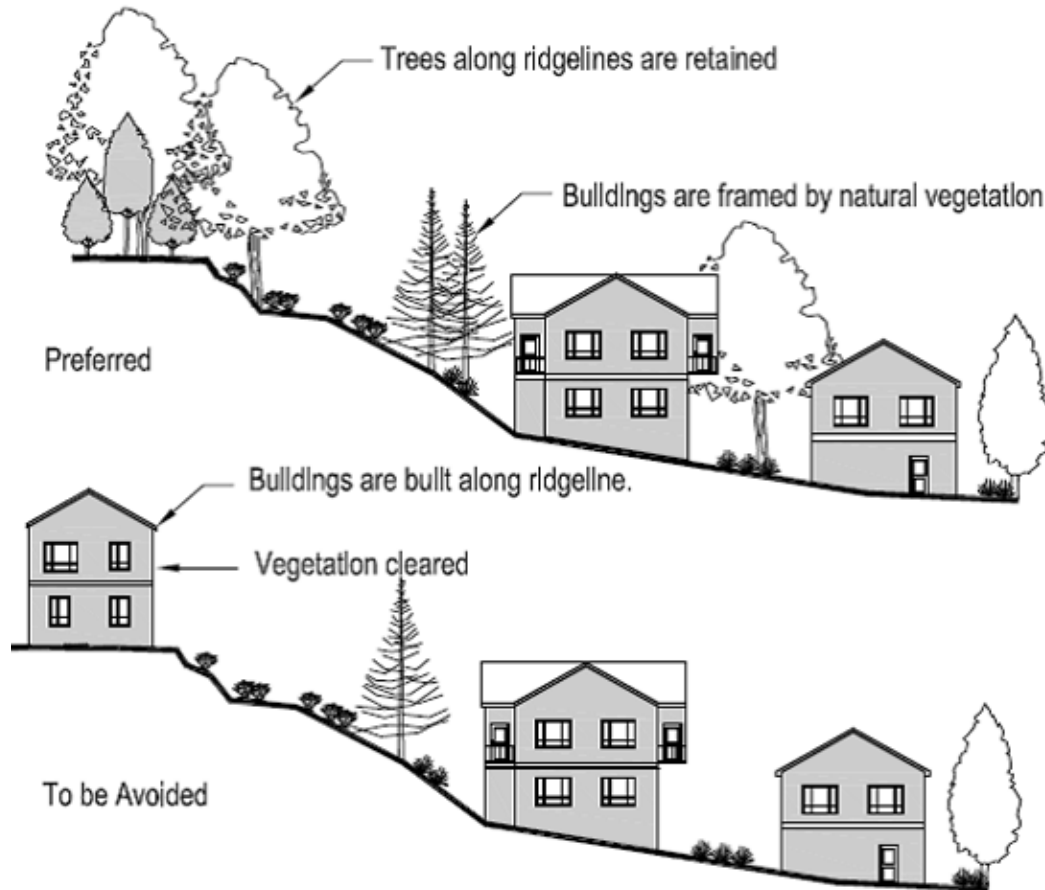
B. Applicability.

1. This section applies citywide to all new development of sites and structures.
2. Exemption. Development within Centers are exempt from design standards in this section.

C. References. See RZC 21.64.060 Geologically Hazardous Areas.

D. Design Standards. Development on hillsides should minimize visual and environmental impacts, as shown in Figure 21.58.1210.D.

1. Locate structures to ensure the tops of structures are located below prominent ridgelines or the trees/vegetation along ridgelines.
 2. Retain existing wind-resilient trees/vegetation along ridgelines.
-

Figure 21.58.1200.D. Developments along Ridgelines and Hilltops

E. Alternative Design Compliance is not allowed for RZC 21.58.1210 Ridgelines and Hill Tops.

21.58.1300 Stream and Wetland Buffers [RESERVED]

21.58.1400 Shorelines and Parks

A. Purpose. The purpose of context sensitive design with shorelines and parks is to protect and enhance these natural resources and city assets for access and enjoyment by the community.

B. Applicability.

1. This section applies citywide to all new development, including the site and structures.
2. Exemption. Single-family and middle housing development are exempt from design standards in this section.

C. References. See RZC 21.68 Shoreline Master Program.

D. Design Standards.

1. Building orientation and access

- b. Developments adjacent to the Sammamish River Trail between the 8300 block and the Redmond Central Connector must provide a pathway or walkway between the development and the Sammamish River Trail, unless modified through an approved development agreement where alternative access is provided.
- c. Developments must provide pedestrian and bicycle access through the site to these features, when adjoining the Sammamish River, Bear Creek, and other shorelines, as well as their associated parklands, trails, and pathways.
- d. Developments must provide building entrances, balconies, or other such building features or site features on the facade fronting waterways or parks.
- f. Buildings must incorporate a minimum of two architectural features on the facades facing the trails and pathways such as, but not limited to:
 - i. Glazing for visibility of the trails and pathways by building users, refer to Table 21.58.3520.B.2 Façade Transparency - Urban Trail Frontage;
 - ii. Public art installation, excluding public art involving lighting when the façade is oriented toward a shoreline;
 - iii. Wayfinding treatment such as signage on the façade; or
 - iv. Interpretive signage regarding natural or historic elements occurring within ½ mile of the project limits.

2. Site and building design

- a. New development projects must include the following site design elements when the project limits adjoin shorelines or parks:
 - i. Nonmotorized access where the site abuts the shoreline or park; and
 - ii. Landscaping, plazas, and other pedestrian features incorporated into the design of the nonmotorized access.
- b. Development of parking facilities next to parks and waterways must be screened by natural-looking landscape buffers with tall trees and understory vegetation between the parking facilities and the parks or shoreline.
 - i. Buffering must be located between the parking facility and the park or shoreline.
 - ii. Landscape buffer must be at least 30 feet wide.
- c. When surface stormwater facilities are placed near the shorelines and parks, they must not create a barrier between the use and the shoreline or park.

3. Multiple building design. Buildings in groups within new development projects must be related. Repeat two or more styles, materials, roof shapes, or other distinctive architectural elements.

E. Alternative design compliance may be allowed if the alternative meets or exceeds the purpose of context sensitive design with shorelines and parks.

21.58.1500 Redmond Central Connector

A. Purpose. The purpose of this section is to ensure that buildings and uses along the Redmond Central Connector (RCC) in Downtown Redmond are designed to engage with and provide access to the RCC, while also ensuring that uses do not hamper rail use in the future if the rail line is reactivated.

B. Applicability.

1. This section applies to all new development abutting the RCC in Downtown Redmond.
2. Exemption. In view of the elevated grade and steep side slopes of the portion of the RCC in the vicinity of the trestle crossing of Redmond Way and the Sammamish River, the provisions of this section do not apply to the properties within the portions of the Downtown Core zone that adjoin the RCC and are at or west of the crossing over Redmond Way.

C. Design Standards.

1. Building Orientation and Access. Buildings along the RCC should orient to the RCC as well as to the streets, and should include storefronts and entrances to, and through, the building from the RCC.
2. Site and Building Design.
 - a. Where a site adjoins the RCC, the development must include a minimum of two site design elements that reinforce the RCC such as but not limited to connecting landscaping, plazas, and other pedestrian features.
 - b. Parking garages facing the RCC must be designed with ornamental grille work in garage openings or other architectural features on solid walls to ensure that blank, sterile walls do not loom over the RCC.
 - c. Architectural detailing must be included on all sides of the buildings, including the facades visible from the RCC.
 - d. All ground floor space constructed adjoining the RCC, including garage floors at the street grade, must have a minimum ceiling height of at least 10 feet. Ground floor garage space constructed facing and abutting the RCC that is later converted to commercial/retail space facing/fronting the RCC with entry doors and storefronts is exempt from providing required parking for the space converted from parking stalls to commercial space and is exempt from replacing any parking stalls eliminated by the conversion of the ground floor parking stalls to retail/commercial space.

D. Alternative Design Compliance may be allowed if the alternative meets or exceeds the purpose of design along the Redmond Central Connector.

21.58.1600 High Traffic Corridors, BP, MP, and I Zones.

A. Purpose. The purpose of this section is to promote healthier living environments by minimizing noise and air pollution.

1. Decrease impacts of sound and air pollution.
 2. Reduce allergens, improve air quality, and reduce exposure to particulate air pollution.
-

B. Applicability. This section applies citywide to all new development with project limits adjacent to freeways, principal or minor arterials, or are adjacent to BP, MP, or I zones.

C. Design Standards.

1. Utilize the following techniques to minimize the potential negative impacts to residents living adjacent to manufacturing uses or uses with similar impacts:

- a. Screening: new residential uses must provide Type 1 screening as required in Table 21.32.080 Types of Planting between residential and adjacent freeways, principal or minor arterials, BP, MP, or I zones.
- b. Building orientation: orient multifamily structures to protect sensitive areas such as bedrooms from noise and light impacts.
- c. Non-motorized circulation and open space: design non-motorized circulation and open space areas for pedestrians and bicyclists that minimizes noise and light impacts from adjacent uses.

3. Comply with applicable overlay requirements in RZC 21.05 Special Districts and Overlays and 21.16.600 Special Requirements for Land Adjacent to Commercial Zones.

D. Alternative Design Compliance may be allowed for this standard if the alternative meets the purpose of this section and does not propose housing units within 60 feet of a property line abutting freeways, principal or minor arterials, BP, MP, or I zones.

21.58.2000 Universal Design

A. Purpose. The purpose of the Universal Design section is to make the community more accessible and implement the Redmond Comprehensive Plan goals for equity and inclusion.

1. To implement the Redmond Comprehensive Plan equity and inclusion goals and objectives through the design of spaces and environments that are usable by all people to the greatest extent possible without the need for excessive adaptation.
2. To include in the design process consideration for the needs of all community members regardless of their age, gender, language, or ability.

B. Applicability. Universal design features in RZC Appendix 12 are highly encouraged citywide for all new development and major redevelopments.

C. References.

- See RZC 21.55 Development Incentives.
- See RZC Appendix 12 Inclusive and Universal Design Incentive Requirements.
- See Redmond Comprehensive Plan, Community Development and Design chapter.

C. Design Standards.

1. Incentives are provided in RZC 21.55 for universal design checklists and specific techniques. The checklists provided in RZC Appendix 12 provide the requirements to qualify for the available incentives.
2. Where conflicts with state and federal codes occur, the most restrictive applies.

21.58.2100. Inclusive Neighborhood Standards.

A. Purpose. The purpose of this section is to implement the Redmond Comprehensive Plan goals for inclusive neighborhoods.

B. Applicability. All new development within inclusive neighborhood boundaries as defined in 21.05.230.

C. Design Standards.

1. To implement the Redmond Comprehensive Plan goals for an inclusive neighborhood (see Figure 21.05.230.B), mixed-use and non-residential development shall provide at minimum the following features:
 - a. Adult Changing Room (see Appendix 12, section 12.4.1)
 - b. Mobility Device Charging Area (see Appendix 12, section 12.4.2)
 - c. Automatic Doors (see Appendix 12, section 12.3)
2. All development must provide the elements indicated as mandatory for inclusive neighborhoods in RZC Appendix 12, Section 12.3, as applicable.
3. All universal design features implemented as part of the inclusive neighborhood standards may be utilized towards achieving one or more incentive (see RZC 21.55).

D. Alternative Design Compliance may be allowed if the alternative provides the same or increased accessibility, if site conditions limit implementation, or if state and federal code conflicts occur.

21.58.3000 Building Standards

A. Purpose. Building standards provide minimum requirements for public safety and quality of life and implement the vision and goals for community development and design adopted in the Redmond Comprehensive Plan.

21.58.3100 Street Wall Breaks and Step Backs

A. Purpose. The purpose of this section is to create a vibrant, pedestrian-friendly streetscape with clear visual breaks to reduce bulk and improve solar access.

1. Add visual interest to the street that reflects the community visions and values for centers and mixed-use zones as reflected in the Comprehensive Plan and Redmond Zoning Code.
2. Promote harmony with other buildings and features along the street, its neighborhoods, districts, and individual site.
3. Create an appropriate scale street wall for pedestrians.
4. Establish a sufficient visual break between buildings or building elements within a single frontage, so as to ensure that they read independently.
5. Minimize the impression of building bulk to pedestrians.
 - a. Physical breaks minimize the appearance of building bulk.
 - b. Material changes minimize the appearance of building bulk.
6. Reduce shadows and increase solar access.

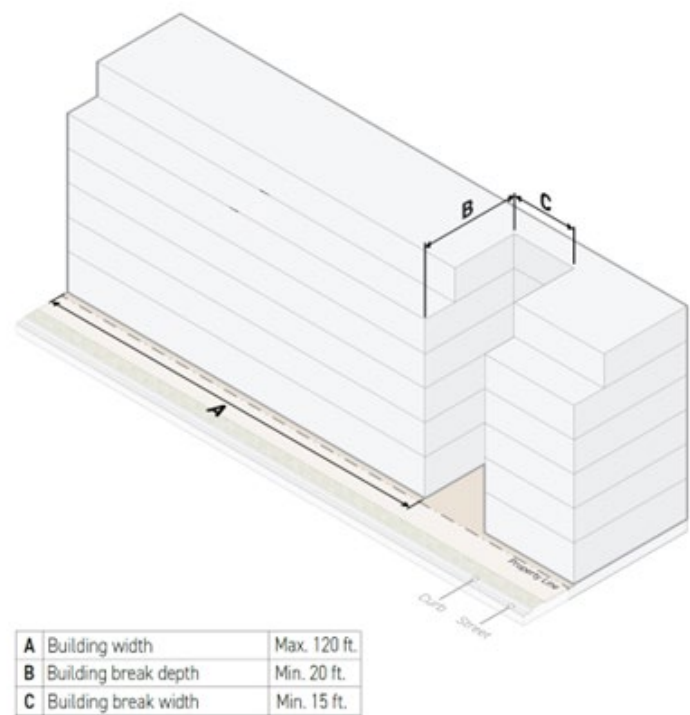
B. Applicability.

1. This section applies to all new developments in centers and Urban Mixed-Use zone where the building is greater than 45 ft in height.
2. Exemptions. The building is exempt from step back standards in this section if any of the following site conditions apply:
 - a. Where building frontage is on a street with a ROW of 85 ft or greater. RZC 21.58.5200 Tower Standards apply, if applicable.
 - b. Where a linear open space, trail, or tree preservation area exists between the edge of the street and the front of the building and is at least 20 feet wide.
 - c. Where site typography raises the first-floor building entry greater than 10 ft above the level of the street.

C. Design Standards

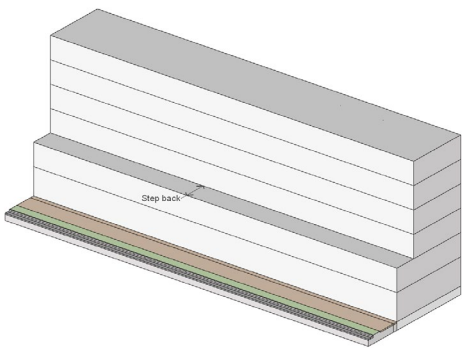
1. The street wall elements of the building, such as building entrances, plinth, belt course, and exterior patterns should be designed to contribute to the pedestrian realm, including reducing apparent mass and bulk, and avoiding long, continuous flat facades, as shown in figure 21.58.3100.C.1.
 2. Building Width. Maximum building width without a break or material change is 120 feet per Figure 21.58.3100.C.2.
-

Figure 21.58.3100.C.2 Reducing Apparent Mass and Bulk with Building Break



3. Interior Façade Modulation. Facades facing interior property lines and interior portions of the lot that are visible from the street must be modulated approximately every 40 feet or every two units, whichever is greater, by one or more articulation methods (e.g. building break). Architecturally integrated public art, integrated photovoltaic, material change, or green wall may be used as an alternative to interior modulation.
4. Building step backs. Create human scale at street level by using noticeable step backs in the building design and utilizing those step backs for amenities and vegetation. See RZC 21.55 for related incentives.

Table 21.58.3100.C.4. Building Step Back Standards by Development Type



Standards	Standard	Podium	Tower	Mass Timber Construction	Small Building Alternative Design Standards Option
Step back varies based on the composition of the building and its contextual surroundings or building construction method.					
Step back locations	Step backs must be included on street-facing facades.	Step backs must be included on a minimum of 60% street-facing facades.	Step backs must be included on street-facing facades. See 21.58.5200 for Tower Standards	Step backs must be included on a minimum of 60% street-facing facades.	See ornamentation alternative
Step back begins (story)	After 2 nd or 3 rd story for buildings with 6 or more stories	After 3 rd or 4 th story Alternatively step back at podium top	After 3 rd or 4 th story for first step back 2 nd step back required between 6 th and 8 th story for buildings with 12 or more stories Exception if meets Tower at grade standards in RZC 21.58.5200 Towers	After 2 nd , 3 rd or 4 th story Exception if meets Tower at grade standards in RZC 21.58.5200 Towers	
Minimum depth of step back, measured from the building edge at the street frontage	15 ft min	15 ft min at first step back	20 ft min at first step back 10 ft min for other stepbacks	15 ft min	
Minimum depth of step back if podium top amenities and vegetation are provided	10 ft min	15 ft min at first step back 10 ft min at top floor	15 ft min at first step back 10 ft min for other stepbacks	15 ft min	10 ft min
Step back variations	A maximum of 25% of the building frontage may vary from step back requirements. Minimum step back may be averaged where no portion of the step back is less than 10 ft in depth.				
Ornamentation alternative to step back	Buildings that include ornamentation over at least 15 percent of the street wall facade facing public streets are exempt from step back requirements. See RZC 21.58.3860 Details and Ornamentation.				
Podium and rooftop amenities	Incentives are available for podium and rooftop amenities. See RZC 21.55 Development Incentives. Podium top amenities that provide PEAS are encouraged, with a minimum depth of 20 ft preferred. Direct access to podium top amenities from the sidewalk is encouraged when facing a park or trail are encouraged.				
Additional considerations	In Overlake, maximum building height must not exceed 70 feet within 50 feet of the west edge of the right-of-way of 156th Avenue NE or within 50 feet of the west edge of the right-of-way of Bel-Red Road, north of NE 24th Street.				

D. Alternative Design Compliance may be allowed if the alternative meets or exceeds the purpose of the street wall breaks and step backs.

21.58.3200 Rooflines

A. Purpose. The purpose of the Rooflines section is to create a visually interesting skyline and align development with City priorities.

1. To incorporate design elements into roofline and promote visual interest to enhance skyline.
2. To reduce the feeling of bulk.
3. To support city priorities of environmental sustainability, climate resiliency, and habitat connectivity.

B. Applicability.

1. This section applies to all new development in centers and the Urban Mixed-Use zone.
2. Exemption. Mass timber buildings with exposed wood elements on building exterior are exempt from roofline modulations.

C. References.

- See RZC 21.58.5200 Towers.
- See RZC 21.58.5520 screening of mechanical equipment.
- See RZC 21.58.55 for incentives for activation of podium tops and rooftops and pollinator habitats.
- See City of Redmond Climate Resiliency and Sustainability Vegetation Management Plan for sustainable vegetation management.

D. Design Standards.

1. New development projects must create a varied and visually distinctive roof form.
 - a. The width of any continuous roofline treatment must not extend more than 120 feet or a maximum of 30% of the linear extent of frontage facing a public right-of-way, whichever is less.
 - b. Use features such as but not limited to prominent cornice or fascia, stepped roofs, emphasized dormers, chimneys, gables, or an articulated roofline to create variety and visual distinction.
 2. Minimum modulation. The height of the roofline must change at least 5 feet per modulation.
 3. Vegetation alternative. New development projects may provide vegetation at rooflines as an alternative to roofline modulation. The use of vegetation for blank wall treatment and for roofline mitigation must meet the following design standards.
 - a. Plants must be selected from the City of Redmond Climate Resiliency and Sustainability Vegetation Management Plan.
 - b. Plants used for roofline mitigation must achieve 40 percent canopy cover of the mitigation area at maturity.
 - c. Maintenance. A maintenance plan for resiliency and longevity must be included as part of project submittal.
 4. FAR reallocation.
 - a. The maximum building height on a site may be exceeded by a maximum of one story when building height reductions are required at building edges, along a street, public park, or public trail, to accomplish the following objectives:
-

- i. Façade modulation meeting minimum dimensions; or
- ii. Stepped building height to reduce the apparent height of the building; or
- iii. Corner building design to encourage pedestrian activity through improvements along the streetscape.

3. The added area must not exceed the floor area removed or omitted to meet the above objectives and will not be considered additional FAR.

E. Alternative Design Compliance may be allowed for designs that meet or exceed the purpose of roofline modulation.

21.58.3300 Enclosed Courtyards

A. Purpose. The purpose of this section is to maintain adequate natural light for residential dwellings and landscaping.

B. References.

- See also 21.58.6030 Minimum Residential Courtyard Dimensions.
- Buildings greater than 85 feet must also comply with the Tower regulations in RZC 21.58.5200.

C. Applicability. This section applies citywide to multifamily or mixed-use residential structures over 70 feet in height.

D. Design Standards.

1. Enclosed courtyards will not be permitted for structures over 70 feet in height, except when:

- a. The floorplates for floors above 70 feet do not exceed 50 percent of the structure's floor plate at the ground level; or
- b. The courtyard, due to its size and orientation, is designed to allow natural light to light all areas of the courtyard during various times of the day, such that no area of the courtyard is perpetually in shadow during all daylight hours.
- c. The interior courtyard for U- or H-shaped buildings must be separated from the sidewalk to create a private area, provided that the enclosure is constructed of transparent building material.

2. Entry into interior courtyards must be provided for first responders.

E. Alternative Design Compliance may be allowed if the alternative meets or exceeds the purpose of courtyard standards.

21.58.3400 Corner Lots

A. Purpose. The purpose of corner lot design is to provide informal and welcoming community gathering places, to encourage pedestrian activity, and to enhance the character of the streetscape including continuous pedestrian-oriented storefronts, active retail uses, and a human-scale of the public realm. Corner lot treatments also contribute to wayfinding and placemaking goals.

1. Provide architectural and design distinction of a building from the pedestrian's perspective.

2. Serve as wayfinding along a street, at an intersection, or across an expanse of the pedestrian realm or public space.
3. Provide informal community gathering places.
4. Extend the public realm and provide park-like space.
5. Highlight an intersection or walkways.
6. The purpose of a corner plaza is to highlight an intersection or walkways by providing a small but well-designed urban space at the corner.

B. Applicability. This section applies to all development in centers and mixed-use zones when the project limits are located at the intersection of two or more public streets.

C. References.

- See RZC 21.36 Open Space for plaza design standards.
- See RZC 21.32 Landscaping.
- See RZC 21.34 Lighting

D. Design Standards.

1. The standards are determined by type of streets, as shown in Table 21.58.3400.D.1.

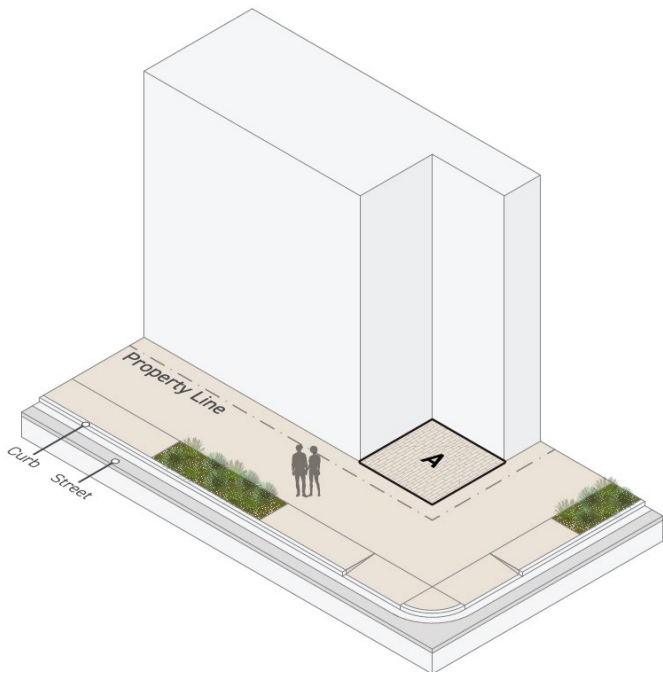
Table 21.58.3400.D.1 Corner Treatment by Intersection Type

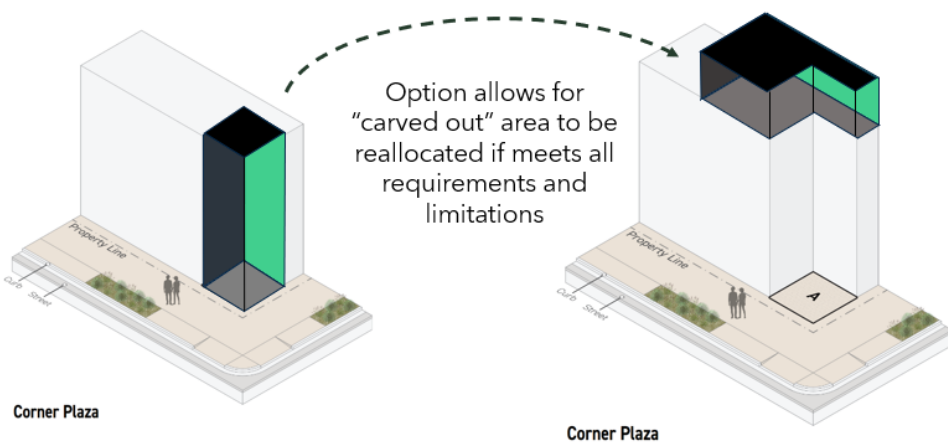
Street Type	Urban Core	Urban Mixed / Retail	Landscape Yard / Neighborhood	Shared Street / Limited Access	Urban Trail	Mid-Block Passage
Urban Core	i. Corner Plaza required. ii. Entrance Required at Corner. iii. Additional height with FAR reallocation allowed (up to 20 ft above max height allowed by zone).	i. Corner Plaza required. ii. Entrance Required at Corner. iii. Additional height with FAR reallocation allowed (up to 10 ft above max height allowed by zone).	i. Corner treatment techniques apply. ii. No additional height.	i. Corner treatment techniques apply. ii. No additional height.	i. Corner treatment techniques apply. ii. No additional height. ii. Pedestrian Signage required.	i. Corner treatment techniques apply. ii. No additional height. iii. Pedestrian Signage required.
Urban Mixed/ Retail Street frontage		i. Entrance Required at Corner. ii. Additional height with FAR reallocation allowed (up to 10 ft above max height allowed by zone).				
Landscape Yard/ Neighborhood Street frontage						
Shared Street/Limited Access						
Urban Trail						
Mid-Block Passage						n/a

2. Techniques for corner lot design include but are not limited to the following:

- a. Corner Plaza, when applicable per Table 21.58.3400.D.1. and installed per Table 21.58.3400.D.2.a
- b. Focal points that create activity;
- c. Signature attractions that provide unique identity;
- d. Seating, especially if adjacent to local businesses or transit;
- e. Water features such as a fountain or artwork with water; or
- f. Landscaping features in accordance with RZC 21.32 Landscaping.

Table 21.58.3400.D.2.a. Corner Plaza Standards

Public Access	Corner plazas should be designed and maintained for year-round public access
Function	Must provide pedestrian access to a primary building entrance.
Example Illustration	
Min size	100 sq ft minimum
FAR Reallocation Allowed	FAR that is removed from the building envelope to create a corner plaza may be moved to the top of the building as shown below. In such a case the maximum building height on a site may be exceeded per Table 21.58.3400.D.1.

	
Min transparency	100% of edge lined by retail windows or transparent lobby entrances
Public Seating	For every 60 square feet of plaza area or open space, seating areas must be provided and consist of at least three linear feet of seating area (bench, ledge, etc.) or one individual chair. This provision may be relaxed where there are provisions for movable seating that meet the purpose of the standard.

2. Reinforce corner by:

- a. Orienting pedestrian entrances toward the corner.
- b. Incorporating architectural detailing, cornice work, or frieze design at the building corner and wrapping the detailing for a minimum of five percent of the linear facade.

3. Prioritize connecting existing or planned public and open spaces together that are flexible and large enough for programming.

4. Pedestrian signage. Locate at least one sign easily visible to a person standing on the sidewalk to provide clear wayfinding to nearby streets and/or attractions.

5. Corner treatments may count toward required common open space if they meet the design requirements in RZC 21.36.400.

E. Alternative Design Compliance is not permitted for corner plaza standards in Table 21.58.3400.D.2 but may be allowed for other corner standards if the alternative meets or exceeds the purpose of courtyard standards.

21.58.3500 Building Design for Safety

A. Purpose. The purpose of this section is to promote building design that increases safety of employees, residents, and visitors.

B. Applicability.

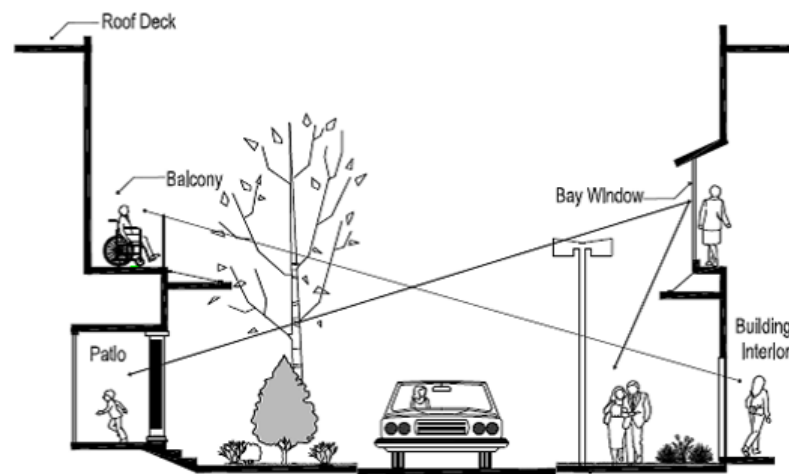
1. This section applies citywide to all new developments.

2. Exemptions. Single-family and middle housing developments are exempt from this section.

C. Design Standards.

1. Site design should avoid creating potential entrapment areas.
2. Housing units, offices, or other uses that allow for informal surveillance should surround courtyards and open spaces.
3. Arrange a mixture of uses to minimize isolated areas that may be unsafe.
4. Building design should allow for informal observation of exterior semipublic and public areas, including play areas, open spaces, pathways, and parking lots.

Figure 21.58.3500.C Site Design for Safety



5. Areas such as laundry rooms and fitness rooms should incorporate windows to increase visibility.
6. Doors to stairways, parking, and similar areas should be open or have windows to allow users to see through to the other side.
7. Increase personal safety by:
 - a. Avoiding hidden building entries and ensuring good sight lines into entries.
 - b. Sufficiently lighting doorways and alcoves pursuant to RZC 21.34.080 Security Lighting standards.
8. When security surveillance devices are proposed, they should be designed to blend through color, scale, placement, and general design with the site and buildings, to the extent possible. Exterior lighting, including for security, must be designed pursuant to RZC 21.34 Lighting.

D. Alternative Design Compliance is not allowed for safety standards.

21.58.3600 Building Elements and Details

Purpose. Building design elements and details are intended to support the implementation of placemaking goals and objectives adopted in the Redmond Comprehensive Plan.

21.58.3610 Façades

A. Purpose. Façade standards are intended to achieve the goals for pedestrian- and bicycle-oriented development and contribute to the creation of high-quality public realm experience.

1. To promote a level of transparency required to achieve a visual link between the business and passing pedestrians, activating the public realm.
2. To achieve a feeling of safety associated with visibility of the street from the interior of abutting businesses.
3. To promote ground floor retail, other commercial uses, and flexible spaces that are engaging and include features that are scaled to and of interest to pedestrians, including the creation of active-use public realm elements such as exterior displays and patios, in order to tie the private realm to the public realm.
4. To implement universal design features that improve wayfinding and accessibility.

B. Applicability.

1. This section applies citywide to all new developments.
2. Exemptions. Single-family and middle housing developments are exempt from this section.

C. References

- See RZC 21.58.3800 Sustainability and Resiliency Features.
- See RZC 21.58.3700 Materials and Ornamentation.
- See RZC 21.58.3650 Blank Wall Treatments.
- See RZC 21.58.5310 Parking Design for parking garage transparency standards.

D. Design Standards.

1. Façade treatments. New development projects must balance solar access and shading based on orientation, seasonal environments, and climate conditions. Use the following techniques:
 - a. Incorporate trellis, overhangs, latticework, or similar elements at south-facing facades to minimize solar gain during summer months and to provide shade during warm weather.
 - b. Shading devices, cladding, and roof forms must be designed to facilitate natural ventilation.
 - c. Integrated photovoltaic is encouraged.
 2. Enhance the public entries of all buildings.
 - a. For multifamily, mixed-use, and non-residential buildings, provide distinction of every primary entrance for recognition and accessibility using building design features such as but not limited to building modulation, alcoves, color or materials changes, decorative paving, decorative door, artwork, landscaped trellis, or other decorative element that includes landscaping.
 - i. Provide a minimum of two building design features to distinguish all primary entrances from other entrances.
 - ii. Provide a minimum of one building design features to clearly identify secondary entrances.
-

iii. For buildings within a cultural district utilizing cultural district contributing features is encouraged (see RZC 21.05.200).

b. Provide weather protection at all entryways per RZC 21.58.3640 Weather Protection.

c. Provide at least 100 square feet of landscaping at or near the entry.

d. Provide a minimum of one pedestrian amenity such as benches, rest area, informational kiosks, sensory garden, architectural or tactile design elements less than four feet above the street grade, or low-story vegetated treatments.

3. Façade transparency. Façade transparency must be established with windows and blank wall maximums per Table 21.58.3610.D.3 with nonreflective, transparent glazing.

Table 21.58.3610.D.3 Façade Transparency						
Minimum Transparency Standards	Urban Core frontage	Urban Mixed / Retail Street frontage	Mid-Block Passage frontage	Shared Street / Limited Access	Urban Trail frontage	Landscape Yard / Neighborhood Street frontage
Ground Floor	80%	70% for non-residential 30% for residential	60% for ground floor retail 30% for other uses		40%	30%
2 nd to 6 th story	30%	20% 30% when adjacent to a park or PEAS space			20%	20%
7 th story and above	20% * 30% when adjacent to a park or PEAS space *				20%	n/a

* Also applicable for Bel Red Rd, 24th St, Access Streets, Local Streets, Collectors, Minor Arterials, and 148th Ave NE.

D. Alternative Design Compliance

1. Mass Timber. Alternative Design Compliance may be allowed for transparency requirements if the project is a mass timber construction that:

- Meets the purpose of the transparency standards; and
- Does not reduce the transparency of the ground floor; and
- Utilizes inclusive design building features (see RZC 21.58.2000 for examples).

2. Alternative Design Compliance may be allowed for transparency requirements for the 7th story and above if the alternative meets the purpose of the transparency standards and incorporates integrated photovoltaics in the design for the stories proposed for alternative compliance.

21.58.3620 Ground Floor Retail

A. Purpose. Ground floor retail design standards set minimum standards to ensure ground floor retail supports the intended public realm and pedestrian experience.

- To support the multi-modal and pedestrian focus of centers and mixed-use neighborhoods.

2. To enhance the connection between the retail space and the pedestrian realm, and to any exterior seating areas.

B. Applicability.

1. This section applies within centers and mixed-use zones to all new retail and restaurant spaces, including live/work units, where the storefront abuts a street, urban pathway, or plaza.
2. Exemptions. Single-family and middle housing developments are exempt from this section.

C. References.

- See also RZC 21.58.3400 Corner Lots.
- See also RZC 21.04.2020 Active Retail Uses.

D. Design Standards.

1. Provide visible and universally designed wayfinding or architectural treatments.
 - a. Entry door must provide automatic entry option (see RZC Appendix 12, Section 12.4.2 Supplemental Standards for Inclusive Design Features).
 - b. Recessing the storefront and entryway are allowed.
 - c. Ensure adequate natural lighting of the interior space.
 - i. Clerestory windows or similar glazing design are required.
 - ii. Natural lighting must be available to minimum of 51 percent of the interior space.
 - d. Include three or more public art, vegetation, lighting, or other elements.

Table 21.58.3620.D Retail Modulation Requirements	Active Retail Uses and Storefront	Pedestrian-Oriented Uses	Live-Work
Modulation width of storefront façade, including entryway	30 ft max including building corners	40 ft max	40 ft max

2. Ground floor retail and commercial facades on the street wall must contribute to active-use public realm between the façade and the sidewalk for a minimum of 20% of the street wall.

- a. Active-use public realm elements include street furniture, patio tables for café or restaurant uses, temporary exterior display space, and other privately-maintained contributions to the public realm during regular operating hours.
- b. For buildings with residential tower uses above, the design may consider bringing towers directly to grade to create this active-use public realm at the building entrance, per RZC 21.58.5120.

3. Ground floor retail and commercial facades ~~shall~~ must include at least three of the elements listed below. Standard corporate logos or architectural elements will not qualify.

- a. Unique or handcrafted pedestrian-oriented signage.
- b. Artwork incorporated on the facade.

- c. Street furniture.
- d. Unique or handcrafted planter boxes or other architectural features that are intended to incorporate landscaping.
- e. Distinctive facade kick plate treatment, including the use of stone, marble, tile, or other material that provides special visual interest.
- f. Weather projection such as awnings.
- g. Other design details as approved by the Administrator that add visual interest to the storefronts, such as distinctive treatment of windows or doors, or distinctive exterior light fixtures.

Figure 21.58.3620.D. Ground Floor Retail and Other Commercial Facades



4. The areas on the ground floor of new buildings located along 152nd Avenue NE that are designed and constructed to accommodate future conversion to the pedestrian-oriented uses required by RZC 21.12 must meet the following standards in addition to other applicable design standards:
 - a. Minimum average depth of 25 feet measured from the wall abutting the street frontage to the rear wall of the retail use and a minimum width of 20 feet measured from the interior walls of the retail use.
 - b. Inclusion of an entrance or entrances at the sidewalk level facade to accommodate either a single or multiple tenants or structural design so that entrances can be added when the floor area is converted to pedestrian-oriented uses.
5. If the ground floor is combined into a single commercial use, multiple entrances and the impression of multiple storefronts should be provided. The design should support future partition of this space for flexible uses.
6. Outdoor displays must be oriented to the street and meet the standards of RZC 21.04.2200.

E. Alternative Design Compliance may be allowed if the alternative meets or exceeds the purpose of ground floor retail design.

21.58.3630. Ground Floor Residential Uses.

A. Purpose. The Purpose of this section is to provide minimum design standards for safety, accessibility, and quality of life for ground floor residential units in high pedestrian traffic areas.

1. To ensure that dwelling units at street level are safe and comfortable for the occupants of the units, while also ensuring that the exterior of the unit is attractive and pedestrian-friendly for people walking on the street sidewalks.
2. To ensure that there is adequate separation from the ground floor residential unit and pedestrian way for privacy of residents and to minimize noise and other impacts.

B. Applicability.

1. This section applies to all development in centers and mixed-use zones where ground-floor residential uses are permitted (see zone standards in RZC Article I).
2. Exemptions. Single-family and middle housing developments are exempt from this section.

C. References

- See RZC 21.35 Live-Work Standards.
- See RZC 21.55.1300 for incentives for ground-floor ADA units.
- See RZC 21.58.3610 Facades.
- See RZC 21.58.2000 Universal Design.

D. Design Standards. Where allowed in centers and mixed-use zones, units must comply with the following design standards.

1. Ground floor residential units along the street must be set back a minimum of six feet from, and no more than eight feet from, the back of the required street sidewalk, or the minimum setback required for the zone, whichever is greater.
2. Universal design, visitability standards, and ground floor ADA units are encouraged and may be incentivized.
3. Primary or secondary access to the unit must be provided via a front door at the street or walkway to patio/porch along the street unless the unit is interior to the block or otherwise not directly facing a street frontage.
4. Live/Work Units. Ground floor live/work units must comply with zoning district ground floor clearance requirements and ground floor retail design standards in 21.58.3620 Ground Floor Retail.

E. Alternative design compliance may be allowed if the alternative meets or exceeds the purpose of ground floor residential uses, as described within this section.

21.58.3640 Weather Protection

A. Purpose. The purpose of the Weather Protection section is to enhance pedestrian safety and comfort.

1. To establish sheltered walking corridors and entryways that mitigate adverse weather conditions, promote active transportation to reduce reliance on vehicles, and foster community connectivity through inviting pedestrian environments.
2. The addition of weather protection can elevate the aesthetic quality of the urban environment through thoughtful design, while ensuring accessibility for individuals of all abilities.

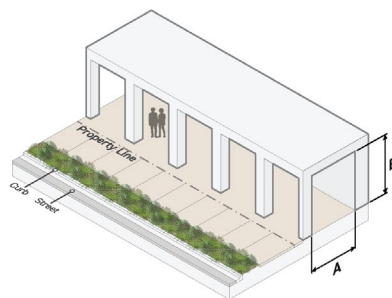
B. Applicability.

1. This section applies citywide to all new developments.
2. Exemptions. Single-family and middle housing developments are exempt from this section.

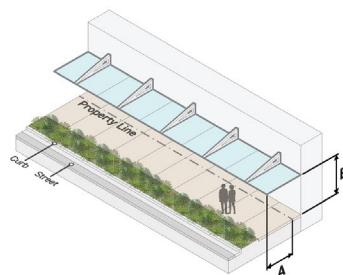
C. Design Standards.

1. Façade Weather Protection. New development projects in centers and mixed-use zones must provide façade weather protection for pedestrians at all street frontages.
 - a. Must be provided along at least 80 percent of the building frontage.
 - b. Must be contiguous, including on adjoining buildings.
 - c. Must be permanent and durable, such as but not limited to glass or steel canopy.
 - d. May use integrated photovoltaic features.

Table 21.58.3640.C. Façade Weather Protection



Arcade
A Clear depth
B Height



Canopy/Awning
A Depth over public sidewalk
B Canopy height

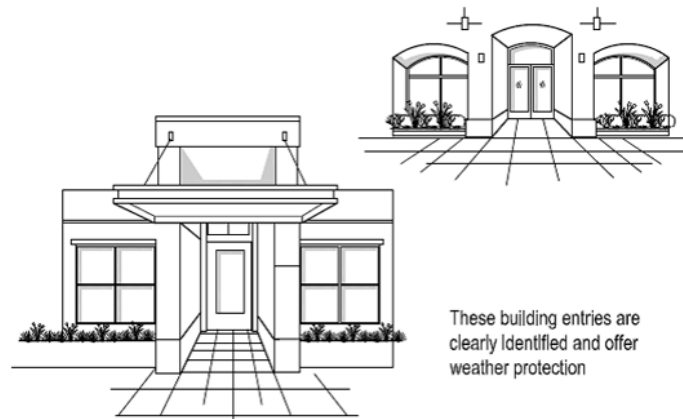
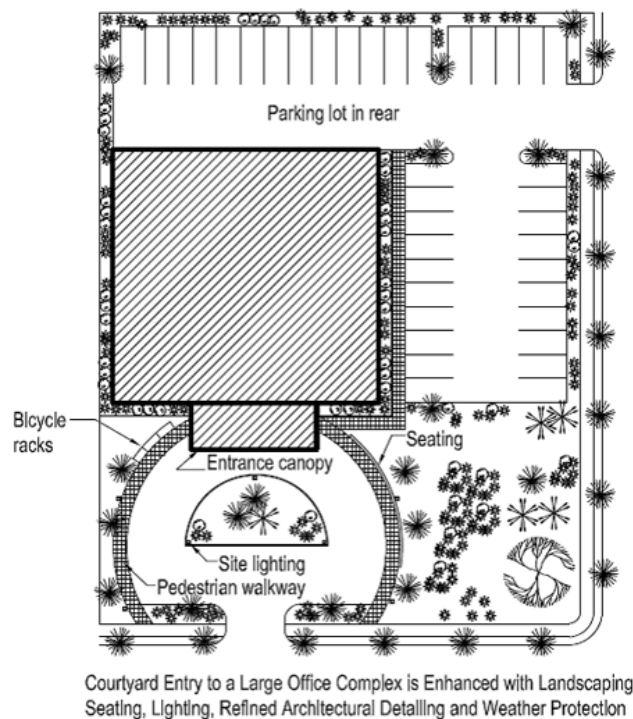
	Arcade	Canopy or Awning
Description	<ul style="list-style-type: none"> The arcade frontage type requires the ground floor to be constructed at or close to sidewalk grade. Ceiling beams and light fixtures that are located within the column space geometry greatly enhance the quality of the space and should be included in the design and installation. Development must not include arcade-like features with ground level residential use. 	<ul style="list-style-type: none"> The canopy or awning frontage type requires rigid construction over which a covering is attached that provides weather protection, identity, or decoration. Must be removable to allow utility access.

Table 21.58.3640.C. Façade Weather Protection

Dimensions		
Min clear depth (A)	10 feet	n/a
Min clear height (B)	12 feet	8 feet measured from finished grade
Maximum clear height	20 feet	12 feet from finished grade
Minimum spacing	min 10 feet between columns	n/a
Maximum spacing	max 20 feet between columns	n/a
Other	n/a	Minimum depth over public sidewalk of 6 feet, regardless of the sidewalk width.

Figure 21.58.3700.C.1. Example of arcade with integrated photovoltaic.

2. Entry Weather Protection. All new development must provide covered weather protection at primary entry such as an awning, canopy, marquee, recessed entry or other building element.

Figure 21.58.3640.C.2.a. Entry Weather Protection**Figure 21. 58.3640.C.2.b Pedestrian Entry Courtyards**

3. Weather-Protected Loading and Unloading Zones. For public and semi-public buildings with assembly uses with a seating capacity of 150 or greater a covered loading and unloading zone is required, with a minimum clearance of 13.5 feet to ensure paratransit vehicles can utilize the area.

C. Alternative Design Compliance is not permitted for weather protection requirements.

21.58.3650 Blank Wall Treatments

A. Purpose. The purpose of blank wall treatment is to reduce the appearance and mass of large walls.

1. Blank wall treatment includes the use of various architectural, artistic, and landscaping treatments to support city, neighborhood, district, and individual site character as well as the community visions and values as reflected in the Comprehensive Plan and Redmond Zoning Code.
2. The treatments provide visual interest over the exterior of a building.
3. The use of vegetated treatments involving the maintenance of living vegetation in a meaningful and aesthetic way can complement building design.
4. The use of vegetated treatments has the potential to contribute to cooling and shading for the site and occupants.
5. The use of vegetated treatments has the potential to mitigate the urban heat island effect.
6. The use of vegetated treatments has the potential to provide habitat and habitat connections.
7. The use of vegetated treatments has the potential to meet stormwater requirements.
8. The use of public art as a treatment provides an opportunity to express city, neighborhood, and community identity, culture, traditions, and history, as well as creativity, distinction, and innovation.

B. Applicability.

1. Blank wall treatment is applicable in centers and in business park and mixed-use zones to all new development projects.
2. Exemptions.
 - a. Service areas that are not visible from a public street.
 - b. Building facades facing the interior of the lot that do not face pedestrian-oriented pathways or spaces or resident amenity spaces.
 - c. Single-family and middle housing developments are exempt from this section.

C. Design Standards.

1. Blank walls must not be used on the building facades that face sidewalks, trails, mid-block pedestrian pathways and other pedestrian-oriented spaces.
2. Blank wall treatment must be applied to a minimum of the building façade as shown in Table 21.58.3650.C.2.

Table 21.58.3650.C.2 Blank Wall Maximum	Urban Core frontage	Urban Mixed / Retail Street frontage	Mid-Block Passage frontage	Shared Street / Limited Access	Urban Trail frontage	Landscape Yard / Neighborhood Street frontage
Ground Floor	10 ft			20 ft		
2nd to 6th story	20 ft	20 ft	30 ft	30 ft	30 ft	20 ft
7th story and above	40 ft *				20 ft	n/a

3. Blank wall ornamentation alternative. Blank wall maximum may be increased to 30 ft maximum on 2nd to 6th stories if green wall or public art is provided as a blank wall treatment (see RZC 21.58.3560).

4. Blank walls must be treated by using one or more of the following techniques.

- a. Install windows or a green wall to separate the blank areas, horizontally or vertically, below the blank wall dimensional threshold.
- b. Vegetation.
- c. Public artwork (mosaic, mural, sculpture, relief, etc.). Interactive and/or sensory art may be eligible for incentives (see RZC 21.55).
- d. Integrated photovoltaic features.
- e. In cultural districts elements that reflect the cultural diversity of the community are encouraged, such as murals and decorative architectural elements. Such elements used to treat a blank wall may also be utilized for any applicable incentive points if visible from the public ROW or trail and the total size of such elements is greater than 80 sq ft in size (see RZC 21.55 for incentive options).
- f. Mass Timber exposed timber element.

4. For blank wall mitigation involving vegetation, plants must be selected from the City of Redmond Climate Resiliency and Sustainability Vegetation Management Plan (CRSVMP).

- a. Vegetation must meet one or more of the landscaping standards and one or more of the bed types as show in Table 21.58.3560.C.4.b.

Table 21.58.3650.C.4.b. Vegetation standards for blank wall mitigation.	
CRSVMP Landscaping standards (Use one or more)	Bed Types (Use one or more)
A. tree canopy; or B. understory; or C. roadside meadow, or D. pollinator garden	A. Naturalized meadow that is at least five feet wide; or B. Raised planter bed at least two feet high and three feet wide in front of the wall or minimum required for selected plant types, whichever is greater.

- b. Plant materials must achieve a minimum of 80 percent density over at least 50 percent of the wall's horizontal and vertical surface within three years.
- c. Vegetated blank wall treatments may be co-located with solar infrastructure.
- d. Maintenance. A maintenance plan for resiliency and longevity must be included as part of project submittal.

C. Alternative Design Compliance may be allowed if the alternative meets or exceeds the purpose of blank wall treatments and provides architectural justification, and alternative does not propose an increase in size of over 10% of the maximum blank wall standards in this section.

21.58.3700 Materials and Ornamentation

A. Purpose. The purpose of this section is to achieve the placemaking, sustainability, and resiliency goals of the Redmond Comprehensive Plan.

1. Promote visual interest and distinction of new development within the neighborhood, district, along the street front, and to be reflective of the community's goals, vision, and diversity.
2. Promote visual interest, distinct design qualities, and an appearance of quality and permanence through use of durable building materials and effective architectural detailing.
3. Promote the use of high quality, durable, sustainable, and resilient materials that contribute to the unique identity of buildings and their location within Redmond.
4. Contribute to the honest expression of the building's architecture and individual design components.
5. Support the story of the building in relationship to Redmond, the region, history, culture, and community.
6. Support resiliency, environmental sustainability, and innovation.
7. Building ornamentation contributes to the unique identity of the building and its location within Redmond.

B. Applicability.

1. This section applies citywide to all new developments.
2. Exemptions. Single-family and middle housing developments are exempt from this section.

C. References

- See RZC 21.58.0100 for Small Building Alternative ornamentation requirements.
- See Table 21.58.3100.B.1 for ornamentation alternative to building width.
- See RZC 21.58.3100 for ornamentation alternative to building break.
- See RZC 21.58.3650 for Blank wall.
- See RAC 21.58.5100 for Mass Timber construction flexibility.
- See RZC 21.05.200 for Cultural Districts.
- See RZC 21.30 Historic and Archeological Resources.
- See RZC 21.22 Public Art.
- See RZC 21.55 for Development Incentives.

D. Design Standard.

1. Ornamentation.

- a. Use public art, vegetation, textured materials (e.g. glazing, ceramics, patterned materials) or another treatment type architecturally integrated into a minimum of the first three floors of a building to accent building features or building breaks.
-

b. Ornamentation should reflect the vision and placemaking goals of centers, neighborhood, and cultural districts as adopted in the Redmond Comprehensive Plan.

2. Cultural District Contributing Features. [RESERVED]

3. General materiality.

a. Façade materials are allowed or prohibited as shown in Appendix 13 Design Materials List.

b. Select materials for their resiliency to changing climate conditions, their durability and ease of maintenance throughout the life of the building, and their impact on environmental sustainability.

c. For properties within the Old Town district (see 21.58.1100.D.3.b), materials selection should be blend with or be complementary to Redmond's historic built environment. See 21.58.1100.D for standards on relationship of building to neighboring properties.

4. Supplementary design standards and limitations

a. Masonry or other similar durable/permanent materials must be used for watercourse.

b. Use of cementitious panel is prohibited except for locations such as accent areas and soffits.

c. Concrete Block. When used for the facade of any building, concrete blocks must be split, rock- or ground-faced. Concrete block may be used if it is incorporated with other permitted materials, and it complies with the following: When used for the primary façade, buildings must incorporate a combination of textures and/or colors to add visual interest (for example, combining split or rock-façade units with smooth blocks can create distinctive patterns); and

d. Exterior Insulation and Finish System (EIFS) and Similar Troweled Finishes (Stucco).

i. Must be trimmed in wood, masonry, or other approved materials, and must be sheltered from extreme weather by roof overhangs or other methods.

ii. Prohibited on ground floor facades and watercourse.

e. Metal Siding. Architectural grade metal siding may be used if it is incorporated with other permitted materials, and it complies with the following:

i. Visible corner molding and trim; and

ii. Does not extend lower than two feet above grade. Masonry, concrete, or other durable material must be incorporated between the siding and the ground plane; and

iii. Factory finished with a matte, non-reflective surface.

E. Alternative Design Compliance may be allowed for materials that meet or exceed the purpose of materials and ornamentation standards or to achieve green building or universal design certification.

21.58.3800 Sustainability and Resiliency Features

A. Purpose. Redmond experiences extreme climate events, such as high temperatures and heatwaves consistent with climate change projections. The Redmond community can anticipate the following climate impacts:

- More hot days and higher summertime average temperatures, requiring more homes to be equipped with cooling systems.
- Greater heat island impacts in areas with fewer trees.
- Greater prevalence of wildfires and wildfire smoke, increasing the need indoor air filtration and cooling.
- More extreme rain events that increase the risk of flooding.

This section identifies standards to adapt to these impacts and implement the Redmond Comprehensive Plan and the Redmond Environmental Sustainability Action Plan.

B. Applicability.

1. This section applies citywide to all new development.
2. Some requirements do not apply to single-family and middle housing developments (see Table 21.58.3800).

C. References

- See RZC 21.16 Site Requirements Measurement and Other Applicable Regulations for exemptions to building heights and setbacks for green building techniques and materials.
- See RZC 21.32 Landscaping
- See RZC 21.55 Development Incentive Program for incentives for sustainability and resiliency features.
- See RZC.21.58.4200 Stormwater Facilities for stormwater requirements.
- See RZC 21.58.5100 for Mass Timber construction.
- See RZC 21.67 Green Building Incentive Program (GBP) and RZC Appendix 10 for the Green Building Program. RZC 21.67 Green Building Incentive Program (GBP) includes a list of mandatory green building elements and where they apply.
- See the City of Redmond Climate Resiliency and Sustainability in Vegetation Management Plan.

D. Design Standards.

1. Development of the site and structures must mitigate and provide resilience to extreme heat and extreme precipitation events and advance sustainability. The following techniques must be demonstrated, with minimum requirements per Table 21.58.3800:
 - a. Urban heat island mitigation at street level along the primary street frontage;
 - b. Flood prevention in exterior open spaces; and,
 - c. Elements that support resilience and sustainability in building exterior design.
-

21.58.3800 Sustainability and Resilience Features		
Urban Heat Island Mitigation	Flood Prevention *	Resiliency and Sustainability
Select 2 minimum	Select 2 minimum <i>Single-family and infill middle housing development are exempt (encouraged but not required).</i>	Select 4 minimum <i>For single-family and middle housing development, select 2</i>
Shaded structures or arcades See RZC 21.58.3640 Weather Protection	Bioswales and bioretention See RZC.21.58.4200 Stormwater Facilities	Light colored exteriors
Trees and shrubs. Exceed ecological score requirement by 5 points (see RZC 21.32.100)	Maximized planted permeable surfaces See RZC.21.58.4200 Stormwater Facilities	Double skin facade
Solar shade structures	Green roofs See RZC 21.58.3650 Blank Wall Treatments	Window shading for all windows that receive direct sunlight.
Light colored pavement materials and coatings (cement concrete, chip seals, permeable interlocking concrete pavers, pervious concrete, porous asphalt, stone, etc.)	Vegetated planters See RZC 21.58.3650 Blank Wall Treatments	Vegetated walls See RZC 21.58.3650 Blank Wall Treatments
	Rain gardens See RZC.21.58.4200 Stormwater Facilities	Building integrated or roof-mounted PV systems
	Infiltration systems for roof runoff See RZC.21.58.4200 Stormwater Facilities	Passive ventilation design See RZC 21.58.3610 Facades
	Permeable pavement in alignment with the Stormwater Technical Notebook	Passive heating/cooling See RZC 21.58.3610 Facades
		Incorporate trellis, overhangs, latticework, or similar elements at south-facing facades See RZC 21.58.3610 Facades
		High performance glazing

* NOTE: All flood prevention techniques must be in alignment with the Stormwater Technical Notebook.

2. Features that meet this requirement may also be used to meet other requirements of this chapter.

Integrating public art and amenities are encouraged (e.g. solar panels that shade rooftop seating areas).

E. Alternative Design Compliance may be allowed for features that meet or exceed the purpose of this section.

21.58.4000 Site Design, Connectivity, and Public Realm

21.58.4100 Planting Design

A. Purpose. Planting design is an integral part of the overall site and community design. It complements the architecture, other site elements and the visual appearance of the neighborhood, as well as the Northwest environment. Landscaping helps reduce impacts and create a transition to adjacent natural features, such as critical areas and shorelines.

B. Applicability.

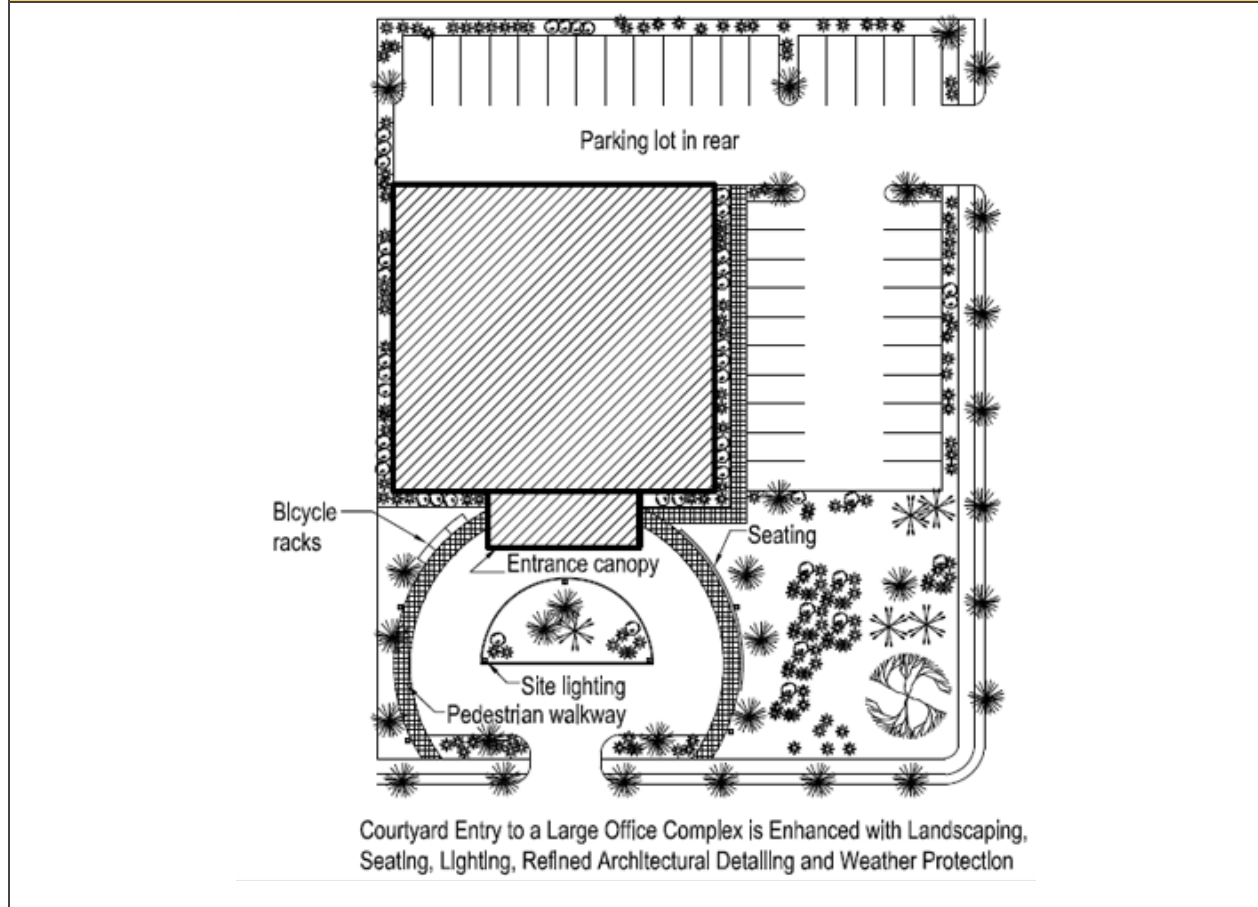
1. This section applies to all development in centers, mixed-use zones, and in the NMF zone.
2. Exemption. Infill single-family and infill middle housing are exempt from this section.

B. References.

- See also RZC 21.32 Landscaping.
- See also RZC 21.36 Open Space.
- See also City of Redmond Climate Resiliency and Sustainable Vegetation Management Plan.

C. Design Standards

1. Retention and Enhancement of Existing Vegetation. Preserve as much native noninvasive vegetation as possible, particularly adjacent to buffers of critical areas and shorelines. Replant developed areas with stands of non-dwarf evergreens in natural and random patterns where possible.
 2. Open Space and Public View Corridors. Provide space on-site for active or passive recreational purposes. When located in an identified public view corridor, this open space may also provide views through a development to important features, such as the Lake Sammamish, Sammamish River, and the river valley; Bear Creek; or panoramic mountain views.
 3. Transition. Provide plantings that provide a clear transition in design between adjacent sites, within a site, and from native vegetation areas. To lessen impacts and provide transitions to natural areas, use native plants as much as possible adjacent to the buffers of critical areas and shorelines. Design foundation plantings to create an effective change from public to private space and from the vertical to horizontal plane at building edges.
 4. Mitigation of Adverse Visual Impacts. Provide planting to soften the visual impact of less desirable development and structures, such as large blank walls, dumpster areas, service areas, and large areas of pavement.
 5. Definition or Emphasis. Use planting to highlight significant site features and to define site use areas and circulation corridors without interfering with the use of such areas. Examples include site and building entrances, pedestrian walkways, and focal points, such as gathering areas or plazas.
-

Figure 21.58.4100.C. Site Landscaping

6. Safety. Use planting landscaping that minimizes disruption of sight lines along pathways.
7. Water Conservation. Plants and techniques that reduce water consumption are encouraged.
8. Plants should be selected and arranged according to the following design criteria:
 - a. Variety. Select a variety of plants providing interest, accent and contrast, and climate resilience while using as many native species as possible. See the City of Redmond Climate Resiliency and Sustainable Vegetation Management Plan for vegetation guidance.
 - b. Consistency. Where abutting a landscaping or open space on neighboring property, incorporate a minimum of two design elements or plants to visually connect the spaces.
 - c. Appropriateness. Select plants with an awareness of their growth requirements, tolerances, ultimate size, preferences for soil, climate, and sun exposure, and negative impacts.
 - d. Density. Provide adequate plant quantity, size, and spacing to fulfill the functional and design objectives within three years.

D. Alternative Design Compliance is not allowed for planting design standards.

21.58.4200 Stormwater Facilities

A. Purpose. The purpose of the Stormwater Facilities section is to provide minimum design standards for safety and quality for stormwater facilities.

1. To provide options for stormwater facilities that are visually attractive;
2. To incorporate open stormwater facilities into project site design and landscaping as a design amenity for active or passive recreation;
3. To avoid potential hazards between persons and stormwater facilities.

B. Applicability.

1. This section applies citywide to all new development.
2. Exemption. Infill single-family and infill middle housing are exempt from this section.

C. Design Standards

1. Design stormwater facilities to appear as naturally occurring features.
 2. Stormwater facilities must be designed to address the following:
 - a. Landscaping must be incorporated into stormwater pond, bioretention, and biofiltration facility design to the extent practicable without compromising the facility's function and maintenance. Screening elements must be incorporated into pond and biofiltration swales design. Trees may be planted near biofiltration swales as long as they are a minimum of eight feet from the swale, and they will not inhibit vegetative growth within the swale.
 - b. Above ground stormwater facilities must be oriented so they do not impede pedestrian circulation or shared parking between two or more properties. Pedestrian bridges are acceptable where such crossings are necessary.
 - c. The City's standard detail for bioretention facility construction and the plant palette to be used within them can be found in the City of Redmond Standard Specifications.
 - d. Where adjacent to natural shoreline areas, above-ground stormwater facilities must be landscaped with native plants, and should include snags, nest boxes, or other habitat features as appropriate for the scale, function, and location of the facility.
 - e. Engineering design requirements for stormwater facilities are contained in the City of Redmond Stormwater Technical Notebook and Washington State Department of Ecology's Stormwater Management Manual for Western Washington.
 3. Stormwater Management Facilities in RA-5 and NR zones.
 - a. All surface ponds must be landscaped with native vegetation or other vegetation that is drought tolerant, provides desired screening or wildlife habitat, or for other purposes as needed for the individual site. Unobstructed maintenance access must be provided.
 - b. Fencing, if required, must allow the passage of small wildlife species below it. Galvanized steel chain link fences are prohibited.
-

-
- c. Privately maintained stormwater facilities are encouraged to be designed for multiple uses including, but not limited to, gardens, play areas, or sports courts.

D. Alternative Design Compliance may be allowed for features that meet or exceed the purpose of this section where site limitations impact design options and where the alternative meets the requirements in the Redmond Stormwater Technical Notebook.

21.58.4300 Transit Connectivity

A. Purpose. Transit connectivity design standards ensure that new construction is supportive of transit use.

1. To encourage transit use through building orientation and site design;
2. To provide safe and continuous pedestrian access to transit facilities;
3. To consider minimizing the distance between buildings and transit stops; and
4. To encourage weather protection for those waiting for transit.

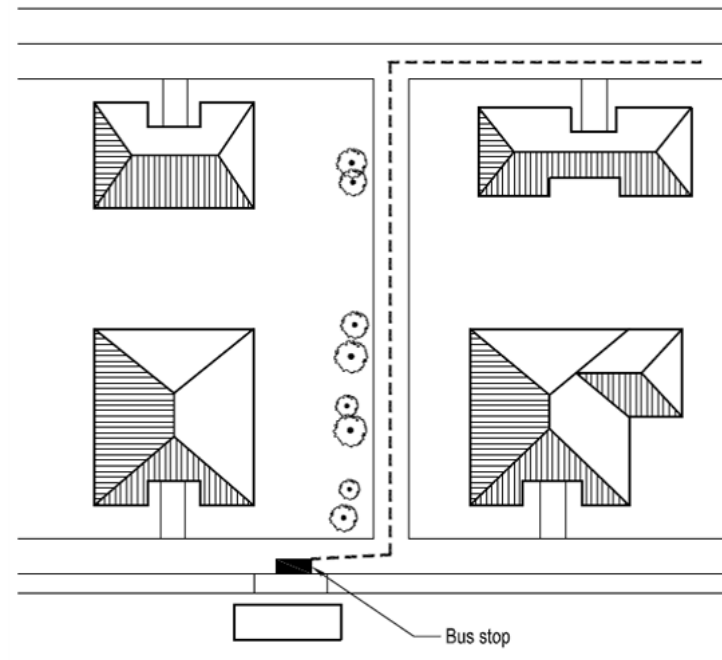
B. Applicability.

1. This section applies citywide to all new development.
2. Exemptions.
 - a. Single-family infill and middle housing infill development are exempt from these standards.
 - b. Development on Local Streets are exempt from these requirements.

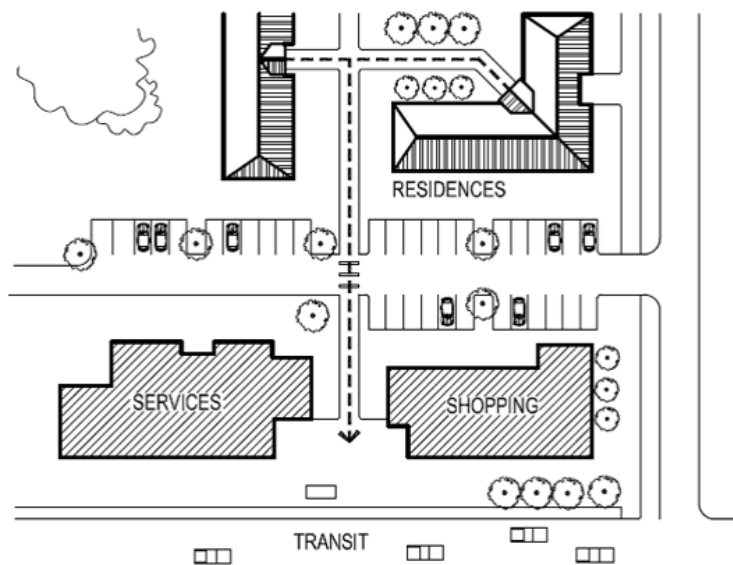
C. Design Standards.

1. Provide transit stops and improvements along corridors where transit is planned in the future as documented in the Transportation Master Plan. Transit stops must include space for shelters meeting transit agency standards and ten feet between the curb to the back of sidewalk, unless other site requirements require a larger sidewalk. The area devoted to shelters and wider sidewalks may be included in setbacks and may be counted toward required landscaping.
2. Install passenger bulb-outs at transit-stops on arterials, except when doing so would interrupt a bicycle facility or vehicle travel lane.
3. Provide direct access to abutting streets with transit stops from buildings via defined, safe pathway systems. Building entries should be located to minimize the distance to transit stops. See Figure 21.58.4300.C.3.

D. Alternative Design Compliance may be allowed when the alternative design meets or exceeds the purpose of this section.

Figure 21.58.4300.C.3 Transit Access

Pedestrian access to transit provided across the block



Mixed-use development with pedestrian access to transit

C. Alternative Design Compliance may be allowed if the alternative meets the purpose of this section.

21.58.5000 Special Regulations by Construction Method or Building Type

21.58.5100 Mass Timber

A. Purpose. Mass timber construction implements several sustainability and resiliency goals as adopted in the Redmond Comprehensive Plan and the Environmental Sustainability Action Plan. This section provides additional flexibility to support mass timber construction while maintaining a high-quality user experience.

1. Ensure code allows for designs that maximize the potential of mass timber structural abilities where they differ from typical building materials while meeting minimum building user experience expectations.
2. Maximize the potential for mass timber construction to contribute to a diversity of shapes in buildings and spaces to meet placemaking goals.
3. Ensure minimum quality standards that contribute to the public realm and user experience.

B. Applicability.

1. This section applies citywide to all new construction utilizing mass timber.
2. Exemption. Single-family developments are exempt from this section.

C. References.

- See Incentives for mass timber and other green building incentives in RZC 21.55.
- See RCW 19.27.570 for mass timber construction products.

D. Design Standards and Considerations.

1. Exposure of timber elements must be provided in prominent locations on façades facing public right-of-way and are encouraged on the interior at the following locations:
 - a. In primary public assembly and waiting areas of the building interior;
 - b. On a minimum of one feature wall or ceiling within each residential unit;
 - c. On a minimum of one feature wall within non-residential units; and
 - d. On a minimum of one ceiling and building columns within non-residential units.
2. Mass timber construction that utilizes the flexibility of the materials for providing non-rectilinear spaces and complex shapes are encouraged, especially within the Centers.
3. Buildings that utilize mass timber from ground up are encouraged within the CARA 1 areas.

E. Alternative Design Compliance for mass timber construction is allowed for alternative building modulation and articulation dimensions, location of building step backs, façade, and ground floor requirements for features that meet or exceed the purpose of this section when one or more of the following are true:

1. Flexibility is required to meet the applicable Washington State mass timber building or fire codes; or
 2. Flexibility is needed to allow for mass timber construction to begin at the ground level (without a concrete podium level).
-

21.58.5200 Towers

A. Purpose. The intent is to allow for creativity in building design while still minimizing the impacts of the building massing, keeping a pedestrian friendly design, and managing sunlight/shadows. Creative use of step backs, floor plate averaging, and upper story landscaping and amenities are all encouraged.

B. Applicability. This section applies citywide to all buildings taller than 85 feet. Standards apply to the floors at or above 85 ft and not to floors below that height.

C. Design Standards.

1. Tower Floorplates.

a. The floorplate size for a tower must be based on use per Table 21.58.5200.C.1.a

i. Floorplate size may be an average (the total cumulative tower floorplate area of all applicable levels divided by the number of tower stories).

ii. Floorplate must be measured by the exterior of the enclosed wall.

Table 21.58.5200.C.1.a Floorplate maximum by floor height			
Primary Use	Above 85 ft to 180 ft	180 ft – 240 ft	Over 240 ft
Office / Non-Residential	Average of 35,000 sq ft, with 45,000 sq ft max per tower	20,000 sq ft max	
Residential, Mixed-Use, or Hotel	N/A	12,500 sq ft max	10,500 sq ft max

b. All other requirements of this chapter also apply and might also result in impacts to floorplate sizing, including but not limited to tower spacing, street wall modulation, and courtyard sunlight requirements.

2. Tower Placement.

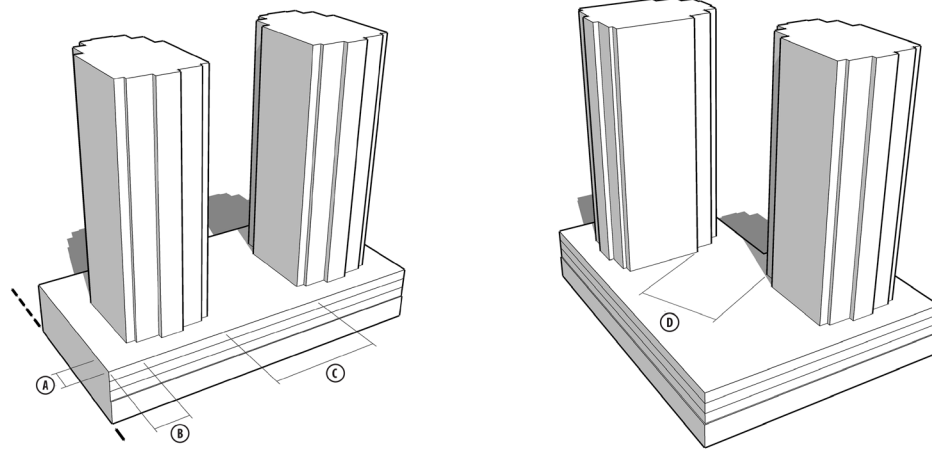
a. Towers must be designed to consider livability of adjacent buildings and to optimize a thin skyline to allow for light capture and solar access while minimizing impacts of shadows.

b. Use context and conditions to set the elevation of the setback or location of towers, to preserve sightlines or approximately align with the heights of adjacent contextual elements (such as landmark spire or clocktower, a historic building, etc.).

2. Tower Step Back and Spacing.

a. Towers must be offset 20 feet horizontally from all property lines (see Figure 21.58.5200.C.2.b).

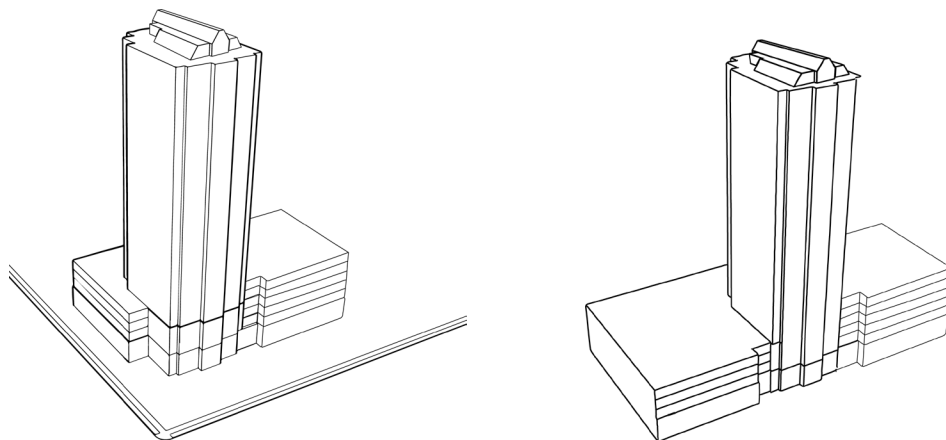
b. Towers must be placed with a minimum of 80 feet separation face-to-face and a minimum of 60 feet separation corner-to-corner from all towers on site, as well as buildings on adjacent properties above 6 stories (see Figure 21.58.5200.C.2.b)

Figure 21.58.5200.C.2.b Tower Separation

- Ⓐ Building Edge Offset from street frontage: 20 ft. min
- Ⓑ Building offset from all other property lines: 20 ft min.
- Ⓒ Tower separation: 80 ft face-to-face
- Ⓓ Tower separation: 60 ft corner-to-corner

c. A tower may be brought directly to grade if it meets one of the following criteria:

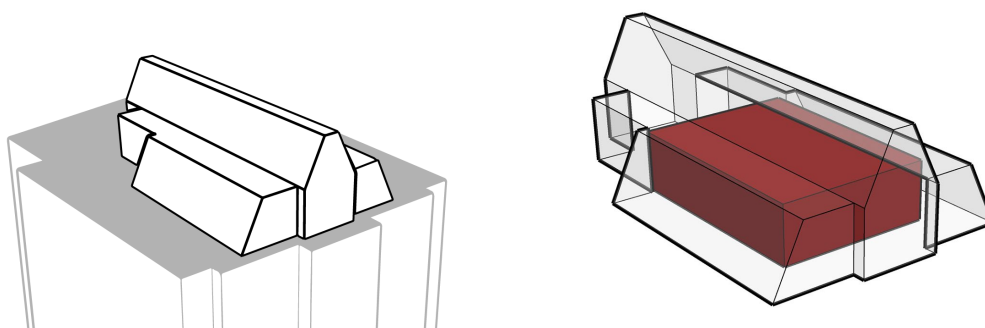
- i. When the tower is placed in the middle of a long block, to assist in modulation and create a clear center of the building; or
- ii. When the tower is placed on the corner of two streets, to create a visual landmark at the entrance and a larger public realm element at an intersection (see Figure 21.58.5200.C.1.c).

Figure 21.58.5200.C.1.c Towers to grade examples

3. Tower Rooftop

- a. The top of each tower must use two or more unique architectural expressions, additional step back, double height elements, to contribute to a unique city skyline.
- b. Rooftop amenities, including green roofs, are encouraged. All rooftop amenity spaces must be accessible for all ages and abilities.
- c. All mechanical elements must be screened or placed within a parapet to the top height of the mechanical equipment (see Figure 21.58.5200.B.3.c) and provide an architectural contribution to the building.

Figure 21.58.5200.C.3.c Mechanical Screening



C. Alternative Design Compliance may be allowed if the alternative meets the purpose of this section.

1. All alternatives that provide two or more of the following:
 - a. Similar or better shadow conditions for solar capture; or
 - b. Access to publicly accessible podium or rooftop amenities; or
 - c. Material needs or code requirements for mass timber, passive house, or other green building certification.
2. All alternatives must not:
 - a. Exceed max FAR or building heights; and
 - b. Result in greater wintertime shadows at ground level along urban core, urban mixed, retail, shared or limited access street types or onto urban pathways; and
 - c. Create housing units closer than 60 ft to a major arterial or freeway.

21.58.5300 Parking Facilities

See also 21.40 Parking Standards.

21.58.5310 Parking Design

A. Purpose. The purpose of the Parking Design section is to create well-designed parking areas that minimize visual impact, support accessibility, and preserve public and natural open spaces.

1. To limit the visual impact of surface parking lots, ensure active-use public realm is supported around the building (including sidewalks, plazas, and spill-out outdoors uses), and provide opportunities for multi modal connectivity.
2. To ensure that parking garages can accommodate ADA vans and other vehicles for community members with disabilities that require a high clearance (public and private).
3. To provide for clear internal vehicle circulation patterns and consideration of pedestrian walkways in parking lots.
4. To set standards for paving, lighting, and other design elements.
5. To provide for joint entrances and exits.
6. To reduce the negative impacts of parking and circulation facilities on highly visible public open spaces, such as shorelines and other natural open spaces.

B. Applicability.

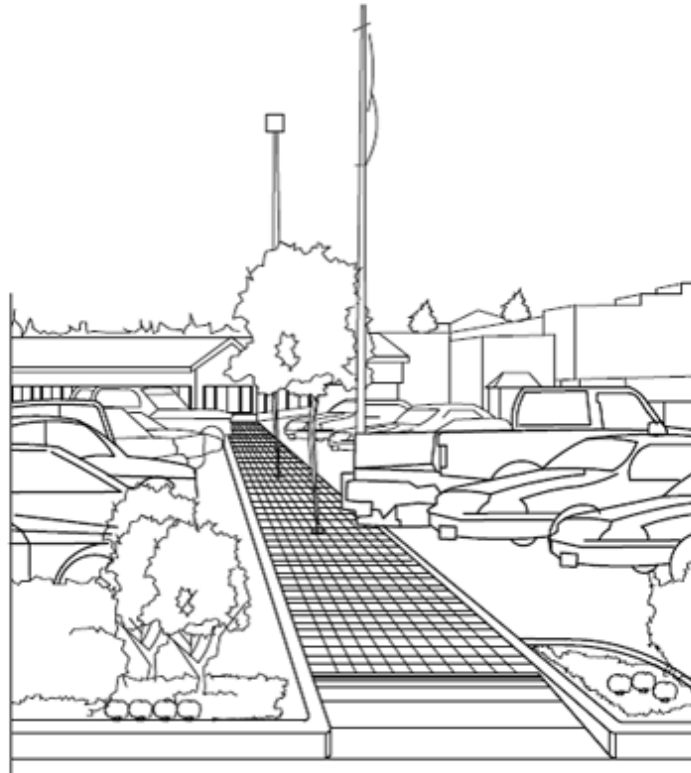
1. This section applies to all developments in centers and in mixed-use, BP, and MP zones.
2. Exemption. Single-family and middle housing developments are exempt from this section.

C. Design Standards.

1. No new surface parking lots are permitted in Overlake Village. Developments must adhere to the standards in RZC 21.40.010 on any nonconforming parking.
 2. General requirements.
 - a. Ground level street frontage must be limited to a maximum of 40 feet of parking related uses, including the following:
 - i. Parking entrances and access points.
 - ii. Accessible parking stalls.
 - iii. Space for car-sharing services.
 - iv. Ride-share or shuttle drop off and pick-up points.
 - v. Visitor bicycle parking with façade treatments to maximize visibility.
 - b. Locate parking behind **buildings** and away from areas of public visibility and **shorelines**.
 - c. Integrate parking area design with landscape design in a way that reduces the visual impact of **impervious surfaces** and provides adequate screening of parking from public view, while allowing sufficient visibility to enhance safety. Parking areas **should** provide for landscaping next to **buildings** and alongside walkways.
-

- d. Reduce pavement areas for vehicular use by avoiding the use of parking aisles with parking located only along one side.
- e. Convenient, clearly identified pedestrian **access** must be provided from the interior of parking areas and **street** front walkways. See Figure 21.58.5310.C.2.e, below.

Figure 21.58.5310.C.2.e. Parking **Lot Pedestrian Walkway**



A well-designed walkway within a shopping center parking lot.

- f. **Site** layout for **individual** parcels **should** be designed to provide reciprocal vehicular and pedestrian **access** to and from adjoining **lots** in order to achieve a unified circulation plan which minimizes curb cuts and provides pedestrian connections between uses.

3. Parking Garages.

- a. In order to meet transparency requirements (See RZC 21.58.3100 Transparency Requirements), above-grade garages must incorporate openings with grillwork or other treatments to resemble windows. Where the garage wall is built to the sidewalk edge, the façade must also include treatments to enhance the pedestrian environment, such as artwork, decorative grilles, and special building material treatment/design.
- b. First-floor parking garage level must have a minimum clearance of 10 ft for the first 40 ft of parking or through the first set of ADA accessible parking spaces, whichever is greater.
- c. Where parking garage is not wrapped with other uses, the exterior façade of upper levels must use articulation, treatments that resemble windows such as decorative grilles or artistic scrims,

green walls, or other devices to break up the massing of the garage, add visual interest, and convey an appearance more like a typical building floor rather than a floor of visible cars. RZC 21.58.3100 transparency standards and RZC 21.58.3650 blank wall standards apply.

d. **Structured** parking **should** be designed to include articulated planes. The scale of parking **structures** must be modulated by interruptions of the **facades**, **setbacks**, and lowering the first level below the existing **grade** (where the water table allows, see RMC 13.25 Temporary Construction Dewatering) to reduce total height.

e. Parking **structures** must have landscaping around the perimeter which will correspond to that used by the adjacent land uses and activities. Landscaping must include, but not be limited to, a combination of shade **trees**, evergreen **trees**, shrubs, groundcovers, deciduous native and ornamental shrubs, and vines to further screen the **structures**.

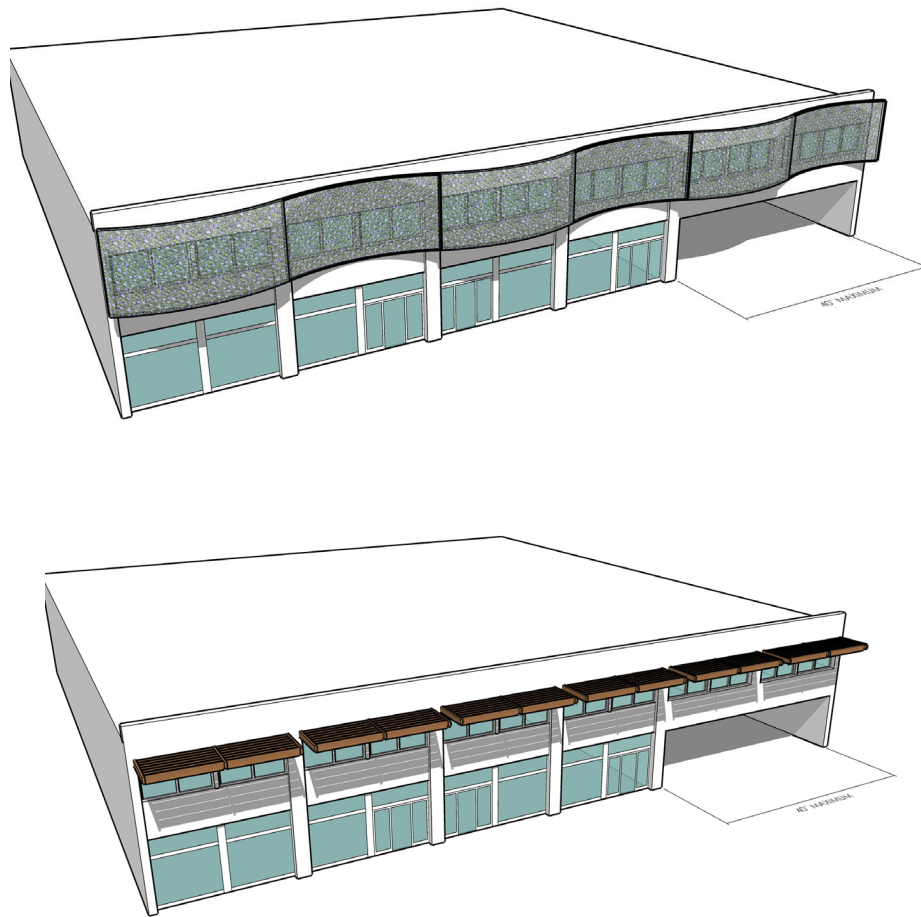
f. The top floor of parking **structures should** include landscape screening in areas, such as along the cornice and on the deck, either by **trees** or a screening trellis treatment if visible from residential zones or SR520.

g. Provide walkways in parking floors that have curbs or other barriers to protect from vehicular intrusion.

h. For security, pedestrian routes must be visible and avoid enclosed, hidden areas. Emergency call boxes **should** be available.

Figure 21.58.5310.C.3. Parking Garage Design



Figure_21.58.5310.C.3. Parking Garage Design

D. Alternative Design Compliance may be allowed when the alternative meets or exceeds the purpose of this section.

21.58.5320 Parking Lot Landscaping

A. Purpose. Parking lot landscaping minimum requirements provide for comfort and safety of users and mitigate heat and environmental impacts of surface parking lots.

1. To improve the aesthetic appearance of parking lots;
2. To reduce the summertime heat and glare buildup within and adjacent to parking lots;
3. To provide landscaped areas within parking areas in addition to landscape buffers around the perimeter of parking lots;
4. To provide screening and break up the expanse of paved areas.

B. Applicability.

1. The section applies citywide to all development.
2. Exemption. Single-family and middle housing developments are exempt from this section.

C. References.

- See RZC 21.32 Landscaping
- See the City of Redmond Climate Resiliency and Sustainability in Vegetation Management Plan.

D. Design Standards.

1. Disperse interior parking lot landscaping throughout a parking lot when no significant existing vegetation exists.
2. Shade trees must be used to shade parking lots and driveways to reduce summer heat loads.
3. Provide landscaped areas within parking areas and a Type II Visual Screen (See RZC 21.32.080) around the perimeter of parking lots.
4. All parking lots must be planted with sufficient trees so that within 10 years 50 percent of the surface area of the lot is shaded.

E. Alternative Design Compliance is not allowed for parking lot landscaping requirements.**21.58.5500 Screening for Mechanical Instruments****A. Purpose.** The Screening for Mechanical Instruments requirements minimize the visual impacts of service and mechanical equipment.

1. To reduce the visual and physical impacts of service areas, mechanical equipment, and other similar uses on other on-site uses, the street environment, adjacent shoreline areas, and other public open spaces, and adjacent properties, while maintaining accessibility for service providers and users.
2. To mitigate the off-site visual impacts of service and mechanical equipment areas when siting alone does not adequately mitigate impacts.

B. Applicability.

1. This section applies citywide for all multi-family, mixed-use, and non-residential buildings.
2. Exemption. Industrial and manufacturing uses with no abutting residential are exempt from these requirements.

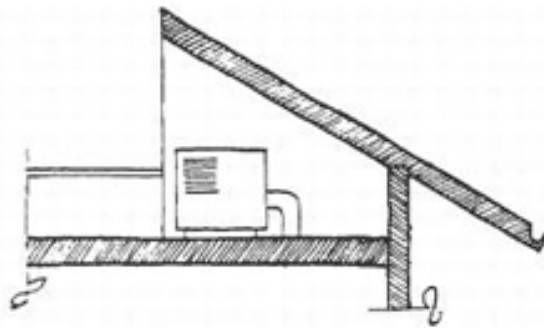
C. Design Standards

1. Large utility cabinets and mechanical equipment must be located away from highly visible areas, such as streets, pedestrian walkways, and public shoreline areas, to minimize visual, noise, or physical impacts on the site, street environment, adjacent public open spaces, and adjacent properties.
 2. All mechanical equipment, including air conditioners, heaters, vents, and similar equipment, rooftop and ground-mounted, must be fully screened from public view both at grade and from higher buildings with the exception of solar panels and roof-mounted wind turbines. Screening must be located so as not to interfere
-

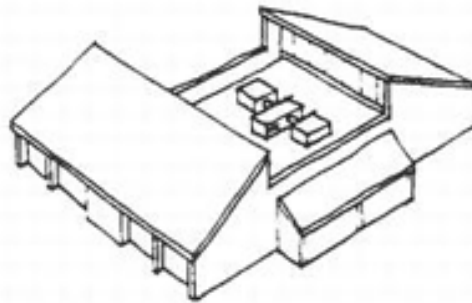
with operation of the equipment. All mechanical equipment must meet the applicable requirements of the Uniform Mechanical Code and Uniform Plumbing Code and:

- a. The screening materials must be of material requiring minimal maintenance and must be as high as the equipment being screened.
- b. For ground-mounted equipment, landscaping may be used if a solid screen is provided at time of planting and public art is encouraged.
- c. For rooftop equipment, all screening devices must be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood should not be used. Louvered designs are acceptable if consistent with building design style.

Figure 21.58.5500.C.1. Rooftop Screening

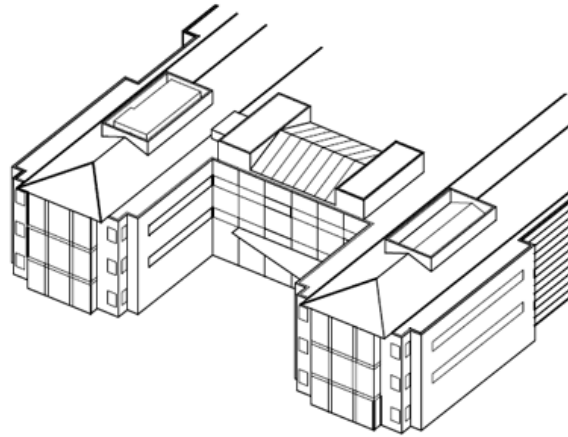


Section of mechanical penthouse.



Mechanical equipment screen by clerestory roofs and parapets.

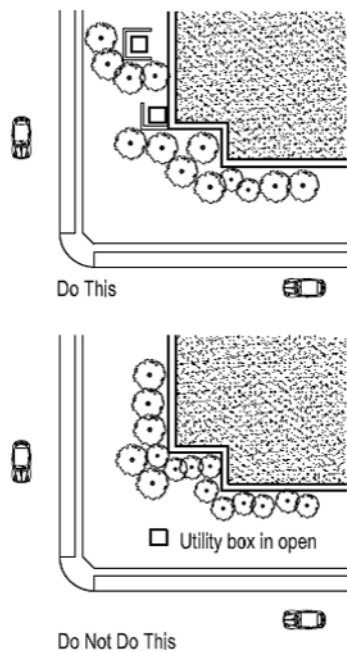
Figure 21.58.5500.C.1. Rooftop Screening



Roof wells conceal mechanical equipment

3. Screening should incorporate landscaping.
4. All utility meters must be fully screened from view from a public right-of-way. If enclosed in cabinets visible from public rights-of-way, exterior surfaces must be finished with art or with the same materials or colors of the building.

Figure 21.58.5500.C.2. Landscaping and Other Site Design Methods



Use Landscaping and Other Site Design Methods to Screen Utility Vaults and Mechanical Equipment.

5. Screening structures must comply with the International Building Code or International Residential Code, as adopted in RMC Chapter 15.08, Building Code, and a building permit may be required. Applicants may wish to contact the Building Division for all requirements.

C. Alternative Design Compliance may be allowed where alternative is to implement a green building standard or incorporate public art and the solution is equivalent or better at screening mechanical equipment from the public realm.

21.58.5530 Kiosks and Drive-Up Stands.

A. Purpose. The purpose of this section is to enhance enjoyment and safety for those arriving on foot, by bicycle, and in cars.

B. Applicability. This section applies citywide to all kiosks and drive-up stands where they are permitted (see RZC 21.04).

C. References.

- See also RZC 21.04.2090 Drive Up Stand
- See also 21.04.4040 Kiosks and Vending Carts.

D. Design Standards. Two sides of the kiosk or drive-up stand must incorporate small-scale landscaping a minimum of 4 sq ft in size, such as planter boxes.

E. Alternative Design Compliance may be allowed when the alternative meets or exceeds the purpose of this section.

21.58.6000 Multifamily Residential Standards

A. Applicability. Sections RZC 21.58.6000 through RZC 21.58.6200 apply citywide to all multifamily development.

21.58.6010 Residential Privacy Standards

A. Purpose. The purpose of these standards is to uphold privacy and comfort in residential developments.

1. To ensure that new residential development provides adequate privacy and comfort for residents and their adjacent neighbors.
2. Privacy standards apply to all residential occupancy areas, as defined by the International Building Code or International Residential Code, as adopted in RMC Chapter 15.08, Building Code.

B. Applicability. This section applies citywide to all multifamily structures.

C. References

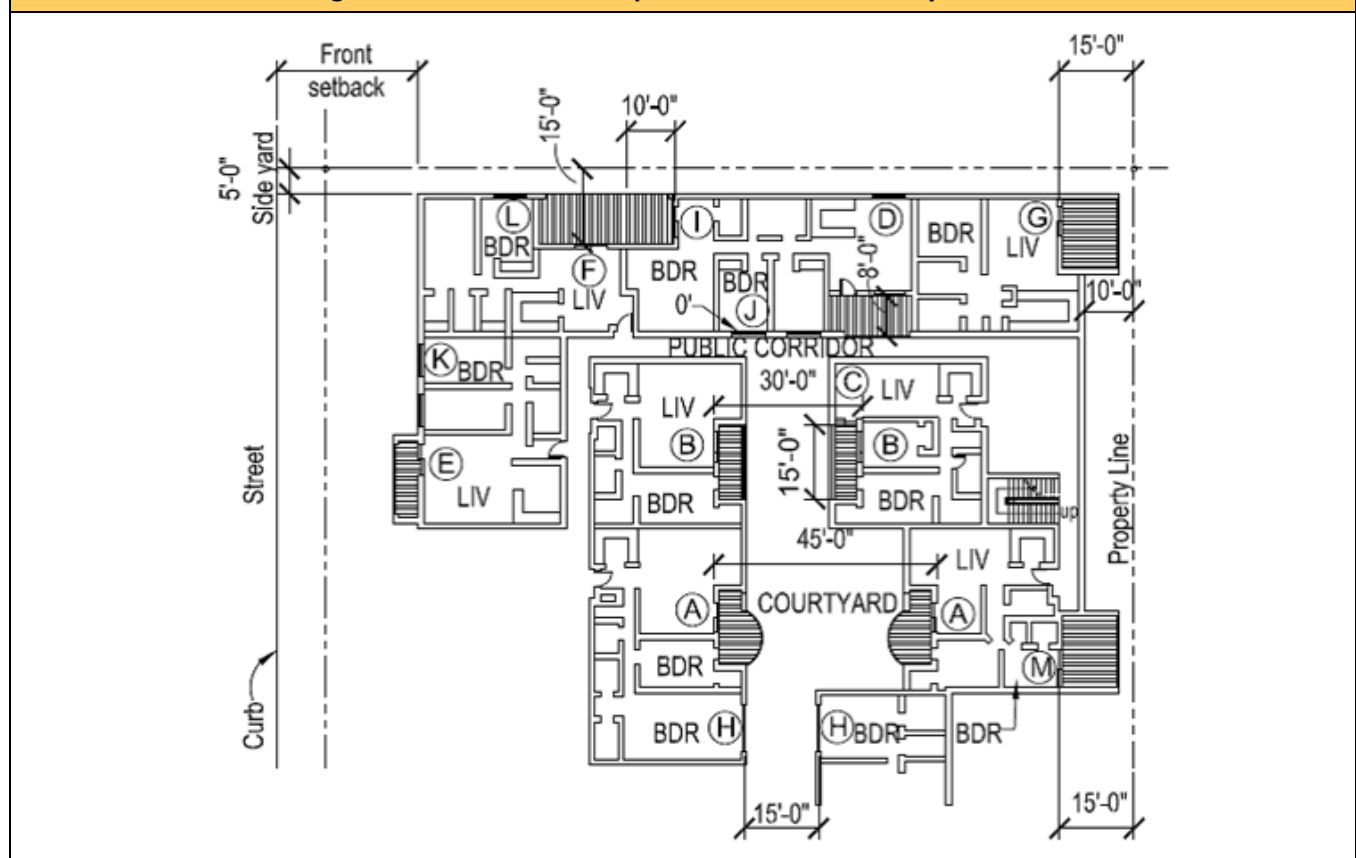
- See 21.58.3610 Facades
- See 21.58.3650 Blank Wall Treatment
- See RZC 21.58.3820 Ground Floor Residential Uses in Centers and Mixed-Use Zones.

D. Design Standards. The privacy standards in Table 21.58.6010.D below apply to the shortest horizontal distance between the specified window and the specified property line, or to the window or wall of another unit in the same project.

1. Each unit in a project must meet these standards in each room.
 2. The measurements indicated in the table below are “line-of-sight” measurements from window to window.
 3. In the case where windows in one room are of equal size, either window may be selected by the builder as the largest window.
 4. Measurements noted in the table below are for structures that are three or more stories in height unless otherwise noted.
 5. Where Table 21.58.6010.D conflicts with regulations in RZC 21.58.3810, RZC 21.58.3650, or RZC 21.58.3820, regulations in those sections apply. Where conflicting with development standards in the zone, the most restrictive apply.
-

Table 21.58.6010.D Privacy Standards

		On-Site			At Property Line			
	Primary Room Largest Window	Secondary Room Largest Window	Blank Wall	Public Corridor	Front	Side	Interior Rear	Side Street
Primary Room The Largest Window (Living Room, Dining Room)	(A) 45 feet 30 feet for 1-2 story buildings	(B) 30 feet 20 feet for 1-2 story buildings	(C) 15 feet	(D) 8 feet	(E) Front Yard Setback	(F) 15 feet	(G) 15 feet	Front Street Setback
Secondary Room The Largest Window (All Other Rooms)	(B) 30 feet 20 feet for 1-2 story buildings	(H) 15 feet	(I) 10 feet	(J) 0 feet	(K) Front Yard Setback	(L) Side Yard Setback	(M) 15 feet	Side Street Setback

Figure 21.58.6010.D. Example of Residential Privacy Standards

D. Alternative Design Compliance may be allowed if the alternative meets or exceeds the purpose of residential privacy standards or if mass timber construction is utilized and the structural capacity is in conflict with these requirements.

21.58.6030 Minimum Residential Courtyard Dimensions.

A. Purpose. The courtyard provision is intended to create attractive and comfortable on-site open spaces for residents so they may enjoy outdoor living and recreational activities.

B. Applicability. This section applies citywide to all multifamily and mixed-use structures.

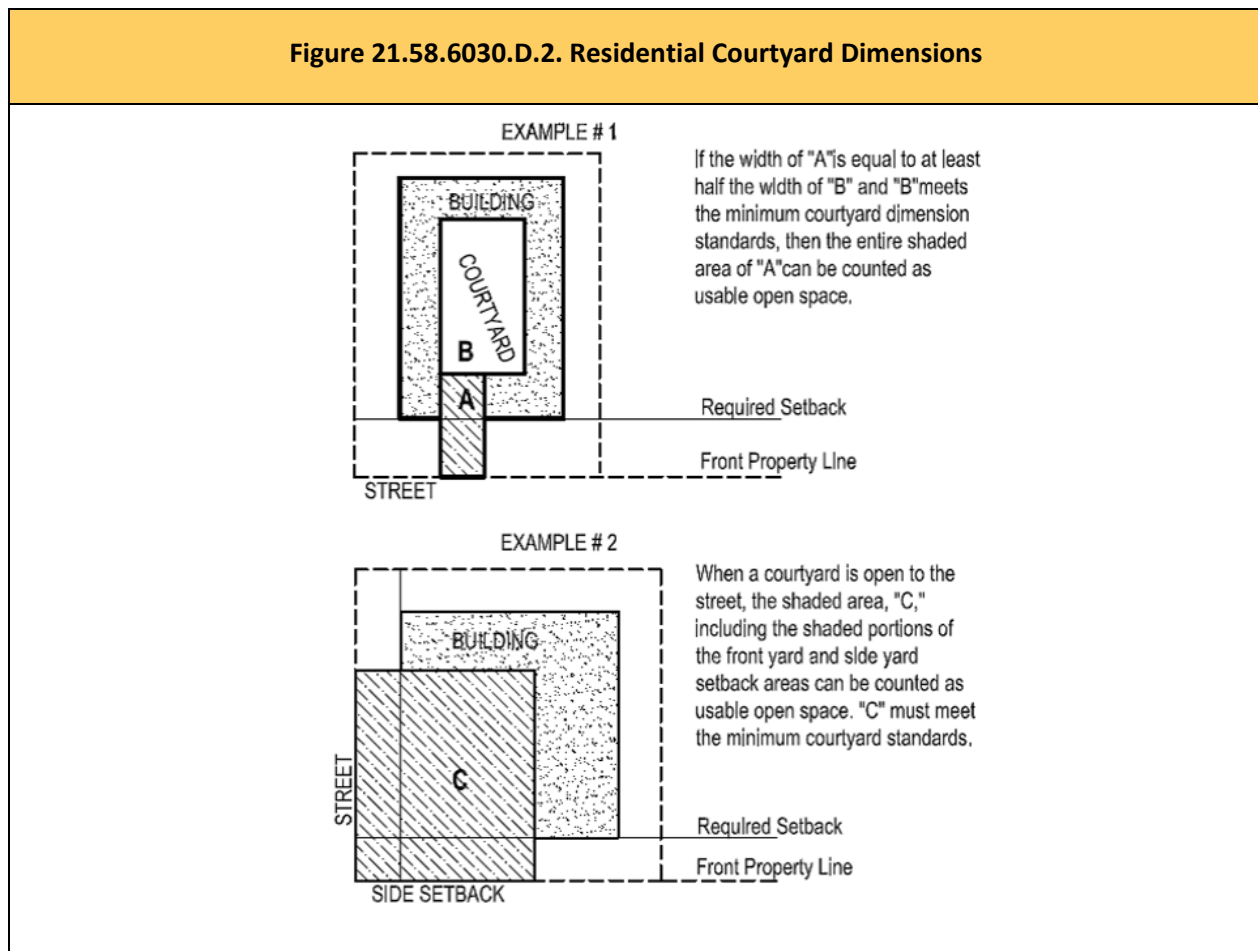
C. References.

- RZC 21.58.3300 Enclosed Courtyards.
- See RZC 21.36 Open Space Standards.

D. Design Standards.

1. Where courtyards are proposed to be used to meet common open space requirements, courtyard designs must conform to the standards as shown in Figure 21.58.6030.D.2.
2. Special incentive is provided to encourage courtyards that are open to the street. If 50 percent of the courtyard width is open to the street, the area that is contiguous with the courtyard, in the setback area, can be counted as usable open space. (See RZC 21.58.6030.D.2, Example #2.)

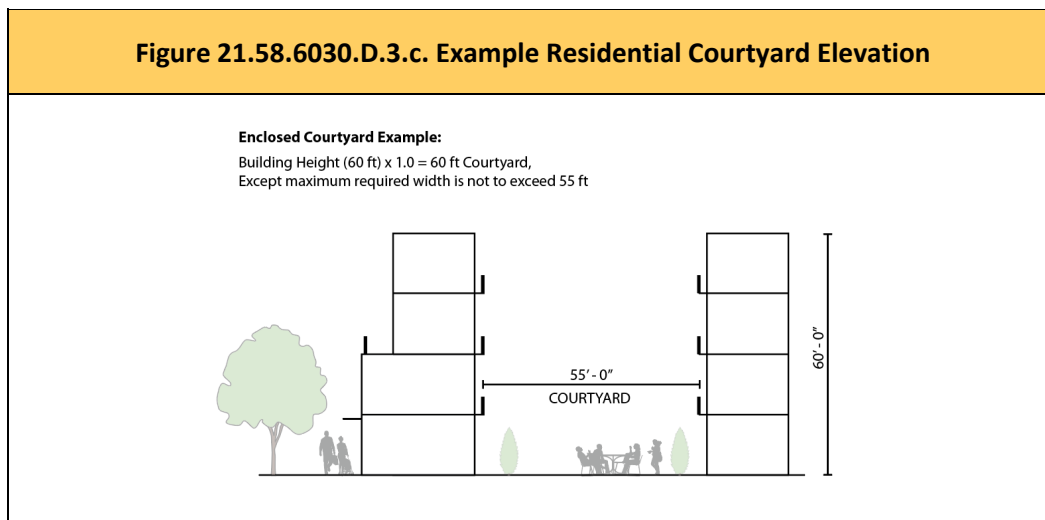
Figure 21.58.6030.D.2. Residential Courtyard Dimensions



3. Minimum dimensions. Standards are as follows:

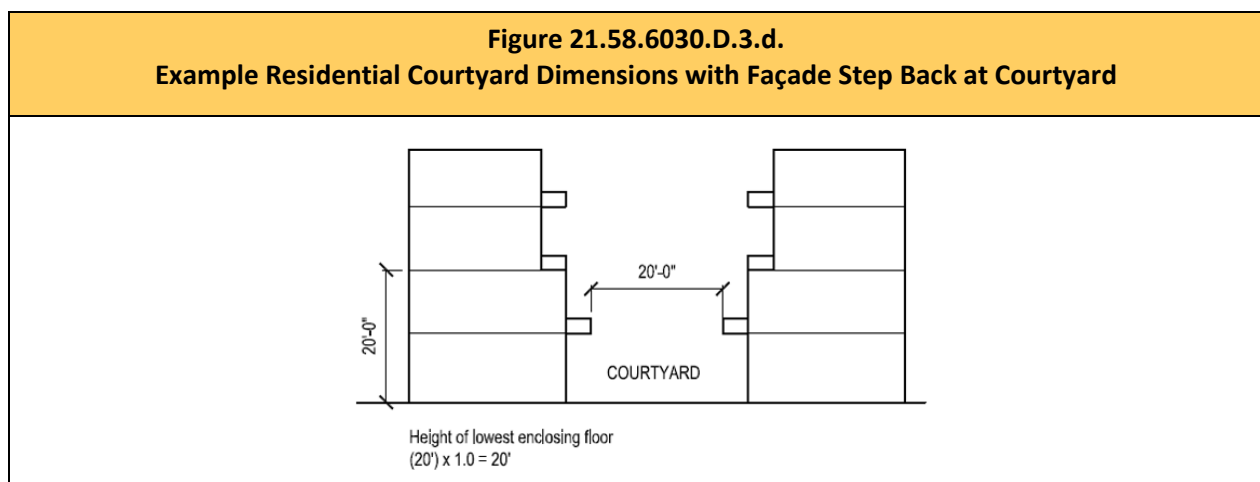
- a. The minimum dimension (width and depth) of any courtyard must be no less than 1.0 times the tallest building or segment of building enclosing the courtyard (a ratio of 1.0:1.0) but is not required to exceed 55 feet (see Figure 21.58.6030.C.3.c.).
- b. The height of the building wall must be measured from the courtyard elevation to the roof eaves of the enclosing building(s).
- c. The courtyard dimension is a measurement of the usable open space between two building walls or to a property line. If balconies or corridors project into a courtyard, the dimension must be measured from the edge of the projecting balconies or corridors (see Figure 21.58.6030.C.3.c.).

Figure 21.58.6030.D.3.c. Example Residential Courtyard Elevation



- d. If the enclosing walls terrace upward and back with succeeding stories, the courtyard dimension may be reduced but must not be less than 1.0 times the height of the ceiling of the lowest enclosing floor. (See Figure 21.58.6030.D.3.d.)

**Figure 21.58.6030.D.3.d.
 Example Residential Courtyard Dimensions with Façade Step Back at Courtyard**



C. Alternative Design Compliance may be granted to the minimum dimension requirement when the alternative meets or exceeds the purpose of the minimum residential courtyard dimensions.

21.58.6040 Residential Access.

A. Purpose. The purpose of the Residential Access section is to ensure that orientation of the primary entrance is toward the street and adds interest to the building design.

B. Applicability. This section applies citywide to all multifamily development.

C. Design Standards.

1. *Front Entry Requirements.* Every multifamily building must have a front entryway that meets the following standards:

- a. *Orientation.* The primary entry must face the front property line or front yard unless otherwise allowed within the zoning district development standards.
- b. *Size.* The entry must be at least eight feet wide.
- c. *Walkway.* A decorative paved walkway, separated from and not crossing driveways, must be provided between the entry and the public pedestrian system.
- d. The entry of ground floor units and ground floor foyers/lobbies along street fronts must be between two and four feet above the grade of the adjoining pedestrian system in order to provide visual interest in the yard abutting the street. This requirement does not apply to residential projects with ground floor commercial uses.

Figure 21.58.6040.B.4.a. Front Entry Requirements

New multi-family development must utilize half-flight-up entries off the street, giving privacy as well as a view of the street and sidewalk. ADA ramps, site grading, or other method must be used to provide for zero-step entry for a minimum of 20% of the street fronting units.

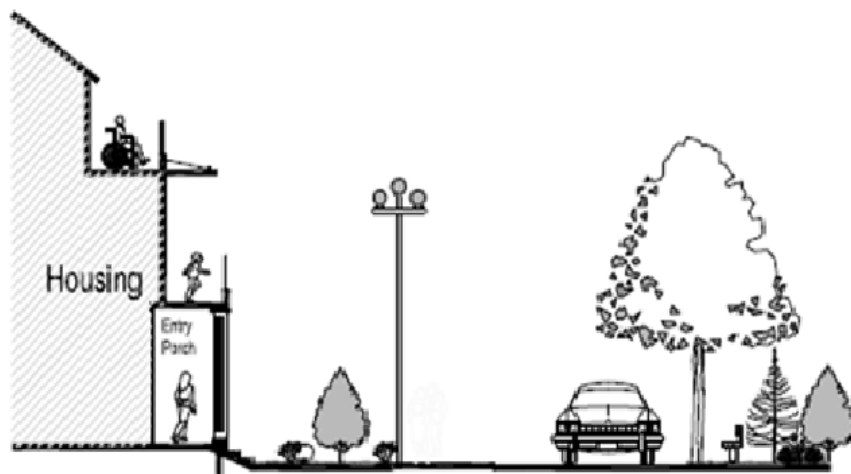


Figure 21.58.6040.B.4.b. Front Entry Examples

Where patios/private open spaces for units front the street (as opposed to front doors), walkways from the public sidewalk to the patio must also be included to provide a “front” to the unit along the street.

C. Alternative Design Compliance may be granted to the residential access requirement when the alternative meets or exceeds the purpose of the residential access provisions or where needed to implement universal design features.

21.58.7000 Single-Family and Middle Housing Standards

A. Purpose. The purpose of this section is to maintain the vitality of the City's residential areas by providing design standards for residential development.

1. To implement the goals and policies of the Community Development and Design Element and Housing Element of the Redmond Comprehensive Plan.
2. To establish residential design standards for all areas of the City that:
 - a. Provide variety and visual interest in new residential development.
 - b. Create engaging and active built environment that encourages residential buildings to be oriented towards the street or oriented towards a common open space feature or landscaped corridor.
 - c. Design homes that feature living space as the dominant feature of the street elevation rather than the garage or vehicle parking being the dominant feature.
 - d. Establish design standards for middle housing types that are equitable and comparable to design standards for detached single-family residences.
 - e. Support complete neighborhoods.

B. Applicability. This section applies to all residential developments in the RA-5 and N-R zones.

2. All new residential development in the RA-5 and N-R zones, unless otherwise exempted by this chapter, must comply with the provisions of section 21.58.7010 thru 21.58.7040 and RZC 21.58.0020.A thru RZC 21.58.0020.D.
3. Dwellings built prior to the adoption of residential design standards for the neighborhood in which the dwelling is located are not considered nonconforming dwellings and are not subject to the limitations on nonconforming structures set forth in RZC 21.04.5000, Legal Nonconforming Uses and Structures.

21.58.7010. Variety and Visual Interest in Building Design.

A. Purpose. Provide variety and visual interest by using various combinations of building elements, features and treatments and variation in site design elements.

B. Applicability. See 21.58.7000.B.

C. Design Standards.

1. Dwelling units with the same combination of features and treatments must not be located side by side with each other.
 2. Architecture of new residential developments will be evaluated by the Administrator as a combination of at least four primary features per dwelling unit. The features may include:
 - a. Variation in color.
 - b. Variation of roof pitch, shape, and orientation between adjacent structures or dwelling units.
-

- c. Variation in structure width of greater than five feet.
- d. Variation in façade articulation and modulation.
- e. Variation in façade materials.
- f. Variation in visible window trim and mullions.

D. Alternative Design Compliance may be allowed for other building elements, treatments, features, or site designs which meet or exceed the purpose of this section.

21.58.7020. Building Orientation.

A. Purpose. The purpose of this section is to orient buildings to foster walkability, encourage social interaction, and promote housing diversity.

1. Provide active streetscapes that promote a more accessible, walkable, and enjoyable neighborhood experience for community members.
2. Incorporate features that facilitate social connections.
3. Support a variety of middle housing types.
4. Provide for design flexibility for a variety of middle housing types.

B. Applicability. See 21.58.7000.B.

C. Design Standards.

1. Entrance Orientation.
 - a. The primary façade must be oriented toward the street or access corridor from which the lot is addressed.
 - b. Each building must incorporate a primary building entry or one or more private unit entries, such as a covered porch or recessed entry. Each entry must feature minimum weather protection of three feet by three feet.
 - c. Entrances of the units must be oriented toward the following:
 - i. The street or access corridor from which the lot is addressed; or
 - ii. A common open space feature such as a courtyard, plaza, or other landscape feature; or
 - iii. A landscaped corridor.
2. Garage Placement. Except for properties located on arterials, new dwelling units with attached garages facing the front street must be designed so that the garage is not the dominant feature as viewed from the street. Design techniques that meet the purpose of this section may include, but are not limited to:
 - a. Setting the garage back a minimum of three feet from the front street elevation of the dwelling;
 - i. The front elevation of the first floor living space is equal or lesser distance to the front property line in comparison to the front elevation of the garage door and has a covered

front exterior entry way that projects outward a minimum of three feet in comparison to the front elevation of the garage door; or

ii. The front elevation of the first floor living space is three feet or greater distance forward (closer to the front property line) from the front elevation of the garage door; or

iii. The front elevation of the second story of a proposed home is projected over the front elevation of the garage door by no less than three feet and is at minimum the width of the garage door and the front elevation of the first floor living space is equal or lesser distance to the front property line from the garage door. For the purposes of this section, the front street elevation may be measured from the forward most column of a covered porch when the surface wall of the ground floor living space is recessed no more than four feet from the garage, and a second story projection of at least three feet is provided above the garage.

b. Recessing a garage under a second story, projecting roofline, deck, or balcony a minimum of three feet. The front street elevation of a side-loaded garage must have a minimum of one opening (i.e., window or door).

D. Alternative design compliance may be approved for other methods of building orientation that meet the purposes of this section or that support the development of middle housing types. Alternative design compliance will not be allowed for garage placement standards.

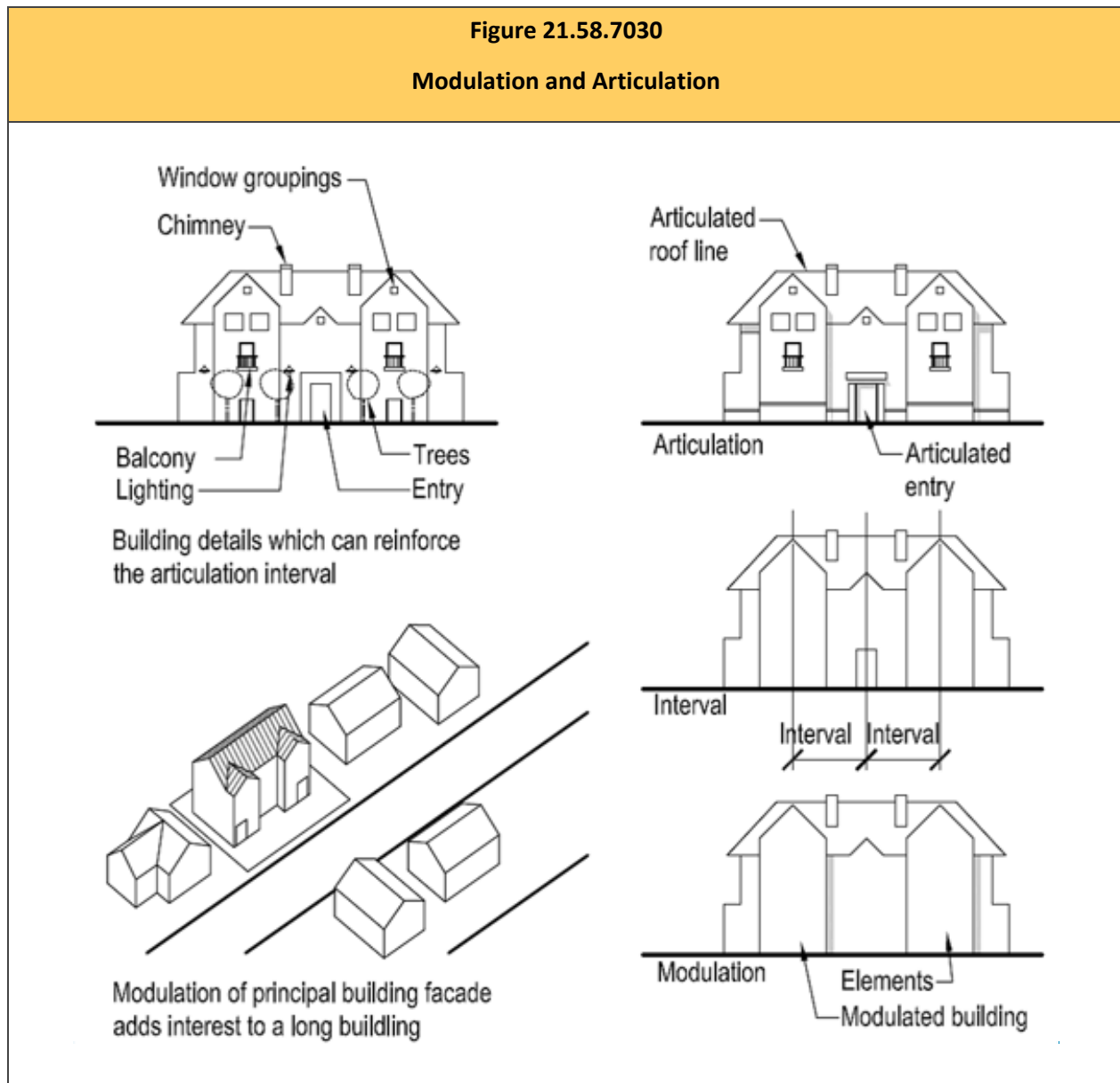
21.58.7030. Building Design, Proportionality and Massing.

A. Purpose. The purpose of this section is to create visually engaging developments that enhance the urban landscape while maintaining a pedestrian-friendly environment.

1. Reduce the apparent size of large new development and expansions of existing development.
2. Provide variety and visual interest of building structures.
3. Maintain a human scale streetscape.
4. Provide visual relief from the massing and scale of built development through site design techniques such as centrally locating open space and preservation of mature trees.

B. Applicability. See 21.58.7000.B.

C. Design Standards. The building must be modulated along the street at least every 30 feet. It must articulate into intervals that are compatible with adjacent structures with building elements such as entries, chimneys, roof lines, window patterns, horizontal modulation, offsets, different colors or ornamentation. (See Figure 21.58.7030)



D. Alternative Design Compliance may be allowed if the alternative meets or exceeds the purpose of the standards.

21.58.7040. Streets and Pathways in Residential Areas.

A. Purpose. The purpose of the Streets and Pathways section is to make residential neighborhoods more walkable and connected.

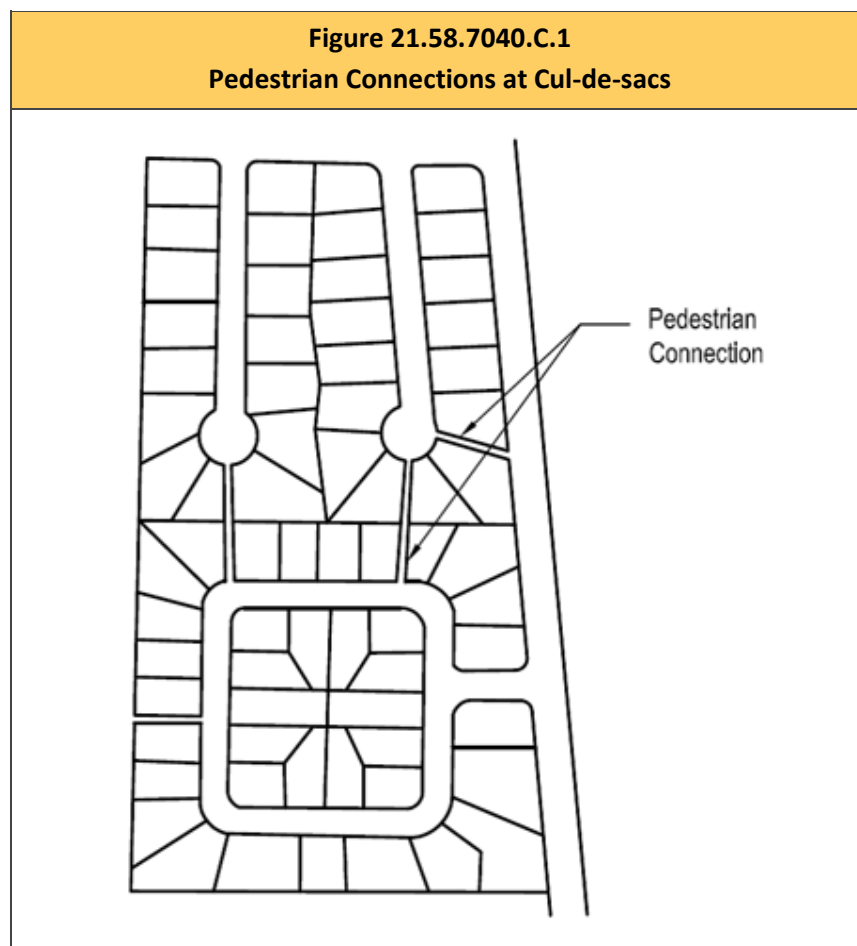
1. Promote nonmotorized connections throughout the neighborhood along safe and scenic corridors, including pathways that are separated from arterial streets.
2. Provide connectivity within new developments and to adjacent developments, open space, and streets by discouraging the use of cul-de-sacs that inhibit connectivity and by discouraging the designation and construction of new private streets.

3. Design streets to implement traffic calming measures that support the pedestrian environment.
4. Reduce stormwater requirements by providing for natural-looking landscaped street edges that do not sharply define the private property from the public area and street and that contain landscaped drainage swales.
5. Ensure consistency with the neighborhood transportation connections maps.

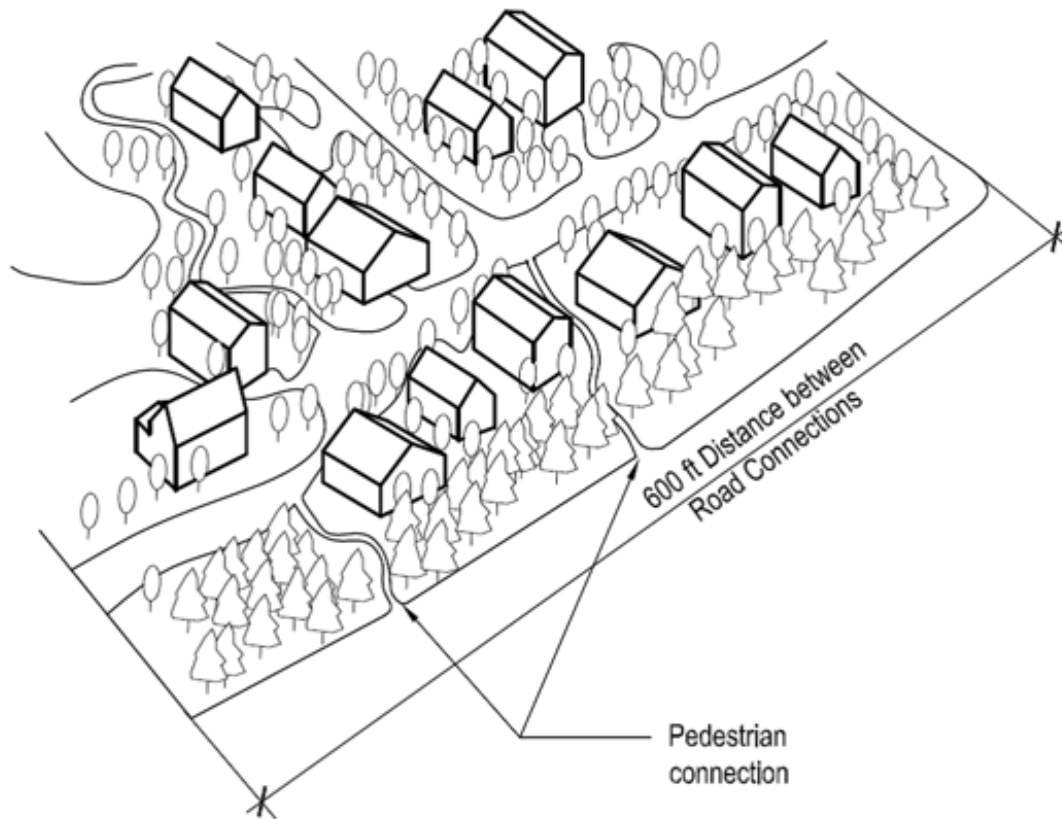
B. Applicability. See 21.58.7000.B.

C. Design Standards.

1. Where cul-de-sacs are utilized in new development, pedestrian connections to open space, adjacent streets, or adjacent developments must be provided at appropriate locations toward the end of the cul-de-sac. (See Figure 21.58.7040.C.1)



2. When there is more than a 600-foot distance between road connections in a new development, pedestrian connections must be provided at the end of cul-de-sacs or between lots to adjacent developments (where existing connections or undeveloped land exists) and/or through open space or trail linkages. (See Figure 21.58.7040)

Figure 21.58.7040.C.2**Pedestrian Connections Provided Between 600-Foot Distant Road Connections**

3. At least one ingress and one egress connection must be provided to every adjacent trail, open space, or contiguous development(s).
4. Street trees must be provided on all new streets and must be selected from species that, at maturity, will provide a tree canopy along the street. Selected trees must not result in significant maintenance issues as determined by the Administrator.
5. General Requirements. General requirements for streets are found in RZC Appendix 2, Construction Specification and Design Standards for Streets and Access. New streets must be generally aligned as shown in the Transportation Connections Maps contained in the Neighborhood Element of the Redmond Comprehensive Plan and in the Transportation Master Plan in order to provide connectivity within the City.

D. Alternative Design Compliance may be allowed for minor modification in consideration of topography, existing vegetation, existing structures, or to align with other existing or planned streets in the neighborhood, provided the purpose of connecting streets and developments is achieved.

Exhibit 24: Chapter 21.62

URBAN CENTER STANDARDS

Sections:

- 21.62.010 Purpose.
- 21.62.020 Downtown Design Standards.
- 21.62.030 ~~Overlake Supplemental Design Standards.~~ [Repealed.](#)

21.62.010 Purpose.

The purpose of this section is to implement the vision of the Redmond Comprehensive Plan through the establishment of additional specific design standards for development projects located within [the Town Center Zone](#). ~~Redmond's two urban centers Downtown Redmond Urban Center, Overlake Metro Center, and Marymoor Village Countywide Growth Center.~~

21.62.020 Downtown Design Standards.

A. **Purpose.** The purpose of this section is to establish design criteria for properties in the Downtown neighborhood that will guide development to be attractive in appearance and functionally integrated, and to promote pedestrian and recreational activities within the neighborhood.

<<Administrative note: RZC 21.62.020 subsections B through H are repealed.>>

I. **Town Center Zone.**

<<Administrative note: no changes to RZC 21.62.020 subsection I.>>

<<Administrative note: RZC 21.62.020 subsections J through L repealed.>>

21.62.030 ~~Overlake Supplemental Design Standards.~~ [Repealed.](#)

Exhibit 25: Chapter 21.67

GREEN BUILDING ~~INCENTIVE~~ PROGRAM (GBP)

Sections:

21.67.010	Purpose.
21.67.020	Applicability.
21.67.030	Program Requirements
21.67.040	Incentives.
21.67.050	Penalties

21.67.010 Purpose.

A. The purpose of the Green Building ~~Incentive~~ Program (GBP) is to:

1. Establish an incentives program and mandatory green building requirements for mixed use, commercial, and multifamily uses to encourage green building development techniques and reduce the negative impact of development on the natural environment through green development techniques in all types of new development or major redevelopment within the City;
2. Reduce the carbon footprint of new developments by promoting energy efficient design and construction methods;
3. Advance highly efficient, all electric buildings;
4. Promote the conservation of trees and the natural environment;
- 4-5. Maximize recycling of construction and demolition materials; and
- 5-6. Advance buildings that reduce water consumption and maximize water conservation.

21.67.020 Applicability.

- A. The provisions of this chapter apply city-wide to new multifamily, mixed use, and commercial developments.
 - B. Building Types. The GBP applies to all building types.
-

~~C. Combination of Incentives. The incentives outlined in RZC 21.67 cannot be combined with other green building incentives or other incentive programs offered in other chapters of the RZC unless explicitly noted.~~

C. Green Building elements are mandatory per Table 21.67.020 and RZC Appendix 10.

Table 21.67.020 Applicability of Green Building Mandatory Elements				
Applicability of Requirement (M = Mandatory, O = Optional)	In Centers All Development Types	Outside Centers By Development Type		
		Non-Residential	Mixed Use	Multifamily
1. Building performance standard				
a. Achieve any Green Building Rating or Certification System that requires energy modeling.	M	O	O	O
b. Compliance with WA State Clean Buildings Performance Standard and exceed state requirements at Level 2 EULt within 24 months. See RZC Appendix 10.	M	O	O	M
c. Share energy benchmarking data with City via Energy Star Portfolio Manager to demonstrate energy targets have been achieved.	M	M	M	M
2. Energy Conservation and Management				
a. Comply with all requirements of the Washington State Energy Code , including additional requirements identified in Table 1 Section 3 of RZC Appendix 10.	M	M	M	O
b. Earn Green Lease Leaders Certification Silver or greater	M	O	O	O
3. Embodied Carbon				
Minimum reduction of 10%	M	M	M	M
4. EV Parking				
Provide EV-ready parking per RZC Appendix 10 (above mandatory EV parking)	M	M	M	M

21.67.030 Program Requirements

A. Compliance Procedures. This section establishes criteria for using total building performance to comply with the GBP. Compliance with the GBP requires the following:

1. The use of ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in Chapter 194-50 of the Washington Administrative Code (WAC), the Washington Clean Buildings Performance Standard;
2. Compliance with Chapter 194-50 WAC as amended by [ARZC](#) Appendix 10;
3. The relevant amendments to Chapter 194-50 WAC shall be published in RZC Appendix 10, Green Buildings [Incentive](#) Program Requirements;
4. Achievement of an annual EUI, as determined using RZC Appendix 10, Green Building [Incentive](#) Program Requirements;
5. Certification with a third-party Green Building Rating or Certification System that requires energy performance modeling, performed by a registered design professional, able to demonstrate and report a modeled EUI that meets the EUIt described in RZC 21.67;
6. Compliance with [the](#) Washington State Energy Code, [including additional requirements](#) identified in ~~commercial (WSEC-C) or residential (WSEC-R) credits from Table C/R406 as described in~~ RZC Appendix 10, Green Building [Incentive](#) Program Requirements.

B. The detailed GBP requirements shall be published in RZC Appendix 10, Green Building [Incentive](#) Program Requirements.

C. Qualification Process: An eligible project shall qualify for the GBP upon determination by the Administrator or designee that it has submitted a complete application and third-party verification confirming all GBP requirements, as outlined in RZC Appendix 10, Green Building [Incentive](#) Program Requirements.

D. Chapter 194-50 WAC – Washington Clean Buildings Performance Standard. The GBP requires all qualifying projects, regardless of gross floor area, to prove compliance with Chapter 194-50 as amended by RZC Appendix 10. Two ~~tiers~~ [levels](#) of EUIt values specific to this program have been adopted and are the basis of compliance.

1. The applicant shall use the methods described in Section 7.2, “Determining Energy Use Intensity Target (EUIt)” to develop the project EUIt as required by Chapter 194-50 WAC.
2. The applicant shall use Appendix 10, Section E, Table 2 of this Chapter of the RZC in place of Chapter 194-50 WAC Table 7-1 Normative Annex Z when developing the project EUIt.
3. All other Chapter 194-50 WAC compliance procedures remain the same, except for the compliance date, which is described in Section D.4.c of RZC Appendix 10, Green Building Incentive Program Requirements.
4. Projects shall demonstrate to the Administrator the following:
 - i. the calculated EUIt,

ii. the projected gross floor area of each building activity type, as defined in Chapter 194-50 WAC

iii. achievement of [Tier Level 1](#) or [Tier Level 2](#) EUI targets for annual energy use as described in Section D.4.b of RZC Appendix 10, Green Building Incentive Program Requirements.

E. Modeled Performance. The applicant shall demonstrate compliance with Washington State Energy Code and the applicant shall model expected energy performance by submitting to the Administrator a report from an independent, third-party Green Building Rating or Certification System demonstrating a predicted *energy use intensity* (EUI) of the *proposed design* in kBtu/ft²/yr that is lower than or equal to the calculated EUI as described in Section 21.67.030.

F. Measured Performance Outcome. Demonstrate compliance with the GBP by documenting that the proposed building has achieved an annual energy use that is within 10% of the EUI based on metered energy use after occupancy, as described in RZC 21.67.30.E, and further detailed in RZC Appendix 10, Green Building [Incentive](#) Program Requirements.

21.67.040 Incentives.

Land use requirements vary by zoning district. ~~Reference the underlining zoning district to obtain relevant incentives that compliance with RZC 21.67 Green Building Incentive Program can be used for.~~ [See RZC Chapter 21.55 for incentive options by location.](#)

21.67.050 Penalties

A. Failure to submit the report required as outlined in the Green Building [Incentive](#) Program Appendix 10 violates the Zoning Code. The penalty for such violation shall be \$500 per day from the date the report was due to its submission date. The penalty shall accrue even if the applicant is not notified of the violation.

B. Failure to demonstrate compliance with the applicant's commitment to meet the GBP violates the Zoning Code. The penalty for each violation is subject to a maximum penalty of two percent of the construction value set forth in the building permit for the development based on the extent of noncompliance with the commitment, as determined by the Administrator or designee.

C. Failure to comply with the applicant's commitment that a development will meet the GBP requirements violates the Zoning Code, independent of a failure to demonstrate compliance. However, failure to comply with the applicant's commitment shall not affect the right to occupy any floor area, and if a penalty is paid in the amount determined under RZC 21.67.050, no additional penalty shall be imposed for the failure to comply with the commitment.

D. Use of penalties. An account shall be established in the City's General Fund to receive revenue from penalties under RZC 21.67.050. Revenue from penalties under this RZC 21.67.050 shall be allocated to activities or incentives that advance energy efficiency and sustainability efforts, [with an emphasis on programming to support low income and vulnerable population](#). The Administrator or designee shall recommend to the Mayor how these funds should be allocated.

Exhibit 26:

Chapter 21.74

LAND DIVISION

Sections:

21.74.010	General Provisions.
21.74.020	Land Division Standards.
21.74.030	Decision Criteria and Procedures.

... <<Administrator note: no changes to 21.74.010>>

21.74.020 Land Division Standards.

... <<Administrator note: no changes to 21.74.020 section A>>

B. *Exceptions to Lot Standards.*

1. Green Building ~~and Green Infrastructure Incentive~~ Program (GBP). The relaxation of certain development requirements may be authorized for a residential development proposed in compliance with RZC [21.67](#), *Green Building ~~and Green Infrastructure Incentive~~ Program (GBP)*. The proposal must be consistent with the purpose and criteria set forth in RZC [21.74.010.A](#), Purpose, and 21.74.030.B, *Decision Criteria for Approval of Short Subdivisions, Binding Site Plans, Unit Lot Subdivisions, and Preliminary Subdivisions, of this chapter respectively*.
 2. *Government Action*. Parcels smaller than otherwise permitted by the Zoning Code may be created through the action of governmental agencies, including eminent domain and the splitting of a parcel by dedicated right-of-way. Wherever possible, such parcels shall be
-

merged in title with adjacent lots to create lots in compliance with adjacent lots to create lots in compliance with the Zoning Code.

3. *Lots for Building Pads.* In industrial, business park, mixed-use, and multifamily residential zones, lots with boundaries coterminous or nearly so with building walls may be created. The standards that normally would apply to such lots shall apply instead to the project tract of which such lots are a part.

... <<Administrator note: no changes to 21.74.020 section C thru M>>

21.74.030 Decision Criteria and Procedures.

... <<Administrator note: no changes to 21.74.030 section A thru G>>

H. Unit Lot Subdivisions.

1. *Applicability.* The provisions of this section apply exclusively to the unit lot subdivision of land for attached dwelling units that have land use approval through RZC [21.76.070.Y](#), *Site Plan Entitlement*; RZC [21.67](#), *Green Building and Green Infrastructure Incentive Program* (GBP); and RZC [21.76.070.P](#), *Master Planned Development*.

2. *Approval Process.* A unit lot subdivision shall follow the procedures established in RZC [21.76.050.G](#), *Type II Review*, if nine or fewer unit lots are proposed. Preliminary unit lot subdivisions shall follow the procedures established in RZC [21.76.050.H](#), *Type III Review*, if ten or more unit lots are proposed. Final unit lot subdivisions of ten or more lots shall follow the procedures established in RZC [21.74.030.G](#), *Final Subdivision Procedures*, of this chapter for final plats.

3. *Compliance with Prior Approvals.* Sites developed or proposed to be developed with single-family attached dwelling units may be subdivided into individual unit lots as provided herein. The development as a whole shall conform to the regulations of the zone that the site is located in and to the plans that were granted approval through provisions of

this code, either: RZC [21.76.070.Y](#), *Site Plan Entitlement*; RZC [21.67](#), *Green Building and Green Infrastructure Incentive Program* (GBP); RZC [21.76.070.P](#), *Master Planned Development*.

4. Development on individual unit lots is not required to conform with all development standards that typically apply to individual lots as long as the parent lot conforms to all such development standards. Each unit lot shall comply with applicable building codes. Fire protection for the buildings shall be based on the aggregate square footage on the parent lot.
 5. Internal vehicular courts and driveways providing vehicular access to unit lots in the subdivision from public streets shall not be considered public or private streets when considering unit lot subdivisions.
 6. Subsequent platting actions, additions, or modification to the structure(s) may not create or increase any nonconformity of the parent lot.
 7. Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; underground utilities; common open space, such as common courtyard open space; exterior building facades and roofs; and other similar features, shall be recorded with the King County Department of Records and Elections.
 8. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use the parking is formalized by an easement recorded with the King County Department of Records and Elections.
 9. The minimum residential density required for unit lot subdivision in the [Downtown Core zone Sammamish Trail and Town Square Districts of Downtown](#) shall be 35 dwelling units per acre. There shall be no minimum residential density requirements for unit lot subdivisions elsewhere in the City unless required by the zone in which the site is located.
 10. Notes shall be placed on the face of the plat or short plat as recorded with the King County Department of Records and Elections to acknowledge the following:
-

-
- a. Approval of the design of the units on each of the lots was granted by the review of the development, as a whole, on the parent lot by RZC [21.76.070.Y](#), *Site Plan Entitlement*; RZC [21.67](#), *Green Building and Green Infrastructure Incentive Program* (GBP); ~~or RZC [21.76.070.P](#), *Master Planned Development*; or RZC [21.08.350](#), *Innovative Housing Demonstration Projects*, stating the subject file application number.~~
- b. Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the City through subject file number as stated in 10.a above.

11. *Repealed. Repealed.*

... <<Administrator note: no changes to remainder of 21.74.030 >>

Exhibit 27: Chapter 21.76

REVIEW PROCEDURES

Sections:

21.76.010	User Guide.
21.76.020	Overview of the Development Process.
21.76.030	Application Requirements.
21.76.040	Time Frames for Review.
21.76.050	Permit Types and Procedures.
21.76.060	Process Steps and Decision Makers.
21.76.070	Land Use Actions and Decision Criteria.
21.76.080	Notices.
21.76.090	Post-Approval Actions.
21.76.100	Miscellaneous.

<<Administrative note: no changes to RZC 21.76.010 thru 040 >>

21.76.050 Permit Types and Procedures

C. Classification of Permits and Decisions – Table.

...

Table 21.76.050B		
Classification of Permits and Decisions		
Permit Type	Process Type	RMC Section (if applicable)
...
Administrative Modification	<u>I or II</u>	
...

<<Administrative note: no changes to RZC 21.76.060 >>

21.76.070 Land Use Actions and Decision Criteria.

... <<Administrative note: no changes to RZC 21.76.070 sections A & B>>

C. *Administrative Design Flexibility.*

1. *Purpose.* The purpose of this section is to promote creativity in site design, allow flexibility in the application of standards in certain zones, and to achieve the creation of sites and uses that may benefit the public by the application of flexible standards not otherwise possible under conventional development regulations.
2. *Scope.* Administrative design flexibility shall only be considered for adjusting standards in the categories listed below for each type of land use. Requests for adjustment to standards not listed shall be processed as a variance as set forth in RZC [21.76.070.AB](#), *Variances*.
3. *Process Type.* Requests for administrative design flexibility shall be processed and decided as part of the decision on the underlying permit.
4. *Decision Criteria.*
 - a. Criteria for Projects Other Than in Downtown, Overlake, or Marymoor ~~Village Design District~~ zones.
 - i. Criteria for Non-Single-Family Projects.
 - A. Superiority in achieving the Comprehensive Plan neighborhood goals and policies, and superior design in terms of architecture, building materials, site design, landscaping, and open space. Projects shall seek to create greater amounts of privacy, maintenance of views, preservation of trees, preservation of historic resources, vegetation and habitat, and provide for adequate security.
 - B. The applicant must prove that the project meets the criteria outlined above, based on:

1. Measurable improvements, such as an increase in the number of trees saved, increased amount of open space, or increased landscaping area;
2. Objective improvements, such as increased solar access or increased privacy; and
3. Conceptual architectural sketches, showing two sketches (with and without administrative design flexibility), indicating the improvement gained by application of the administrative design flexibility.

C. ii. Criteria for Additions or Modifications to Existing Single Family Structures.

ii. A. The modification will not have a significant adverse impact on adjoining property owners;

ii. B. The modification shall not be unduly injurious to property owners in the vicinity or their enjoyment of their property;

ii. C. The request is due to special physical circumstances relating to the size, shape, topography, location, or surroundings of the subject property;

ii. D. The project otherwise complies with the requirements of the ~~RZC~~ Redmond Zoning Code.

5. Residential Flexible Standards. Administrative design flexibility in ~~residential~~ Neighborhood zones is limited to the following development standards:

a. Setbacks. Front, side, and rear setbacks may be reduced up to 20 percent ~~in all residential zones~~, provided that setbacks from Lake Sammamish shall not be eligible for design flexibility. ~~A minimum of 18 feet of driveway shall be provided between the garage, carport, or other fenced parking area and the street property line except when alleys are used for vehicular access.~~

i. Setbacks may be reduced to five feet for legal nonconforming residential structures in the Neighborhood Multifamily zone that were constructed under the provisions of the Redmond Zoning Code in effect on or before December 31, 2024.

b. *Impervious Surface*. In the Neighborhood Multifamily zone ~~R-8 through R-20 zones~~, the impervious surface area can be increased an additional five percent.

6. *Commercial Flexible Standards.* Administrative design flexibility is limited to the **Neighborhood Mixed Use and Corridor Mixed Use** ~~Neighborhood Commercial zones (NC-1 and NC-2) and General Commercial (GC)~~ zoning districts. Administrative design flexibility is further limited to the following standards:

- a. Lot coverage/impervious surface may be increased an additional five percent.
- b. Minimum building setbacks may be reduced up to 20 percent.

7. *Business and Manufacturing Park Flexible Standards.* Administrative design flexibility is limited to the Business Park (BP), Manufacturing (MP) and Industrial (I) zones. Administrative design flexibility is further limited to the following standards:

- a. Lot coverage/impervious surface may be increased an additional five percent.
- b. Minimum building setbacks may be reduced up to 20 percent.

8. *Decision Criteria for Downtown, Overlake, and the Marymoor* **Village Design District.**

- a. Deviation from standards listed in subsection [C.8.b](#) below may be allowed if an applicant demonstrates that the deviations would result in a development that:
 - i. Better meets the intent of the goals and policies for the zone in which the site is located;
 - ii. Is superior in design in terms of architecture, building materials, site design, landscaping, and open space; and
 - iii. Provides benefit in terms of desired use and activity.
- b. Standards that may be modified by application of administrative design flexibility are as follows:
 - i. *Parking Lot Location.* Requirements for the location of on-site parking may be modified within the development (except for parking within residential yard areas) to provide for greater joint-use and quasi-public parking opportunities and uses which are highly desirable in the subject design area.
 - ii. For Downtown, mid-block pedestrian walkways and vehicular lanes, per ~~RZC–21.10.150, Pedestrian System~~, **RZC 21.10.300 Public Realm Standards and RZC Appendix**

2A Downtown Street Requirements, may be modified to allow variations in locations and minimum widths for these items to provide superiority in site design and function which benefits both the property owner and public.

iii. Street standards for attached dwelling unit subdivision developments.

iv. *Other Site Requirements and Standards.* All other site requirements and standards except density, number of stories, and FAR may be modified within the development to provide superiority in site design; i.e., greater amounts of privacy, maintenance of views, greater environmental benefit, distinctive and high quality of design, improved pedestrian access, preservation of vegetation, provision of usable open space, and adequate light, air, and security.

D. *Administrative Interpretation.*

1. *Purpose.* The purpose of this section is to provide for the interpretation of the Zoning Code. The primary objective of administrative interpretation is to ascertain the intent of the code provision at issue and to give effect to that intent. Administrative interpretation shall not be used to amend or change the code.

2. *Scope.* The RZC shall be interpreted whenever any of its provisions, or the application of such provisions to any specific set of circumstances, is ambiguous; i.e., where the Code is subject to two or more reasonable interpretations.

3. *Procedures.* The Administrator shall be responsible for interpreting the provisions of this code, except where expressly provided otherwise. Any interested person may apply for an interpretation of this code. Applications for administrative interpretation are processed as Type I reviews.

4. *Decision Criteria.*

a. The provisions of the RZC shall be considered to be the minimum requirements adopted for the promotion and protection of the public health, safety, and general welfare, and all administrative interpretations shall be made in this context.

b. The RZC is not intended to interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, except where the agreements may conflict with the enforcement of the RZC.

c. In the case of conflicts between parts of the RZC or between the RZC and other rules, regulations, resolutions, ordinances, or statutes lawfully adopted by other authority having jurisdiction within the City, the most restrictive shall govern. In the case of conflicts between the text, maps, and charts of the RZC, the text shall govern unless otherwise stated.

d. Interpretation of the Official Zoning Map shall be as set forth in **RZC 21.04.0020**. ~~**RZC–21.04.020.B.**~~

e. Interpretation of the Redmond Comprehensive Plan is to be made recognizing that the boundaries of the plan categories are not exact but illustrate general relationships and locations.

5. Administrative interpretation shall utilize generally recognized principles of statutory and ordinance interpretation adopted by the courts of this state.

E. *Alteration of Geologic Hazard Areas.*

1. *Purpose.* The purpose of this section is to provide for the construction of streets and/or utilities that are identified on an adopted City plan, where no reasonable alternative to locating in a Landslide Hazard Area exists.

2. *Scope.* An Alteration of Geologic Hazard Areas is an exception for streets and utilities identified in an adopted plan as of October 1, 1997, such as the Comprehensive Plan, Capital Facility Plan, Transportation Improvement Plan, or Utility Facility Plan, from strict adherence to RZC [21.64](#), *Critical Areas Regulations*, as the chapter relates to Landslide Hazard Areas.

3. *Decision Criteria.*

a. There must be no reasonable alternative to locating in a Landslide Hazard Area. Alternative locations which would avoid impact to the Landslide Hazard Area must be shown to be economically or functionally infeasible.

b. A geotechnical evaluation must be conducted to identify the risks of damage from the proposal, both on-site and off-site, and to identify measures to eliminate or reduce risks. The proposal must not increase the risk of occurrence of the potential geologic hazard.

c. Impacts shall be minimized by limiting the magnitude of the proposed construction to the extent possible, Any impacts must be eliminated or mitigated by repairing, rehabilitating, restoring, replacing, or providing substitute resources consistent with the mitigation and performance standards set forth in RZC [21.64.010.L](#) and 21.64.010.M.

F. **Archeological Sites.** The decision criteria for archeological sites are found in RZC [21.30](#), *Historic and Archeological Resources*.

G. **Binding Site Plan.** The decision criteria for binding site plans are found in RZC Article [V](#), *Land Division*.

H. **Boundary Line Adjustment.** The decision criteria for boundary line adjustments are found RZC Article [V](#), *Land Division*.

I. **Certificate of Appropriateness.** The decision criteria for certificate of appropriateness are found in RZC [21.30](#), *Historic and Archeological Resources*.

J. **Comprehensive Plan Map and/or Policy Amendment.**

1. *Purpose.* The purpose of this section is to establish procedures, pursuant to RCW [36.70A](#), for the review and amendment of the Comprehensive Plan and implementing development regulations.

a. The Annual Comprehensive Amendment Review Docket (“Annual Review Docket”) will establish the annual list of proposed Comprehensive Plan amendments and related development regulations that the City Council determines, after review and consultation with the Planning Commission, to be included for review and consideration for any given year.

b. Placement of an amendment request on the Annual Review Docket does not mean the amendment request will be approved by the City Council.

2. *Review Process and Approving Authority.*

a. The Growth Management Act, RCW [36.70A](#), provides that Comprehensive Plan amendments can occur no more than once a year with limited exceptions.

-
- b. The Growth Management Act further provides that all proposals shall be considered by the governing body concurrently so the cumulative effect of the various proposals can be ascertained.
 - c. The City Council has decision-making authority over all Comprehensive Plan and development regulation amendment proposals considered for inclusion on the annual review docket.
 - d. *Exemptions.*
 - i. Changes in the organization, format, appearance, profiles, narrative, illustrations, examples or other nonmaterial changes to the Comprehensive Plan may be made by the Department of Planning and Community Development and are exempt from this section. Amendments to facility plans for City-managed utilities shall follow those procedures described in the Capital Facilities Element of the Redmond Comprehensive Plan.
 - ii. Comprehensive Plan Amendments exempt under RCW [36.70A.130](#).
 - e. For any given year, the City establishes an application process with due date, as shown in Figure 21.76.070A. Applications received after the due date may be considered as part of the following year's Comprehensive Plan docketing process.
 - f. *Sequence for Establishing the Annual Docket.* Figure 21.76.070A identifies major steps involved in establishing the annual Comprehensive Plan docket.
-

Figure 21.76.070A
Flow Chart for Annual Docketing Process



3. Who May Apply.

- a. Unless initiated by City Council, no Comprehensive Plan amendment application may be reinitiated for two years after its denial by Council, either as a proposal for further consideration on the docket or as a docketed proposal.
- b. *Members of the Public.* Persons or entities other than the City Council, the City Planning Commission and City staff (hereinafter referred to collectively as “the public”) may initiate Comprehensive Plan amendment proposals subject to the provisions of this chapter. A property owner or authorized agent of the property owner may propose a site-specific amendment to the Comprehensive Plan.
- c. *City Council.*
 - i. *Initiation.* Proposals to be considered for inclusion on the Annual Review Docket may be made by the City Council at any time. An affirmative vote of not less than a majority of the total members of the Council is required to initiate consideration of an amendment.
 - ii. *Review.* Amendment proposals initiated by City Council will be reviewed by the Planning Commission and acted upon by Council as set forth in this section.
- d. *Planning Commission.*
 - i. *Initiation.* Proposals to amend the Comprehensive Plan may be made by the Planning Commission at any time and submitted to the City Council for consideration for inclusion in the Annual Review Docket. An affirmative vote of not less than a majority of the total members of the Commission is required to initiate consideration of an amendment.
 - ii. *Review.* The Council will review the Planning Commission proposals and determine which will be included in the Annual Review Docket in accordance with the procedural requirements set forth in this section.
- e. *City Staff.* City staff may recommend Comprehensive Plan amendments to be considered by the Planning Commission for inclusion on the Annual Review Docket.

4. *Minimum Application Requirements.*

- a. The following provisions do not apply to amendment proposals initiated by City Council, Planning Commission and City staff.
-

- b. Applicants must schedule and attend a pre-application meeting with Planning staff before submitting an application. The meeting is designed to provide early feedback and direction on the applicant's proposal.
- c. Applications must provide sufficient information or adequate detail to review and assess whether or not the proposal meets the applicable threshold criteria identified in this section.
- d. The City may request additional information as part of the application review process. A determination that the proposal contains sufficient information and adequate detail for the purpose of docketing does not preclude the City from requesting additional information at a later time.
- e. *Fee.* The applicable application fee is listed on the current Development Services fee schedule. Payment of the fee is required when the application is submitted.

5. *Annual Review Docket Application Procedures.*

- a. *Schedule.* The Annual Review Docket application schedule will occur pursuant to the approximate schedule below.

PRIOR TO	PROCESS
By March 15	Applicants are required to initiate and attend a pre-proposal meeting with Planning staff.
Jan – April 1	Application acceptance period.
April 1	Application deadline.
By July 1	Planning Commission reviews proposed amendments, holds public hearing(s), and makes recommendation to Council.

PRIOR TO	PROCESS
By August 31	Council determines proposed amendment outcomes (include, exclude, or defer) and approves the Annual Review Docket.
No later than August 31 of the following year	Council evaluates and takes final action on each docketed item.

b. *Frequency.* The Growth Management Act, RCW [36.70A](#), provides that Comprehensive Plan amendments can occur no more than once a year with limited exceptions. The City Council may exercise its discretion to not open an annual docket and may choose to exercise that discretion in years in which a periodic review of the Comprehensive Plan is required under RCW [36.70A](#). The public participation component of a periodic Comprehensive Plan update will provide early and continuous opportunities for the public to participate in the development and amendment of comprehensive land use plans and development regulations implementing such plans.

6. *Threshold Criteria.* The following threshold decision criteria will be used in determining which proposed Comprehensive Plan amendments will receive further consideration in a given docket cycle. Applications not included in an Annual Review Docket may be submitted in subsequent annual docketing processes and would be evaluated again for consistency with criteria.

- a. Amending the Comprehensive Plan is the most appropriate mechanism available, as the desired outcome cannot be addressed as a regulatory or budgetary process, or by a work program approved by City Council;
- b. The proposed amendment is best addressed as an individually docketed item, instead of evaluated as part of a periodic update to Redmond's Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by regional or state agencies;
- c. The proposed amendment is consistent with policy implementation in the King County Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code;

d. The proposed amendment can be reasonably reviewed within the staffing resources and operational budget allocated to the Department. In making this determination the following shall be considered:

- i. The amount of research and analysis needed to develop the proposal;
- ii. The potential for the proposal to impact multiple sections of the Comprehensive Plan and/or zoning code;
- iii. The amount of public engagement needed to fully develop the amendments; and
- iv. If consultant support would be needed to fully develop the proposal.

e. The proposed amendment addresses the interests and changed conditions of the entire City as identified in its long-range planning and policy documents and is compatible with the overall vision and goals of the Comprehensive Plan; and

f. The proposed amendment or similar amendment has not been considered or rejected within the last two years.

7. *Council Review.* The City Council shall review the recommendation of the Planning Commission and consider whether any proposed amendment should be included in or excluded from the annual review, or should be deferred.

a. *Include.* The City Council's decision to include an application in the Annual Review Docket is procedural only and does not constitute a decision by the City Council as to whether the proposed amendment will ultimately be approved.

b. *Exclude.* The City Council's decision to exclude an application from the docket terminates the application. Proposals excluded from the annual review docket may not be considered again for a period of two years.

c. *Defer.* The City Council's decision to defer an application means the application may be considered, as specified by the Council, for the next annual docket cycle, neighborhood plan review and update, a previously established work program, or the next periodic review cycle.

8. *Final Review of Docketed Proposals.* The final review process will evaluate the proposed amendments included in the Annual Review Docket and culminate in Council action on the proposed amendments.

a. *Planning Commission Review.* The Planning Commission will review the proposed amendments included in the Annual Review Docket, hold a public hearing, and make a recommendation to the City Council as to each proposed amendment, using the criteria set forth below in subsection [J.9](#) of this section.

b. *City Council Action.* The City Council will review the Planning Commission recommendations and the criteria set forth below and take action on each proposed amendment in the Annual Review Docket. Council can reject or accept in whole or part the Planning Commission's recommendations.

9. *Criteria for Evaluation and Action.* Each docketed proposal shall be reviewed with consideration to the criteria below. The review process shall follow Type VI (legislative) permit procedures as described in RZC [21.76.050](#).

a. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, VISION 2050 or its successor, and the King County Countywide Planning Policies (CPPs);

b. Consistency with the Comprehensive Plan policies and the designation criteria;

c. Potential impacts to vulnerable community members.

d. Potential economic impacts.

e. Potential impacts to the ability of the City to provide equitable access to services.

f. Potential impacts to the natural environment, such as impacts to critical areas and other natural resources.

g. The capability of the land for development, including the prevalence of environmentally critical areas;

- h. Whether the proposed land use designations or uses are compatible with nearby land use designations or uses.
- i. If the amendment proposes a change in allowed uses in an area, the need for the land uses that would be allowed and whether the change would result in the loss of the capacity to accommodate other needed land uses.
- j. Consistency with the preferred growth and development pattern in the Land Use Element of the Comprehensive Plan;
- k. The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered:
 - i. Unanticipated consequences of an adopted policy; or
 - ii. Changed conditions on the subject property or its surrounding area; or
 - iii. Changes related to the pertinent plan map or text; and
 - iv. Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole.

10. *Approval by Ordinance.* All amendments shall be approved by ordinance by the Redmond City Council.

~~11. Proposed Amendments for a Neighborhood Commercial Designation. The following additional procedures apply for proposed amendments to the Comprehensive Land Use Plan Map and Zoning Map for a Neighborhood Commercial designation:~~

~~a. Conceptual Site Plan. The applicant shall include with the application a conceptual site plan, indicating proposed land uses, vehicular and nonmotorized access and parking, building height, building entrances, landscaping, open space, and community gathering areas. Architectural design, exact building shapes, and other detailed information required in a site plan shall not be required. The plan shall demonstrate feasibility of compliance with Redmond's Comprehensive Plan policies and Redmond Zoning Code regulations associated with Neighborhood Commercial land use and zoning designation, RZC [21.14.010](#), Neighborhood Commercial (NC-1) or RZC [21.14.015](#), Neighborhood Commercial (NC-2).~~

~~b. *Neighborhood Meeting.* Applicants are required to hold a neighborhood meeting between two and eight weeks following submittal of the application. City staff shall be invited to attend the meeting. Notice of the meeting shall be mailed at least 21 days prior to the meeting to all property owners and residents within the respective neighborhood boundaries of the proposed project and to any other person known to the City to have expressed an interest in the individual amendment. The notice shall include the conceptual site plan. Neighborhood meeting purpose and requirements shall also apply, RZC [21.76.060.C](#), Neighborhood Meetings.~~

~~c. *Availability of Application.* The application, including the conceptual site plan, shall be available for public review at the Development Services Center for a minimum of fourteen days prior to the neighborhood meeting.~~

~~d. *Comments from Neighborhood Meeting.* The applicant shall consider the comments received at the neighborhood meeting and shall consider recommendations from City staff, if any, regarding potential revisions to the conceptual site plan to address neighborhood concerns. The applicant shall either (a) submit a revised conceptual site plan incorporating any such revisions, or (b) advise the City that no revisions will be made, within 60 days from the date of the neighborhood meeting. If the applicant does not resubmit or notify the City within the 60-day period, the City will process the application as submitted without revisions.~~

~~e. *Neighborhood Commercial Review Panel.*~~

~~i. After receipt of the revised conceptual site plan or after 60 days has passed from the date of the neighborhood meeting, the City shall schedule the application for review by a Neighborhood Commercial Review Panel consisting of the following representatives to be appointed by the Mayor:~~

~~A. One member of the Redmond Planning Commission;~~

~~B. Two members of the Redmond Design Review Board;~~

~~C. One member of the Redmond Technical Committee;~~

~~D. Three community representatives, to be selected according to the following order of priority:~~

~~1. Members of any active Community Advisory Committee (CAC) for the neighborhood in which the proposal is located; or~~

~~2. Members of any former CAC for the neighborhood in which the proposal is located;~~

~~E. In instances where there is no representative who meets the criteria set forth in subsection [J.11.e.i.D](#) of this section, the Mayor may appoint a member of a Redmond board, commission, or committee, or an active civic leader from the neighborhood in which the project is located;~~

~~F. In addition to the seven representatives identified above, a Youth Advocate member is encouraged to participate on the review panel as a nonvoting member.~~

~~ii. The Neighborhood Commercial Review Panel shall provide a recommendation to the Technical Committee regarding whether the application for a Comprehensive Land Use Plan Map and Zoning Map amendment should be approved, modified, or denied, and shall include any recommended conditions for approval.~~

~~iii. The Neighborhood Commercial Review Panel's recommendation shall be included as an attachment to the Technical Committee Report and to the Planning Commission Report and referenced in the findings of fact.~~

K. ***Conditional Use Permit.***

..... <<Administrative note: no changes to RZC 21.76.070 sections K thru 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 Metro Center, Marymoor Village Center, and Northeast Design District for all projects encompassing at least three acres;
- c. Optional in the Overlake ~~Metro Center Village Subarea~~ and in Downtown zones for projects encompassing less than three acres; and
- d. Required in the Overlake Metro Center where proposed development is less than 70 percent of the capacity, per RZC 21.12.310, ~~and~~

~~e. 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.*

- i. 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 the Overlake Metro Center, the Marymoor Village Center, 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 their control determined acceptable by the Technical Committee.
- ii. The MPD approval shall expire no more than 10 years from the original approval (15 years for MPDs located in the Overlake Metro Center, the Marymoor Village Center, and the Northeast Design District and MPDS greater than 10 acres in Downtown).

iii. 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 Metro Center, Marymoor Village Center, and 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 Administrator~~ shall be required.

ii. The applicant shall host ~~two~~ one neighborhood ~~meetings: meeting, 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 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 Metro Center shall be consistent with the Overlake policies in the Redmond Comprehensive Plan, and shall include the items listed in 5.d 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);
 - 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);
 - iv. A Future Development Plan showing the project is not developed in a manner that would preclude future urban densities, if applicable per RZC 21.12.310.
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- c. MPDs proposed in the Marymoor Village Center ~~Design District~~ 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.
- 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).
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- e. The Master Plan must comply with all site requirements or design guidelines that would ordinarily apply to projects developed in the underlying zone.
- f. Site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Plan ("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. This includes meeting mixed use development, FAR, and density requirements.
- g. 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, the applicant may choose to have the MPD 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 as described in RCW Chapter 36.70B. A development agreement is not required to process an MPD.

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

..... <<Administrative note: no changes to RZC 21.76.070 sections Q thru T>>

U. *Reasonable Use Exception (Critical Areas/Hazardous Liquid Pipelines and High Capacity Transit Corridor Preservation.*

1. *Purpose.* The purpose of this section is to provide a mechanism to allow relief from RZC [21.64](#), *Critical Areas Regulations*; ~~or RZC 21.04.2150, RZC 21.26, Hazardous Liquid Pipelines; or RZC 21.28, High Capacity Transit Corridor Preservation~~, when strict adherence to such regulations would deny all reasonable economic use of private property, or in the case of a public project, where application of the Critical Areas regulations would prohibit construction of the public project. In such cases, the applicant may seek a Reasonable Use Exception from the standards listed above.

2. *Scope.* Any person seeking relief from strict adherence to the standards and regulations as provided in RZC [21.64](#), *Critical Areas Regulations*; or the strict application of setback requirements provided in ~~RZC 21.04.2150, RZC 21.26, Hazardous Liquid Pipelines, or RZC 21.28, High Capacity Transit Corridor Preservation~~, may apply for a Reasonable Use Exception. If an applicant demonstrates to the satisfaction of the approval authority that strict application of these standards would deny all reasonable economic use of the property, or in the case of public projects, where the Critical Areas regulations would prohibit construction of the public project, development may be permitted subject to appropriate conditions.

3. *Decision Criteria – Critical Areas Reasonable Economic Use (Private).* An applicant for a private project seeking relief from the strict application of RZC [21.64](#), *Critical Areas Regulations*, shall demonstrate the following:

- a. No reasonable economic use with less impact on the critical area and the buffer is feasible and reasonable; and
 - b. There is no feasible and reasonable on-site alternative to the activities proposed, considering possible changes in site layout, reductions in density, and similar factors. The application for an exception shall include an analysis of whether there is any practicable on-site alternative to the proposed development with less impact, including other allowed uses, reduction in density, phasing of project implementation, change in timing of activities, revision of lot layout, or related site planning considerations that would allow a reasonable use with less adverse impacts to the critical area; and
 - c. The proposed activities, as conditioned, will result in the minimum possible impacts to affected critical areas; and
 - d. The proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site and is consistent with the public interest; and
 - e. All reasonable mitigation measures have been implemented or assured; and
 - f. Any development permitted in the critical area is the minimum necessary to allow for reasonable economic use of the property; and
 - g. The inability to derive reasonable economic use is not the result of the applicant's actions.
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4. *Decision Criteria – Critical Areas Reasonable Use (Public Project)*. A public agency proposing a public project, where strict application of RZC [21.64](#), *Critical Areas Regulations*, would prohibit construction of the public project, may apply for a Reasonable Use Exception. Requests for relief from RZC [21.64.060.A.1.b](#), *Landslide Hazard Areas*, shall apply for an Alteration of Geologic Hazard Areas as noted in RZC [21.76.070.E](#), *Alteration of Geologic Hazard Areas*. If the public agency or City department demonstrates to the satisfaction of the Technical Committee that strict application of these standards would deny construction of a public project, the project may be permitted subject to following criteria.

- a. There is no feasible and reasonable on-site alternative to the activities proposed. The application for an exception shall include an analysis of whether there is any practicable on-site alternative to the proposed development with less impact, including reduction or revision of project scope, phasing of project implementation, change in timing of activities, or related site planning considerations that would allow a project design with less adverse impacts to the critical area; and
 - b. The proposed public project, as conditioned, will result in the minimum possible impacts to affected critical areas; and
 - c. The proposed public project does not pose an unreasonable threat to the public health, safety, or welfare on or off the project site, and is consistent with the public interest; and
 - d. All reasonable mitigation measures have been implemented or assured; and
 - e. Any development permitted in the critical area is the minimum necessary to construct and operate the public project.
 - f. The public agency or appropriate City department shall provide an analysis of mitigation opportunities in order to evaluate whether the proposal minimizes the impact on the critical area.
 - g. If a public project cannot be constructed without modification of required setbacks, building height, and/or lot coverage limits, buffers, and landscape widths, the public agency or City department shall modify the fixed regulations only to the extent necessary to allow construction of the public project, while providing as much critical area protection as is possible under the circumstances and while maintaining
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appropriate public health and safety standards. Such modifications shall only be allowed upon obtaining the applicable land use permit, such as a variance or administrative design flexibility.

h. Adequate mitigation and monitoring shall be required to address the adverse impacts on critical areas and their ecological functions and values of any modification of the required regulations under this provision.

i. Any public project requiring a reduction of the standards applicable within a critical area in order to provide the necessary public project shall be located as far from the critical area as practical. Total building coverage and all other impervious surfaces shall be minimized, as appropriate, to limit intrusion into the critical area.

j. The public project shall use, to the maximum extent possible, the best available construction, design, and development techniques that result in the least impact to ecological functions and values of the critical area.

k. Any net loss of function of the critical area on the site and adverse impacts to wetland or riparian stream corridor functions upstream or downstream from the site shall be minimized to the maximum extent practicable.

5. *Decision Criteria – Reasonable Economic Use-Hazardous Liquid Pipelines.* The required setback from the hazardous liquid pipeline corridor shall not deny all reasonable economic use of property. If an applicant demonstrates to the satisfaction of the Hearing Examiner that strict application of the required setback would deny all reasonable economic use of the property, the setback may be lessened subject to appropriate conditions. An applicant for relief from strict application of the required setback shall demonstrate the following:

- a. No reasonable economic use of the applicant's property can be made if the required setback is strictly applied;
 - b. The proposed setback is the minimum necessary to provide the applicant with a reasonable economic use of the property;
 - c. All reasonable mitigation measures have or will be implemented or assured;
 - d. The inability to derive any reasonable economic use is not the result of the applicant's actions or those of the applicant's predecessors in title; and
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- e. The pipeline location has been definitively determined.
- f. As a condition of any relief granted under this section, the applicant shall be required to record an instrument against the title of the property notifying all subsequent purchasers of the fact that a lesser setback from the pipeline has been approved and of any and all conditions placed on the grant of relief.

~~6. Decision Criteria—Reasonable Economic Use High Capacity Transit Corridor Preservation. The application of regulations outlined in RZC 21.28, High Capacity Transit Corridor Preservation, shall not deny all reasonable economic use of private property. If an applicant demonstrates to the satisfaction of the decision-making body for the underlying land use permit that strict application of the regulations would deny all reasonable economic use of the property, the requirements may be lessened subject to appropriate conditions. An applicant for relief from strict application of the standards shall demonstrate the following:~~

- ~~a. Strict application of these regulations would prevent all reasonable economic use of the property;~~
- ~~b. There is no feasible and reasonable on-site alternative to the activities proposed; the applicant shall include an analysis of whether there is any practicable on-site alternative to the proposed development with less impact to these regulations, including other allowed uses, reduction in density, phasing of project implementation, change in timing of activities, or related site planning considerations that would allow a reasonable use in conjunction with the application of these regulations; and~~
- ~~c. The inability to derive reasonable economic use is not the result of the applicant's actions.~~
- ~~d. If a reasonable economic use of a site cannot exist without modification of required setbacks, the City shall modify the fixed regulations only to the extent necessary to provide for reasonable use of the property while providing as much setback area for transit as is possible under the circumstances.~~

..... <<Administrative note: no changes to RZC 21.76.070 sections V thru X>>

Y. *Site Plan Entitlement.*

1. Purpose. The purpose of this section is to ensure that site plans reviewed individually or collectively by the Technical Committee, Design Review Board, Landmark Commission, and Administrator achieve the following purposes:

- a. Compliance with the provisions of the RZC and all other applicable law;
- b. Coordination, as is reasonable and appropriate, with other known or anticipated development on private properties in the area and with known or anticipated right-of-way and other public projects within the area;
- c. The adequacy of streets and utilities in the area of the subject property to serve the anticipated demand from the proposal.
- d. Determination that the proposed access to the subject property is the optimal location and configuration for access.

2. Scope. Review and approval of a Site Plan Entitlement is required for any public, semi-public, or private proposal for new construction or exterior modification to a building or site where the proposed use is shown as permitted in the applicable permitted use chart. The following projects are not required to obtain a Site Plan Entitlement:

- a. The construction or modification of any of the primarily residential housing types **allowed in the Neighborhood Residential zone identified in 21.08.143.A Neighborhood Residential** not using unit lot subdivision provisions. Those same construction or modifications shall be classified as a Type I Permit.
- b. Tenant improvements not encompassing or requiring modification to the exterior of an existing building;
- c. Light rail transit system elements between stations such as track and guideway; and
- d. Any action noted above which meets the criteria to be reviewed as an Administrative Modification as provided in RZC [21.76.090.D](#).

3. *Decision Criteria.*

- a. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.
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- b. The Landmarks and Heritage Commission will review all Certificates of Appropriateness for compliance with the RZC.

Z. **Temporary Use Permit.** See RZC 21.04.4000, ~~RZC 21.46~~, *Temporary Uses*.

AA. **Tree Removal Permit.** See RZC [21.72.020](#), *Tree Removal Permits Required*.

AB. **Variances.**

1. *Purpose.* The purpose of this section is to provide a mechanism by which the City may grant relief from certain regulations, where practical difficulty renders compliance with the provisions of that code an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property, and where the purpose of that code and of the Comprehensive Plan can be fulfilled.
 2. *Scope.* This section is to provide for the consideration of variances from the strict application requirements of RZC Article [I](#), *Zone-Based Regulations*, and RZC Article [II](#), *Citywide Regulations*, when unique specified circumstances occur.
 3. *Decision Criteria.* Variances may be approved only upon a finding that:
 - a. The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property; and
 - b. Such variance is reasonably necessary, only because of special physical circumstances relating to the size, shape, topography, location, or surroundings of the subject property to provide it with use rights and privileges permitted to other properties in the vicinity and in the land use district of the subject property; and
 - c. The conditions or situations giving rise to the variance application have not been created or caused by the applicant or recent prior owner of the subject property; and
 - d. Strict adherence to the regulation from which the variance is requested would create unnecessary hardship for the property owner; and
 - e. The variance is the minimum necessary to grant relief to the applicant; and
 - f. The variance does not relieve an applicant from conditions established during prior permit review; and
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g. All approved variances otherwise comply with the requirements of the RZC and the Comprehensive Plan.

4. *Limitation.* The variance procedures shall not be used to deviate from the permitted uses requirements of the permitted land use charts contained in RZC Article [I](#), *Zone-Based Regulations*. Instead, the procedures for amending the text of the RZC and the Zoning Map, pursuant to RZC [21.76.070.AE](#), *Zoning Code Amendment – Text*, and RZC [21.76.070.AE](#), *Zoning Code Amendment – Zoning Map* shall be utilized.

5. *Recording.* Variances shall be recorded with the King County Department of Records and Elections.

AC. ***Willows Rose Hill Demonstration Project.*** Repealed.

AD. ***Wireless Communication Facilities.***

1. *Purpose.* The purpose of this section is to provide a mechanism to address issues of safety and appearance associated with Wireless Communication Facilities and to provide adequate siting opportunities at appropriate locations within the City to support existing communications technologies as needed for Redmond businesses and institutions to stay competitive. See (~~**RZC 21.04.2230.D.3 and RZC 21.04.2230.D.4 RZC 21.56.030(C) and (D)**~~) for siting hierarchy.

2. *Collocation requirements.* All new Antenna Support Structures built for the purpose of siting a macro cell facility shall be constructed in a manner that would provide sufficient structural strength to allow the collocation of additional antennas from other service providers.

3. Construction plans and final construction of the WCF shall be approved by the City's Building Division, when applicable.

4. *Time frame for Review.* Refer to RZC [21.76.040.F](#).

5. *Scope.* The chart below identifies the process type based upon the type of facility and its location (Note that additional approvals may be required per RMC Chapter [12.14](#)):

Table 21.76.070 Wireless Communication Facilities Review Process			
Wireless Communication Facility Type (WCF)	Zone	Structure	Land Use Permit Type
Small satellite dish antenna	All	All	None required
Large satellite dish antenna	All	All	Type I
Amateur radio tower	All	All	Type I
Temporary Wireless Communication Facility	All	See definition of Temporary WCF	Type I
New Antenna Support Structures for Macro and Small Cell Facilities and New Antenna Support Structures for Macro and Small Cell Facilities that exceed height limits established in <u>RZC 21.04.2230 RZC 21.56</u>	All Zones	Tower	Type II
Collocation of new antennas; removal or replacement of existing antennas and/or associated ground mounted equipment enclosures on previously approved Structure Mounted Facilities that comply with size and concealment requirements established in <u>RZC 21.04.2230 RZC 21.56</u> .	All	All structures except Towers	None required
Collocation of new antennas; removal or replacement of existing antennas and/or associated ground mounted equipment enclosures on existing Antenna Support Structures that are not an Eligible Facilities Request and comply with height limits established in <u>RZC 21.04.2230 RZC 21.56</u> .	All	Tower	Type I (None required for removal of antennas)
Eligible Facilities Request	All	All	None required, however see RZC

Table 21.76.070 Wireless Communication Facilities Review Process			
Wireless Communication Facility Type (WCF)	Zone	Structure	Land Use Permit Type
			21.04.2230.B.2.d RZC 21.56.020(B)(4)
Macro Cell Facility and Small Cell Facility mounted to a Structure Mounted Facility and associated Equipment Enclosures	All nonresidential zones <u>except RA-5, NR, NMF, and NMU</u>	Nonresidential, Mixed Use & Multifamily Structures	Type I
	<u>Neighborhood Multifamily R-20 and R-30</u>	Multifamily Use, Nonresidential & Mixed Use Structures	Type II
	All <u>Neighborhood residential</u> zones except <u>Neighborhood Multifamily R-20 and R-30</u>	Nonresidential Structures	Type II
Macro Cell Facility and Small Cell Facility attached to Utility Poles, Light Poles and Miscellaneous Poles	All residential zones	Existing and Replacement Utility Poles, Light Poles and Miscellaneous Poles and New Light Poles subject to a lighting analysis (All other new poles are to be regulated as a New Antenna Support Structure)	Type II None required for Small Cell Facilities located within public rights-of-way, see RMC Chapter 12.14 , Telecommunications for additional requirements
			Type II if located within Special Design Areas

Table 21.76.070 Wireless Communication Facilities Review Process			
Wireless Communication Facility Type (WCF)	Zone	Structure	Land Use Permit Type
Macro Cell Facility and Small Cell Facility attached to Utility Poles, Light Poles and Miscellaneous Poles	All non-residential zones	Existing and Replacement Utility Poles, Light Poles and Miscellaneous Poles and New Light Poles subject to a lighting analysis (All other new poles are to be regulated as a New Antenna Support Structure)	Type I None required for Small Cell Facilities located within public rights-of-way, see RMC Chapter 12.14 , Telecommunications, Article III, for additional requirements
			Type II if located within Special Design Areas

6. *Decision Criteria.* All proposed wireless communication facilities shall not be approved unless the development regulations and design standards provided in **RZC 21.04.2230** ~~**RZC 21.56**~~, *Wireless Communication Facilities*, are met.

AE. Zoning Code Amendment – Text.

1. *Purpose.* The purpose of this section is to provide the procedures and requirements for amending the text, maps and charts of the RZC, exclusive of the Zoning Map, and to ensure that such amendments are consistent with the goals and policies of the Comprehensive Plan.

2. *Scope.* Amendments to the RZC include amendments, additions and deletions to the text, maps, or charts of the RZC, except amendments to the Zoning Map as set forth in RZC [21.76.070.AF](#) below.

3. *Procedure.* Zoning Code amendments shall follow the permit process established in RZC [21.76.050.K](#), *Type VI Review*, and appropriate state statutes.

4. *Amendment Criteria.* All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.

5. *Exemptions.* Non-substantive changes in the organization, format, appearance, profiles, narrative, illustrations, examples, or other nonmaterial changes to the RZC may be made by the Department of Planning and Community Development and are exempt from this section. Amendments to facility plans for City-managed utilities shall follow those procedures described in Utilities Element of the Comprehensive Plan.

6. *Approval by Ordinance.* All amendments shall be approved by ordinance by the Redmond City Council.

AF. ***Zoning Code Amendment – Zoning Map.***

1. *Purpose.* The purpose of this section is to establish the procedures and amendment criteria for amending the Official Zoning Map, adopted pursuant to **RZC 21.04.0020.A** ~~**RZC 21.04.020.A**~~, *Establishment of Zoning Map.*

2. *Procedure.*

a. Zoning Code amendments to the Official Zoning Map that are consistent with the Comprehensive Plan shall follow the permit process established in RZC [21.76.050.I](#), *Type IV Review*.

b. Zoning Code amendments to the Official Zoning Map that require a concurrent amendment to the Comprehensive Plan shall follow the permit process established in RZC [21.76.050.K](#), *Type VI*.

3. *Conditions to Amendment.* The City Council may require the applicant to submit a conceptual site plan prior to final approval being granted on an amendment to the Zoning Map. The City may require the applicant to enter into a development agreement with the City as a condition of the Zoning Map amendment and may, through that agreement, impose development conditions designed to mitigate potential impacts of the amendment and development pursuant thereto.

4. *Special Application Requirements.* No application shall be filed nor accepted for filing which on its face will not comply with the Comprehensive Plan, unless an application for a Comprehensive Plan amendment is submitted and the two applications are processed

concurrently. A Zoning Map Amendment application shall require signatures of owners representing 75 percent of the subject area and signatures representing 75 percent of the owners of property in the subject area if the area of the amendment comprises only contiguous parcels under common ownership, or meets two or more of the following criteria: it contains up to five property owners, it consists of a small portion of a zone or neighborhood planning area, or it contains only land area with related physical characteristics. In no case shall the signature requirement apply to Zoning Map amendments that are proposed and processed concurrently with enabling Comprehensive Plan map or text amendments or Zoning Code text amendments.

5. *Amendment Criteria.* The following factors are to be taken into account by the Planning Commission and the City Council when considering a map amendment:

- a. The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions;
- b. The amendment bears a substantial relation to the public health and safety;
- c. The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;
- d. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;
- e. The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;
- f. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;
- g. The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations or the unmitigated impacts are acceptable; and
- h. The amendment complies with all other applicable criteria and standards in the RZC.

6. *Approval.* All amendments shall be approved by ordinance by the Redmond City Council.

AG. ***Critical Area Buffer Width Variances.*** A variance from buffer width requirements may be granted by the City subject to the variance criteria listed below:

1. There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location or surroundings that do not apply generally to other properties and which support the granting of a variance from the buffer width requirements; and
2. Such buffer width variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property but which because of special circumstances is denied to the property in question; and
3. The granting of such buffer width variance will not be materially detrimental to the public welfare or injurious to the property or improvement;
4. The granting of the buffer width variance will not significantly impact the subject critical area;
5. The decision to grant the variance includes the best available science and gives special consideration to conservation and protection measures necessary to preserve or enhance anadromous fish habitat; and
6. The granting of the variance is consistent with the general purpose and intent of the Comprehensive Plan and adopted development regulations. (Ord. 2614; Ord. 2652; Ord. 2709; Ord. 2740; Ord. 2753; Ord. 2803; Ord. 2883; Ord. 2919; Ord. 2931; Ord. 2958; Ord. 2964; Ord. 2978; Ord. 3010)

Effective on: 10/17/2020

..... <<Administrative note: no changes to RZC 21.76.080 and 090.>>

21.76.100 Miscellaneous.

A. **Purpose.** The purpose of this section is to provide general provisions for the implementation of the RZC.

B. **Compliance.**

1. All land uses, activities, construction, clearing, grading, filling, development, intensification, and structural modifications or alterations shall comply with the RZC; and all permits granted for the use, activity, construction, clearing, grading, filling, development, intensification, or structural modifications or alterations.
2. All permits and approvals shall comply with the RZC. No permit or approval shall be issued for any parcel of land developed in violation of the RZC.
3. All purchasers or transferees of property shall comply with provisions of the RZC.

C. **Violations and Penalties.**

1. Any person violating any provisions of the RZC shall be punished as provided in RMC Chapter [1.14](#), Enforcement and Penalties.
2. Any building, structure, development, activity, land use, or division of land, not in conformance with the RZC and not a legal nonconformance, is declared to be unlawful, substandard, and a public nuisance, and is subject to the enforcement and abatement provisions in RMC Chapter [1.14](#), Enforcement and Penalties.

D. **Administrative Interpretations.**

1. *Purpose.* The purpose of this section is to define the responsibilities, rules, procedures, and requirements for the interpretation of the RZC.
 2. *Interpretation Generally.* The provisions of the RZC shall be the minimum requirements adopted for the promotion and protection of the public health, safety, and general welfare. The RZC is not intended to interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, except where the agreements may conflict with the enforcement of the RZC.
-

3. *Responsibility.* The Administrator shall be responsible for interpreting the provisions of this code, except where expressly provided otherwise.

4. *Conflicts.* In the case of conflicts between parts of the RZC or between the RZC and other rules, regulations, resolutions, ordinances or statutes lawfully adopted by other authority having jurisdiction within the City, the most restrictive shall govern. In the case of conflicts between the text, maps, and charts of the RZC, the text shall govern unless otherwise stated.

5. *Interpretation of Zoning Map.* Interpretation of the Official Zoning Map shall be as set forth in **RZC 21.04.0020.B** ~~RZC 21.04.020.B~~.

6. *Interpretation of Comprehensive Plan.* The interpretation of the Comprehensive Plan is to be made recognizing that the boundaries of the plan categories are not exact but illustrate general relationships and locations.

7. *Interpretations of Shoreline Master Program.* See RZC [21.68.200.A](#).

8. *Request for Code Interpretation.* Any interested person may apply for an interpretation of this code where the code, or its application to specific circumstances, is ambiguous; i.e., where the code is susceptible to two or more reasonable interpretations. Applications for administrative interpretation are processed as Type I reviews and shall be subject the criteria outlined in RZC [21.76.050.D](#).

E. ***Moratoriums.*** Nothing shall prevent the City Council from establishing or extending development moratoriums or interim land use regulations in accordance with Article [XI](#), Section [11](#) of the Washington State Constitution, or any other applicable authority, and the procedures set forth in RCW [36.70A.390](#) and [35A.63.220](#), as those sections exist or may be hereafter amended or superseded.

Draft Date: 05/27/25 – for adoption

Exhibit 28: Chapter 21.78

DEFINITIONS

<<Adding or amending the following definitions (no other changes to this chapter)>>

Accessory Dwelling Unit. An accessory dwelling unit (hereinafter referred to as “ADU”) means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other middle housing unit. ~~is accessory to a primary single-family dwelling unit and located on the same lot. An ADU is a dwelling unit that provides complete independent living facilities and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation.~~ An ADU may be added to, created within, or detached from the other housing units on the same lot ~~primary single-family dwelling unit for use as a complete independent dwelling unit.~~

Active, Pedestrian Generating Uses. A sales or service land use that promotes a high volume of foot and non-motorized trips within pedestrian-oriented locations, generates interest and activity along the street, and encourages walkability and connections with surrounding land uses such as retail, restaurants, theaters, recreation, and libraries.

Active Retail Use. High intensity retail and pedestrian-oriented shopping location, serving the daily needs of neighborhood residents and businesses, recognizing that some types of commercial uses generate more pedestrian activity and interest than others. These businesses and services, typically located on the ground floor, fulfill daily needs and attract pedestrian interest and activity. Specific uses include retail sales, eating and drinking, lodging, theaters and spectator sports, indoor sports and recreation, museums, library, arts facilities, automotive retail storeroom, and highly active services such as spas and salons.

Bulk Transportation of Mail. The movement of large quantities of letters or packages, typically to or from regional distribution centers using tractor-trailers.

Closed Record Appeal. An administrative appeal on the record to the City of Redmond, its officers, the City Council or Hearing Examiner, following an open record hearing on a project permit application when the appeal

is on the record with no or limited new evidence or information allowed to be submitted and only appeal argument allowed. [\(RCW 36.70B.020 and as hereafter amended\)](#)

Culturally Modified Trees (CMTs). [Culturally Modified Trees \(also known as CMTs, basket trees, or peeled cedars\), are trees that were modified in some way by past or current Indigenous People. These are living cedar trees from which bark has been stripped or planks split off their sides. CMTs are frequently found in old growth stands of cedar. CMTs are cultural resources and are non-renewable.](#)

Education, Public Administration, Health Care, and Other Institutions. An establishment or institution offering services, such as education or training, government services, health and human services, religious services, or death services, or a civic, social, political, fraternal, or similar association or organization. [This definition includes heliports associated with medical facilities for the purposes of medical transport.](#) This definition specifically excludes correctional facilities and secure community transition facilities.

Garbage and Recycling Enclosures. ~~Garbage and recycling enclosures shall include the areas containing garbage and recycling receptacles served by collection equipment and may also include interim on-site storage areas.~~ [See “Solid Waste Enclosures.”](#)

High-density development. [Development where at least one habitable building exceeds 85 feet in height, or where the applicant is proposing one \(1\) million square feet of development or more, either in a single phase or as part of a master plan.](#)

Large Satellite Dish. Any satellite dish antenna(s) whose diameter is greater than one meter in the Urban Recreation, Semirural, [Residential Neighborhood](#) zones, or Shorelines areas of the City, or two meters within any zone. [See Satellite Dish Antenna(s).]

Open Record Hearing. A hearing, [conducted by a single hearing body or officers authorized by the City of Redmond to conduct such a hearing,](#) that creates the City’s record through testimony and submission of evidence and information under procedures prescribed by the City by ordinance or resolution. An open record hearing may be held prior to the City’s decision on a project permit to be known as an “open record pre-decision hearing.” An open record hearing may be held on an appeal, to be known as an “open record appeal hearing,” if no open record pre-decision hearing has been held on the project permit. [\(RCW 36.70B.020 and as hereafter amended\)](#)

Public meeting. [An informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the City of Redmond's decision. A public meeting may include, but is not limited to, a design review or architectural control board meeting, a special review district or community council meeting, or a scoping meeting on a draft environmental impact statement. A public meeting does not include an open record hearing. The proceedings at a public](#)

meeting may be recorded and a report or recommendation may be included in the City of Redmond's project permit application file. (RCW 36.70B.020 and as hereafter amended)

Postal Services. The provision of one or more postal services, such as accepting letters or packages, sorting, routing, and delivery on a contract basis (except bulk transportation of mail).

Setback Zone. The setback zone is shown in RZC Appendix 7RZC 21.12.150, OV (Overlake) Street Cross-Sections. It is located outside of the right-of-way, ensures that objects do not encroach on useable sidewalk space, and helps to maintain sight lines at driveways. ~~In the Overlake Village Zones, it provides space for hardscape improvements or container plants. In the OBAT Zone, it provides space for plantings.~~ It is also described in Redmond's Transportation Master Plan - Pedestrian System Plan.

Small Satellite Dish. Any satellite dish antenna(s) that has a diameter less than or equal to one meter located in Urban Recreation, Semirural, Residential Neighborhood zones or Shoreline areas of the City or two meters within any other zone. [See Satellite Dish Antenna(s).]

Solid Waste Enclosures. Solid Waste enclosures shall include the areas containing garbage, recyclables, and/or compost containers serviced by a waste hauler.

Street wall. The wall or part of the building nearest to the property line abutting the right-of-way.

Exhibit 29: Green Building **Incentive** Program Requirements Appendix 10

A. Purpose

1. This Appendix describes the requirements and procedures necessary to meet the City of Redmond Green Building **Incentive** Program (GBP), which works to encourage efficient, low-carbon developments and building operations in the City of Redmond.
2. **Green Building incentives are outlined in RZC 21.55.**

B. Compliance with state law. The Administrator shall update this Appendix in the event of major legislative changes in electrification, emissions, water, sustainability or green building.

C. Mandatory Requirements

Projects shall meet all minimum requirements **in 21.67 and as** outlined below, including:

1. ***Washington Clean Buildings Performance Standard.*** Comply with the Washington Clean Buildings Performance Standard (Chapter 194-50 WAC). Establish and achieve either a **Tier Level 1** or **Tier Level 2** energy use intensity target (EUI), measured in kBtu/ft²/yr., as detailed in Sections **D.4.b and E of this Appendix**. The EUIs described in Section **E D.4.b** are specific to the GBP **and exceed CBPS targets**.
2. ***Washington State Energy Code.*** Projects shall achieve all **requirements of the 2021 ESEC, including additional requirements identified in Table 1 Section 3 of this Appendix. R406-credits described in Section D.3.b.i.B of this Appendix for projects completed under WSEC R, and achieve all C406 credits described in Section D.3.b.i.C of this Appendix for projects completed under WSEC C, regardless of WSEC compliance method.**
3. ***Water Conservation.*** Multifamily projects shall use Appendix M of the Uniform Plumbing Code to size the building's potable water systems.
4. ***Embodied Carbon.*** Calculate the embodied carbon baseline of the project and show at least a 10% reduction in embodied carbon for concrete, steel, and insulation, at a minimum, following the guidelines in Section G of this Appendix.
5. ***Building Electrification.*** ~~Projects shall be all electric, including electric space and water heating. Exceptions from this requirement are permitted for emergency and standby power generators and gas commercial cooking appliances, provided a corresponding and appropriately sized outlet and all related infrastructure for electrical commercial cooking appliances are provided.~~
5. ***Project Credits.*** In addition to all minimum requirements ~~outlined above,~~ **projects shall accumulate points for incentive options per RZC 21.55 a minimum of 232 credits from additional techniques listed in Section B, Table 1, to qualify for the GBP incentives as per Section C.**

Table 1. Green Building **Incentive Program Techniques Summary and Minimum Requirements**

Technique

<p>1. Building Performance Standard. Achieve <i>any</i> Green Building Rating or Certification System* that requires a modeled site Energy Use Intensity (EUI) adhering to either a <u>Tier Level 1</u> or <u>Tier Level 2</u> EUI target (EUI_t) from Section E, Table 1 in this Appendix. Demonstrate compliance with the Washington State Clean Buildings Performance Standard within 24 months of at least 75% occupancy adhering to a <u>Tier Level 1</u> or 2 EUI_t. Share energy benchmarking data with the City of Redmond via Energy Star Portfolio Manager.</p>
<p>a. <u>Tier Level 1</u> EUI_t</p>
<p>b. <u>Tier Level 2</u> EUI_t</p>
<p>2. Washington State Energy Code. Washington State Energy Code. <u>Projects must meet the 2021 Washington State Energy Code, with the following additional requirements:</u></p> <ul style="list-style-type: none"> <u>Projects using the prescriptive compliance pathway (Sections C402-C405) must also demonstrate the achievement of 8 additional credits in Section C406 beyond the basic requirements listed in Table C406.1. (or 4 additional credits for existing buildings)</u> <u>Projects using the Total Building Performance Path in C407 must document their compliance strategy as required by this section, except that the total site energy use target referenced in Section C407.3.2 shall be replaced by the EUI_t target identified in Section E of the GBP requirements.</u> <u>All new construction projects, regardless of compliance pathway, must meet the requirements of the Enhanced Envelope Performance Requirements listed in Section C406.2.12. (This can count as part of the C406 compliance strategy for projects documenting prescriptive compliance.)</u> <p>The Washington State Energy Code for Commercial (WSEC-C) and Residential (WSEC-R) buildings requires a sufficient number of credits from efficiency packages as described in WSEC sections C406 or R406. The GBP requires projects to achieve all credits described in D.3.b.i.B of this Appendix for projects completed under WSEC-R and D.3.b.i.C of this Appendix for projects completed under WSEC-R regardless of WSEC compliance method.</p>
<p>3. Building Electrification. p<u>Projects shall be Develop an all-electric project,</u> including electric space and water heating. Exceptions from this requirement are permitted for emergency and standby power generators and gas commercial cooking appliances, provided a-corresponding and appropriately sized electrical outlet and all related electrical infrastructure for <u>future</u> electrical commercial cooking appliances are provided.</p>
<p>4. Energy Management. Earn Green Lease Leaders Certification (choose only one)</p>
<p>a. Earn Green Lease Leaders Silver certification</p>
<p>b. Earn Green Lease Leaders Gold or Platinum certification</p>

5. Energy Storage. Install an energy storage system that meets 100% of critical load power requirements (kW) and emergency energy supply needs (kWh) for at least three (3) hours and can be deployed for utility demand management and grid services.
6. Renewable Energy. Demonstrate the purchase and installation of additional on-site renewable energy capacity beyond energy code requirements.
a. 100%+ additional kW beyond energy code requirements
b. 75% to 99.9% additional kW beyond energy code requirements
c. 50% to 75% additional kW beyond energy code requirements
7. Electric Vehicles. <u>Provide: 1 EV-ready stall per dwelling for dwellings with private garages. Provide 100% EV-ready stalls for multifamily development. Provide 10% EV-ready stalls for commercial development. Meet any more stringent requirements found in Chapter 51-50-0429 WAC or its successor.</u>
Adhere to Section F, Table 1 of this Appendix when satisfying the requirements of WAC 51-50-Section 429 — Electric vehicle charging infrastructure, in place of WAC 51-50-Section 429, Table 429.2.
8. Stormwater Management. Achieve Salmon-Safe Urban Standard v3.0 certification
9. Water Conservation. Use Appendix M of the Uniform Plumbing Code to size the building's potable water systems. <i>Applicable to multifamily projects only.</i>
10. Water Conservation. Provide water sub-metering for each unit.
11. Water Conservation. Install water sensors connected to a local network building management system or metering solution on water use subsystems.
12. Tree Preservation. Retain 40% of the significant trees on the site, in accordance with RZC 21.72.
13. Embodied Carbon. Calculate the embodied carbon baseline of the following materials (at a minimum): concrete, steel, and insulation. Show at least a 10% reduction from the calculated baseline.
14. Embodied Carbon. Calculate the embodied carbon baseline of the following project materials (at a minimum): concrete, steel, and insulation. Show at least a 30% reduction from the calculated baseline.
15. Materials Management. Deconstruct all buildings over 10,000 ft ² with at least 50% conditioned floor area.
16. Materials Management. Demonstrated recovery, reuse, or recycling of >60% of construction and demolition materials.
* Green Building Rating or Certification system must 1) require an integrated design process intended to create projects that are environmentally responsible and resource-efficient throughout a building's life-cycle and 2) must be known and approved by the Code Administrator as a commonly accepted and peer reviewed system that demonstrates at least 4 projects that successfully meet a modeled project EUI (within 10%), completed in the state of Washington.

C. Incentives

- Land use requirements vary by zoning district. Refer to RZC 21.55 the project's underlying underlining zoning district in conjunction with RZC 21.67 Green Building ~~Incentive~~-Program for applicable incentives.

D. Compliance Procedures

Projects utilizing the GBP shall follow the procedures as outlined below:

1. Pre-Application Meeting

- a. Applicants shall schedule a pre-application meeting with City staff to review the project and the Green Building Incentive Program requirements.

2. Site Plan Entitlement

- a. Applicants shall complete a Green Building ~~Incentive~~ Program Commitment Form, which will indicate the contractual commitment to demonstrate an operating EUI that matches the calculated EUI within 10%, and indicate the penalties for not reaching the target, as ~~identified determined~~ by RZC 21.67.050, ~~and include the project's~~: The Commitment Form shall also include the following information:
 - i. The name and contact information of the project manager responsible for submitting the information needed to demonstrate compliance with this Green Building Program.
 - ii. Identification of the Green Building Rating or Certification System the project commits to pursue.
 - iii. The contact information and credentials of the third-party design professional selected to rate or certify the project.
 - iv. The contact information of the firm and individual selected to develop the energy model.

3. Building Permit and Civil Review Application

- a. The project shall be registered with the entity administering the Green Building Rating or Certification System at the time of the Building Permit application. The applicant shall record the Green Building Rating or Certification System, version, certification level anticipated (where applicable), verifier, and proof of project enrollment and acceptance by the Green Building Rating or Certification System.
- b. The project shall include the calculated EUI as determined by following the guidance provided in Chapter 194-50 WAC as modified in Section E, Table 1 of this Appendix and the predicted EUI as determined by the energy model.
- c. The following note shall be included on the approved construction plans that include the energy code analysis:
 - i. *This development is subject to the Green Building ~~Incentive~~ Program per RZC 21.67.*

~~Do not provide fossil fuel-fired equipment or appliances, including but not limited to residential cooking appliances, clothes dryers, decorative or space heating fireplaces, indoor fire tables, outdoor radiant heaters, space heating appliances, and service water heating appliances, except as follows. Fossil fuels are permitted to be used for cooking appliances in commercial kitchens and emergency generators. Natural gas or other fossil fuel utility connections are not permitted except for those intended for cooking appliances in commercial kitchens.~~

- This project must meet the 2021 Washington State Energy Code, with the following additional requirements:

- Projects using the prescriptive compliance pathway (Sections C402-C405) must also demonstrate the achievement of 8 additional credits in Section C406 beyond the basic requirements listed in Table C406.1. (or 4 additional credits for existing buildings)
 - Projects using the Total Building Performance Path in C407 must document their compliance strategy as required by this section, except that the total site energy use target referenced in Section C407.3.2 shall be replaced by the EUI target identified in Section E of the GBP requirements.
 - All new construction projects, regardless of compliance pathway, must meet the requirements of the Enhanced Envelope Performance Requirements listed in Section C406.2.12. (This can count as part of the C406 compliance strategy for projects documenting prescriptive compliance.)
- A. Projects utilizing WSEC-R must select options from Table R406.3 ENERGY CREDITS to achieve at least:
1. 2.0 credits from category 1. EFFICIENT BUILDING ENVELOPE OPTIONS
 - ~~2. 2.0 credits from category 2. AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS~~
 - ~~3. 2.0 credits from category 3. HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS~~
 - ~~4. 2.5 credits from category 5. EFFICIENT WATER HEATING OPTIONS~~
- B. Projects utilizing WSEC-C must pursue the select options from Table C406.1 ENERGY PACKAGE CREDITS to achieve the maximum credits from the following Code Sections:-
- ~~1. More efficient HVAC performance in accordance with Section C406.2~~
 - ~~2. High performance dedicated outdoor air system in accordance with Section C406.7~~
 - ~~3. As applicable:-~~
 - ~~a. High efficiency service water heating in accordance with Sections C406.8.1 and C406.8.210; or,~~
 - ~~b. High performance service water heating in multi family buildings in accordance with Section C406.9~~

Enhanced envelope performance in accordance with Section C406.10^c of the Washington Energy Code.
 - ~~4. Reduced air infiltration in accordance with Section C406.11^e~~
- d. A short memorandum accompanying the WSEC calculator, describing how the requirements of Section D. ~~3.b.i~~ of this Appendix will be achieved.
- e. Provide a summary table on the building plans showing building performance characteristics compared to code requirements for envelope components, air sealing strategies, HVAC, and lighting systems to summarize the relationship of building

systems to basic code requirements. Include C406 strategies if prescriptive compliance pathway used.

4. Verification

- a. ***Adjustments to Energy Targets.*** The Code Administrator may approve adjustments to building EUI targets based on unanticipated changes to building operations and conditions. Adjustments to targets must be approved by the Code Administrator based on specific documentation of the need for adjustment. The following conditions can be considered as the basis for adjustments to EUI targets:
 - i. ***Adjustment for Change in Occupancy.*** When the occupancy of the building or a portion of the building changes from that assumed in the permit submittal, the assigned energy performance target shall be adjusted to reflect the new occupancy. If the new occupancy is not listed in Section E, Table 1 of this Appendix, either the *Code Administrator* shall assign it an energy use target based on the best-performing local examples of that occupancy type or a metering system shall be provided by the building owner that excludes the energy loads for the additional occupancy.
 - ii. ***Adjustment for Other Factors.*** Adjustments for conditions other than those identified above that represent reasonable and unanticipated changes to building use characteristics may be considered as a basis for target adjustment on a case-by-case basis by the Code Administrator. **Revisions to energy modeling predictions may be required by the jurisdiction to demonstrate the need for a revised EUI target**
- b. ***Demonstration of Operating Energy Use.*** Metered energy data shall be reported to the Code Administrator using the Energy Star portfolio manager share properties feature, sharing the property and energy data with the City of Redmond by enabling the read-only access and exchange data feature. While at least 75 percent occupied, the building shall operate at or below its assigned EUI for any recording period of 12 consecutive months that is completed within two years of the date of the Certificate of Occupancy or after the final inspection if a Certificate of Occupancy is not required (a later date of compliance may be allowed by the code official or designee for good cause). The owner shall notify the Code Administrator when this 12-month period has been completed by sharing documented compliance with Chapter 194-50 WAC, including Compliance with Standard 100 (Form A) and Energy Use Intensity Calculations (Form C) that demonstrates the project operated at or below +10% of the EUI calculated using Section E, Table 1 of this Appendix.
- c. ***Certificate of Occupancy.*** No later than two years after issuance of a final Certificate of Occupancy for the project, or such later date as requested in writing by the applicant and approved by the Code Administrator or designee for compelling circumstances, the applicant shall submit to the Code Administrator or designee the project's certification demonstrating project compliance, including:
 - i. a report or certification document by the Green Building Rating or Certification System; and,
 - ii. documented compliance with Chapter 194-50 WAC, including:
 - A. Compliance with Standard 100 (Form A)
 - B. Energy Use Intensity Calculations (Form C) that demonstrates the

project operated at or below +10% of the EUI_t determined according to Chapter 194-50-070 WAC, as modified in Section E, Table 1 of this Appendix.

A request for an extension to this requirement shall be in writing and shall contain detailed information about the need for the extension.

- d. **Compliance Determination.** If the *Code Administrator* or designee determines that the report submitted provides satisfactory evidence that the project has complied with the standards contained in this subsection, then the Code Administrator or designee shall send the applicant a written statement that the project has complied with the standards of the Green Building Incentive Program.
 - i. If the Code Administrator or designee determines that the project does not comply with the standards in this subsection, the Code Administrator or designee shall notify the applicant of the aspects in which the project does not comply. Components of the project that are included to comply with the Green Building Incentive Program shall remain for the life of the project. Within 90 days after the Code Administrator or designee will notify the applicant of the ways in which the project does not comply, or such longer period as the Code Administrator or designee may allow for justifiable cause, the applicant may submit a supplemental report demonstrating that alterations or improvements have been made such that the project now meets the standards in this subsection.
 - ii. If the applicant fails to submit a supplemental report within the time allowed pursuant to this subsection, the Code Administrator or designee shall determine that the project has failed to demonstrate full compliance with the standards contained in this subsection.

E. GBP Energy Performance Targets.

1. The GBP requires the project to comply with Chapter 194-50 WAC (the Washington Clean Buildings Performance Standard) with two EUI_t ~~tiers~~ levels developed to qualify for the GBP incentive.

Section E, Table 1 of this Appendix modifies Table 7-2a Commercial Building Types/Activities of Chapter 194-50 WAC Normative Annex Z with more stringent EUI targets. Table 1 below provides the EUI targets (EUI_t) for the building use types required to qualify for the Redmond GBP and shall be used to establish the EUI_t for the project to qualify for the GBP ~~Tier~~ Level 1 and 2 incentives. Achieving this target with +10% must be confirmed through compliance with Chapter 194-50 WAC. All references and citations in Table 1 refer to Chapter 194-50 WAC.

Shift factors are provided in Section E, Table 2 of this Appendix for convenient reference to determine a project's EUI_t following the instructions provided by Chapter 194-50-070 WAC.

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier Level 2 EUI Target	Tier Level 1 EUI Target
1	Banking/Financial Services	Bank Branch			35	31
2	Banking/Financial Services	Financial Office			35	31
3	Education	Adult Education			25	22
4	Education	College/University			82	72
5	Education	K-12 School	Elementary/Middle School		27	23
6	Education	K-12 School	High School		25	22
7	Education	Preschool/Daycare			35	31
8	Education	Vocational School			25	22
9	Education	Other - Education			25	22
10	Entertainment/Public Assembly	Aquarium			35	31
11	Entertainment/Public Assembly	Bar/Nightclub			22	19
12	Entertainment/Public Assembly	Bowling Alley			35	31
13	Entertainment/Public Assembly	Casino			22	19
14	Entertainment/Public Assembly	Convention Center			22	19
15	Entertainment/Public Assembly	Fitness Center/Health Club/Gym			35	31
16	Entertainment/Public Assembly	Ice/Curling Rink			35	31
17	Entertainment/Public Assembly	Indoor Arena			35	31
18	Entertainment/Public Assembly	Movie Theater			35	31
19	Entertainment/Public Assembly	Museum			35	31
20	Entertainment/Public Assembly	Performing Arts			22	19
21	Entertainment/Public Assembly	Race Track			35	31
22	Entertainment/Public Assembly	Roller Rink			35	31
23	Entertainment/Public Assembly	Social/Meeting Hall			22	19
24	Entertainment/Public Assembly	Stadium (Closed)			35	31
25	Entertainment/Public Assembly	Stadium (Open)			35	31
26	Entertainment/Public Assembly	Swimming Pool			35	31

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier Level 2 EUI Target	Tier Level 1 EUI Target
27	Entertainment/Public Assembly	Zoo			22	19
28	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Entertainment/ Culture		35	31
29	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Library		35	31
30	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Other Public Assembly		22	19
31	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Recreation		35	31
32	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Social/Meeting		22	19
33	Entertainment/Public Assembly	Other - Recreation			35	31
34	Entertainment/Public Assembly	Other - Stadium			35	31
35	Food Sales and Service	Bar/Nightclub			253	220
36	Food Sales and Service	Convenience Store with Gas Station			111	96
37	Food Sales and Service	Convenience Store without Gas Station			111	96
38	Food Sales and Service	Fast Food Restaurant			111	96
39	Food Sales and Service	Food Sales	Grocery/Food Market		111	96
40	Food Sales and Service	Food Sales	Convenience Store with Gas		111	96
41	Food Sales and Service	Food Sales	Convenience Store		111	96
42	Food Sales and Service	Food Sales	Other Food Sales		111	96
43	Food Sales and Service	Food Service	Fast Food		111	96
44	Food Sales and Service	Food Service	Restaurant/Cafeteria		253	220
45	Food Sales and Service	Food Service	Other Food Service		111	96
46	Food Sales and Service	Restaurant			253	220
47	Food Sales and Service	Supermarket/Grocery Store			111	96
48	Food Sales and Service	Wholesale Club/Supercenter			35	31
49	Food Sales and Service	Other - Restaurant/Bar			253	220
50	Healthcare	Ambulatory Surgical Center			82	72
51	Healthcare	Hospital (General Medical & Surgical)*			82	72
52	Healthcare	Medical Office		3		

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier Level 2 EUI Target	Tier Level 1 EUI Target
53	Healthcare	Outpatient Rehabilitation/Physical Therapy			80	69
54	Healthcare	Residential Care Facility			73	69
55	Healthcare	Senior Care Community			73	69
56	Healthcare	Urgent Care/Clinic/Other Outpatient			80	69
57	Healthcare	Other - Specialty Hospital			82	72
58	Lodging/Residential	Barracks			46	40
59	Lodging/Residential	Hotel	Hotel		46	40
60	Lodging/Residential	Hotel	Motel or Inn		40	35
61	Lodging/Residential	Multifamily Housing			23	20
62	Lodging/Residential	Prison/Incarceration			82	72
63	Lodging/Residential	Residence Hall/Dormitory			46	40
64	Lodging/Residential	Residential Care Facility			73	69
65	Lodging/Residential	Senior Care Community			73	69
66	Lodging/Residential	Other - Lodging/Residential			46	40
67	Mixed Use	Mixed Use Property		4		
68	Office	Medical Office		3	20	18
69	Office	Office	Admin/Professional Office		20	18
70	Office	Office	Bank/Other Financial		35	31
71	Office	Office	Government office		35	31
72	Office	Office	Medical Office (Diagnostic)	3	20	18
73	Office	Office	Other Office		35	31
74	Office	Veterinary Office			80	69
75	Office	Other - Office			35	31
76	Public Services	Courthouse			82	72
77	Public Services	Fire Station			35	31

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier Level 2 EUI Target	Tier Level 1 EUI Target
78	Public Services	Library			35	31
79	Public Services	Mailing Center/Post Office			22	19
80	Public Services	Police Station			35	31
81	Public Services	Prison/Incarceration			82	72
82	Public Services	Social/Meeting Hall			22	19
83	Public Services	Transportation Terminal/Station			22	19
84	Public Services	Other - Public Service			35	31
85	Religious Worship	Worship Facility			22	19
86	Retail	Automobile Dealership			22	19
87	Retail	Convenience Store with Gas Station			111	96
88	Retail	Convenience Store without Gas Station			111	96
89	Retail	Enclosed Mall		5	22	19
90	Retail	Lifestyle Center	Enclosed Mall	5	22	19
91	Retail	Lifestyle Center	Other Retail		22	19
92	Retail	Lifestyle Center	Retail Store		22	19
93	Retail	Lifestyle Center		4		
94	Retail	Retail Store			22	19
95	Retail	Strip Mall		4		
96	Retail	Supermarket/Grocery Store			111	96
97	Retail	Wholesale Club/ Supercenter			22	19
98	Retail	Other - Retail/Mall	Enclosed Mall	5	22	19
99	Retail	Other - Retail/Mall		4		
100	Technology/Science	Data Center		6		
101	Technology/Science	Laboratory			111	96
102	Technology/Science	Other - Technology/Science	Other Service		35	31

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier Level 2 EUI Target	Tier Level 1 EUI Target
103	Services	Personal Services (Health/ Beauty, Dry Cleaning, etc.)			35	31
104	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Repair Shop		22	19
105	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle Service/Repair Shop		35	31
106	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle Storage/ Maintenance		22	19
107	Services	Other - Services			35	31
108	Utility	Energy/Power Station		7		
109	Utility	Other - Utility		7		
110	Warehouse/Storage	Self-Storage Facility			9	8
111	Warehouse/Storage	Distribution Center			9	8
112	Warehouse/Storage	Nonrefrigerated Warehouse			9	8
113	Warehouse/Storage	Refrigerated Warehouse			111	96
Table adapted from ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in Chapter 194-50 WAC Table 7-2a Normative Annex Z						

Notes

1. Select the most specific building activity type that applies.
2. For building type definitions see Energy Star Portfolio Manager definitions except as follows:
 - Data center is an activity space designed and equipped to meet the needs of high density computing equipment, such as server racks, used for data storage and processing, including dedicated uninterruptible power supplies and cooling systems and require a constant power load of 75 kW or more. Gross floor area shall only include space within the building including raised floor computing space, server rack aisles, storage silos, control console areas, battery rooms and mechanical rooms for dedicated cooling equipment. Gross floor area shall not include a server closet, telecommunications equipment closet, computer training area, office, elevator, corridors or other auxiliary space.
 - Urgent care center/clinic/other outpatient office means the buildings used to diagnose and treat patients, usually on an unscheduled, walk-in basis, who have an injury or illness that requires immediate care but is not serious enough to warrant a visit to an emergency department. Includes facilities that provide same-day surgical, diagnostic, and preventive care.
3. All medical offices considered to be diagnostic type.
4. Must use of Chapter 194-50 WAC Section 7.2.3 method for mixed use buildings.
5. Suggest considering use of Chapter 194-50 WAC Section 7.2.3 method for mixed use buildings.
6. This is a building or activity without an energy target. Included to provide definition only.

Table 1 - Redmond GBP EUI Targets by Building Activity Type ^{1,2}						
Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier Level 2 EUI Target	Tier Level 1 EUI Target

7. This is a building or activity without an energy target. This may be exempt from the standard, see Chapter 194-50 WAC Section Z4.1 2, d.

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
1	Banking/financial services	Bank Branch		3	0.8	1	1.5
2	Banking/financial services	Financial Office		3	0.8	1	1.5
3	Education	Adult Education		4	0.9	1.1	1.9
4	Education	College/University		4	0.9	1.1	1.9
5	Education	K-12 School	Elementary/middle school	4	0.9	1.1	1.9
6	Education	K-12 School	High school	4	0.9	1.1	1.9
7	Education	Preschool/Daycare		4	0.9	1.1	1.9
8	Education	Vocational School		4	0.9	1.1	1.9
9	Education	Other - Education		4	0.9	1.1	1.9
10	Entertainment/public assembly	Aquarium		4	0.6	1.1	1.6
11	Entertainment/public assembly	Bar/Nightclub		4	0.6	1.1	1.6
12	Entertainment/public assembly	Bowling Alley		4	0.6	1.1	1.6
13	Entertainment/public assembly	Casino		4	0.6	1.1	1.6
14	Entertainment/public assembly	Convention Center		4	0.6	1.1	1.6
15	Entertainment/public assembly	Fitness Center/Health Club/Gym		4	0.6	1.1	1.6
16	Entertainment/public assembly	Ice/Curling Rink		4	0.6	1.1	1.6
17	Entertainment/public assembly	Indoor Arena		4	0.6	1.1	1.6
18	Entertainment/public assembly	Movie Theater		4	0.6	1.1	1.6
19	Entertainment/public assembly	Museum		4	0.6	1.1	1.6
20	Entertainment/public assembly	Performing Arts		4	0.6	1.1	1.6
21	Entertainment/public assembly	Race Track		4	0.6	1.1	1.6
22	Entertainment/public assembly	Roller Rink		4	0.6	1.1	1.6
23	Entertainment/public assembly	Social/Meeting Hall		4	0.6	1.1	1.6

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
24	Entertainment/public assembly	Stadium (Closed)		4	0.6	1.1	1.6
25	Entertainment/public assembly	Stadium (Open)		4	0.6	1.1	1.6
26	Entertainment/public assembly	Swimming Pool		4	0.6	1.1	1.6
27	Entertainment/public assembly	Zoo		4	0.6	1.1	1.6
28	Entertainment/public assembly	Other - Entertainment/Public Assembly	Entertainment/culture	4	0.6	1.1	1.6
29	Entertainment/public assembly	Other - Entertainment/Public Assembly	Library	4	0.6	1.1	1.6
30	Entertainment/public assembly	Other - Entertainment/Public Assembly	Other public assembly	4	0.6	1.1	1.6
31	Entertainment/public assembly	Other - Entertainment/Public Assembly	Recreation	4	0.6	1.1	1.6
32	Entertainment/public assembly	Other - Entertainment/Public Assembly	Social/meeting	4	0.6	1.1	1.6
33	Entertainment/public assembly	Other - Recreation		4	0.6	1.1	1.6
34	Entertainment/public assembly	Other - Stadium		4	0.6	1.1	1.6
35	Food sales and service	Bar/Nightclub		4	0.6	1.1	1.5
36	Food sales and service	Convenience Store with Gas Station		4	0.5	0.9	1.3
37	Food sales and service	Convenience Store without Gas Station		4	0.5	0.9	1.3
38	Food sales and service	Fast Food Restaurant		4	0.6	1.1	1.5
39	Food sales and service	Food Sales	Grocery/food market	4	0.5	0.9	1.3
40	Food sales and service	Food Sales	Convenience store with gas	4	0.5	0.9	1.3
41	Food sales and service	Food Sales	Convenience store	4	0.5	0.9	1.3
42	Food sales and service	Food Sales	Other food sales	4	0.5	0.9	1.3
43	Food sales and service	Food Service	Fast food	4	0.6	1.1	1.5
44	Food sales and service	Food Service	Restaurant/cafeteria	4	0.6	1.1	1.5
45	Food sales and service	Food Service	Other food service	4	0.6	1.1	1.5
46	Food sales and service	Restaurant		4	0.6	1.1	1.5
47	Food sales and service	Supermarket/Grocery Store		4	0.5	0.9	1.3

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
48	Food sales and service	Wholesale Club/Supercenter		4	0.6	1	1.5
49	Food sales and service	Other - Restaurant/Bar		4	0.6	1.1	1.5
50	Healthcare	Ambulatory Surgical Center		4,7	0.8	1.1	1.3
51	Healthcare	Hospital (General Medical & Surgical)*			1	1	1
52	Healthcare	Medical Office		4,7	0.8	1	1.5
53	Healthcare	Outpatient Rehabilitation/Physical Therapy		4,7	0.8	1.1	1.3
54	Healthcare	Residential Care Facility			1	1	1
55	Healthcare	Senior Care Community			1	1	1
56	Healthcare	Urgent Care/Clinic/Other Outpatient		4,7	0.8	1.1	1.3
57	Healthcare	Other - Specialty Hospital			1	1	1
58	Lodging/residential	Barracks			1	1	1
59	Lodging/residential	Hotel	Hotel		1	1	1
60	Lodging/residential	Hotel	Motel or inn		1	1	1
61	Lodging/residential	Multifamily Housing			1	1	1
62	Lodging/residential	Prison/Incarceration			1	1	1
63	Lodging/residential	Residence Hall/Dormitory			1	1	1
64	Lodging/residential	Residential Care Facility			1	1	1
65	Lodging/residential	Senior Care Community			1	1	1
66	Lodging/residential	Other - Lodging/Residential			1	1	1
67	Mixed use	Mixed Use Property		6			
68	Office	Medical Office		4,7	0.8	1.1	1.3
69	Office	Office	Admin/professional office	3	0.8	1	1.5
70	Office	Office	Bank/other financial	3	0.8	1	1.5

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
71	Office	Office	Government office	3	0.8	1	1.5
72	Office	Office	Medical office (diagnostic)	4	0.8	1.1	1.3
73	Office	Office	Other office	3	0.8	1	1.5
74	Office	Veterinary Office		3	0.8	1.1	1.3
75	Office	Other - Office		3	0.8	1	1.5
76	Public services	Courthouse		4	0.8	0.8	1.1
77	Public services	Fire Station		3	0.8	0.8	1.1
78	Public services	Library		4	0.6	1.1	1.6
79	Public services	Mailing Center/Post Office		3	0.8	1.2	1.3
80	Public services	Police Station		3	0.8	0.8	1.1
81	Public services	Prison/Incarceration			1	1	1
82	Public services	Social/Meeting Hall		4	0.6	1.1	1.6
83	Public services	Transportation Terminal/Station		4	0.6	1.1	1.6
84	Public services	Other - Public Service		4	0.8	1.2	1.3
85	Religious worship	Worship Facility		5	0.9	1.7	1.7
86	Retail	Automobile Dealership		4	0.6	1	1.5
87	Retail	Convenience Store with Gas Station		4	0.5	0.9	1.3
88	Retail	Convenience Store without Gas Station		4	0.5	0.9	1.3
89	Retail	Enclosed Mall		4	0.6	1	1.5
90	Retail	Lifestyle Center	Enclosed mall	4	0.6	1	1.5
91	Retail	Lifestyle Center	Other retail	4	0.6	1	1.5
92	Retail	Lifestyle Center	Retail store	4	0.6	1	1.5
93	Retail	Lifestyle Center					
94	Retail	Retail Store		4	0.6	1	1.5

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
95	Retail	Strip Mall					
96	Retail	Supermarket/Grocery Store		4	0.5	0.9	1.3
97	Retail	Wholesale Club/Supercenter		4	0.6	1	1.5
98	Retail	Other - Retail/Mall	Enclosed mall	4	0.6	1	1.5
99	Retail	Other - Retail/Mall					
100	Technology/science	Data Center					
101	Technology/science	Laboratory		3	1	1	1
102	Technology/science	Other - Technology/Science	Other service	3	0.8	1.2	1.3
103	Services	Personal Services (Health/Beauty, Dry Cleaning, etc.)		4	0.8	1.2	1.3
104	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Repair shop	4	0.8	1.2	1.3
105	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle service/repair shop	4	0.8	1.2	1.3
106	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle storage/maintenance	4	0.8	1.2	1.3
107	Services	Other - Services		4	0.8	1.2	1.3
108	Utility	Energy/Power Station					
109	Utility	Other - Utility					
110	Warehouse/storage	Self-Storage Facility		4	0.8	1	1.4
111	Warehouse/storage	Distribution Center		3	0.8	1	1.4
112	Warehouse/storage	Nonrefrigerated Warehouse		3	0.8	1	1.4
113	Warehouse/storage	Refrigerated Warehouse		3,8	1	1	1.4

Notes: 1. Do not count the hours when the property is occupied only by maintenance, security, the cleaning crew, or other support personnel. Do not count the hours when the property is occupied only by maintenance staff.

2. Working hours are based on the average use over the twelve-month period selected to document energy use in form C.

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
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3. The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Chapter 194-50 WAC Section 7.2.3 for mixed use buildings, use the hours each separate activity, the hours per week the majority of workers are present.
4. The weekly hours are the hours that be majority of the building is open to serve the public. When developing targets using Chapter 194-50 WAC Section 7.2.3 for mixed use buildings, the hours each separate activity is open to the public.
5. The weekly hours the facility is open for operation, which may include worship services, choir practice, administrative use, committee meetings, classes, or other activities.
6. Must use of Chapter 194-50 WAC Section 7.2.3 method for mixed use buildings.
7. Health care buildings may use other weekly hours if they are required to operate building systems additional hours to protect patient and staff safety. Provide documentation of the requirement in the energy management plan.
8. Refrigerated warehouse greater than 167 hours assumes the workers on shift are loading and/or unloading vehicles.

F. Electric Vehicle Charging Infrastructure. The GBP ~~requires~~ ~~provides an option for~~ the project to provide electric vehicle charging infrastructure as shown below to qualify for the GBP incentive, in addition to meeting any more stringent requirements found in Chapter 51-50-0429 WAC or its successor. earn credits by providing electric vehicle charging infrastructure beyond the minimums required by Chapter 51-50-0429 WAC, as amended.

- 1 EV-ready stall per dwelling for dwellings with private garages.
- 100% EV-ready stalls for multifamily development.
- 10% EV-ready stalls for commercial development.

~~Section F, Table F.1 of this Appendix modifies Chapter 51-50-0429 WAC Table 429.2 with electric vehicle charging infrastructure requirements that add 10% to the requirements. Achieving this requirement shall be confirmed by the Code Administrator or designee.~~

Table F.1: Electric Vehicle Charging Infrastructure			
Occupancy	Number of EV Charging Stations	Number of EV-Ready Parking Spaces	Number of EV-Capable Parking Spaces
Group A, B, E, F, H, I, M, and S occupancies	20% of total parking spaces	20% of total parking spaces	20% of total parking spaces
Group R occupancies			
Buildings that do not contain more than two dwelling units	Not required	One for each dwelling unit	Not required
Dwelling units with private garages	Not required	One for each dwelling unit	Not required
All other Group R occupancies	20% of total parking spaces	35% of total parking spaces	20% of total parking spaces

G. GBP Embodied Carbon Calculation and Target

1. Compliance with an embodied carbon requirement shall be determined by following the steps in this section. To determine compliance use an approved embodied carbon calculator to:
 - a. Calculate the embodied carbon of the proposed design for concrete, steel, and insulation, at a minimum;
 - b. Calculate the embodied carbon benchmark for concrete, steel, and insulation, at a minimum;

- c. Calculate the embodied carbon limit by multiplying the benchmark by a reduction factor (10% or 30%); and,
 - d. Compare the embodied carbon limit with the embodied carbon of the proposed design.
- 2. The approved embodied carbon calculators are:
 - a. [Builders for Climate Action Building Emissions Accounting for Materials](#) (BEAM) estimator tool. BEAM was developed by the team at Builders for Climate Action to suit the needs of the low-rise building sector.
 - b. Carbon Leadership Forum offers a free and easy-to-use [Embodied Carbon in Construction Calculator](#) (EC3) tool that allows benchmarking, assessment, and reductions in embodied carbon, focused on the upfront supply chain emissions of construction materials.
 - c. A commonly accepted, industry-standard calculator with sufficient evidence to support industry acceptance, as determined by the reviewer.

Attachment A

Green Building ~~Incentive~~ Program Commitment Form

Project ID _____
Project Address _____
Property Owner or Financially Responsible Party Name _____
Property Owner or Financially Responsible Party Business Name _____
Address _____
City/State/Zip _____
Email _____
Anticipated Incentive ~~Tier~~ Level _____

I agree to meet the Green Building Incentive Program requirements pursuant to RZC 21.67 Green Building Incentive Program. Project applicants must meet the following minimum requirements:

1. All electric, including electric space and water heating. Exceptions from this requirement are permitted for emergency and standby power generators and gas commercial cooking appliances, provided a corresponding and appropriately sized electrical outlet, and all related infrastructure for electrical commercial cooking appliances are provided.
2. Achieve *any* Green Building Rating or Certification System that requires a modeled site Energy Use Intensity (EUI).
3. Calculate and demonstrate operational energy consumption in alignment with an EUI to achieve ~~Tier~~ Level 1 or 2 as outlined in Appendix 10.
4. Demonstrate compliance with Chapter 194-50 WAC.
5. Demonstrate in the project Commissioning Report that ~~all additional building envelope~~ WSEC-C/R Efficiency Credits described under D.3.b.i of Appendix 10 were achieved.
6. Share energy benchmarking data with City through Energy Star Portfolio Manager.
7. Use Appendix M of the Uniform Plumbing Code to size the building's potable water systems. *Applicable to multifamily projects only.*
8. Calculate the embodied carbon baseline and show at least a 10% reduction.
9. Identify the Techniques and Credits chosen from the *GBP Appendix 10*, Table 1 that the project will utilize to reach a minimum of twenty-two (22) points. Please use the space below to identify the Techniques.

I acknowledge the process requirements described in RZC 21.67 to provide certification within no more than two years from the issuance of the final certificate of occupancy (COO) or final inspection if no COO is required.

I acknowledge that failure to submit the certification report within two years or by such later date as may be allowed by the *Code Administrator* shall result in penalties as outlined in RZC 21.67.

Property Owner or Financially Responsible Party Signature and Date

Universal Design Incentives Standards

Redmond 2050: Continued implementation of equity and inclusion, providing additional details on how to achieve incentives (see RZC 21.55).

DRAFT 1.1: May 2025 – for adoption

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12.1 Introduction

12.1.1 Relationship to the Comprehensive Plan

The Redmond Comprehensive Plan calls for the City to improve equity and inclusion, resiliency, and sustainability. It includes policies directing the City to adopt inclusive design principles that include universal design and Visitability criteria (see [Community Development and Design chapter, Inclusive Design section](#)). This appendix advances those policies.

12.1.2 Design Process

The implementation of the universal design features in this Appendix are a part of the project design review process and will be reviewed with other elements of RZC 21.58. Design teams should consider universal design and Visitability features from the very beginning of a project, as they can impact site grading, building placement, and other major design decisions. Incorporating the guiding principles and keeping the incentive requirements in mind from the start helps minimize the costs of implementation and makes incentive requirements easier to achieve. Planning staff are available for consultation. A pre-application meeting is encouraged if incorporating these features.

12.1.3 Relationship to Incentives

The Redmond Zoning Code has adopted standards and incentives to achieve specific community goals for universal design, developed through an extensive, multi-year community engagement process. Numerous incentives are provided in RZC 21.55; the checklists and supplemental standards in this Appendix provide the minimum requirements to qualify for those incentives.

12.1.4 Relationship to State and Federal Codes, Building Codes

There are some visitability and universal design elements required in state and federal codes. For instance, the Fair Housing Act (FHA) and the International Building Code (IBC) require all ground-floor units in non-elevator buildings to meet or exceed the Visitability standards. The standards in this section build upon those codes to provide additional benefit to the community. (See RZC 21.55).

There are also some specific minimum dimensions required by code where the checklist in this appendix increases the minimum dimensions to better meet community needs (for instance a minimum code requirement might be a clearance of 32 inches and this checklist might use a dimension of 34 or 36 inches). In this case, the greater clearance is requested to achieve the incentive.

The incentive checklists also build-in flexibility in acknowledgment that there are often conflicts between FHA, IBC, and other applicable codes. In order to allow the design team to resolve potential conflicts in the best way possible while considering site and zoning constraints, the following conflict resolution process and flexibility options apply:

- Where conflicts with state and federal codes occur, the most restrictive applies.
- To qualify for incentives in RZC 21.55, required elements in the checklist must be provided for a minimum of 25% of housing units or 50% of units in the inclusive neighborhood pilot project area.
- Alternative Design Compliance may be allowed if the alternative provides the same or increased accessibility, if site conditions limit implementation, or if state and federal code conflicts occur. See RZC 21.58.0300 Alternative Design Compliance.

These universal design features and checklists are also part of the incentive program and are not mandatory for any project unless specified as an inclusive neighborhood requirement. The checklists also contain flexibility for line items that are difficult to achieve with all design and code requirements applied, or if site conditions limit implementation.

12.2 Visitability Standards.

A. Purpose. Visitability standards promote sustainable, adaptable, and inclusive housing and are supportive of aging in place.

1. Increase the inclusiveness of housing and neighborhoods through design, resulting in housing that is more resilient, flexible, and adaptable to meet needs that change over time.
2. Encourage and support accessible design and housing strategies that provide seniors the opportunity to age in place, either in their homes or in their neighborhoods as their housing needs change.
3. Improve sustainability and resiliency of housing stock by improving adaptability.

B. Applicability.

1. Visitability standards are encouraged for all housing units citywide
2. The standards in this section must be met for all housing units submitted for Visitability incentives (RZC 21.55).

C. Design Criteria.

1. Accessibility Construction Standards. Units must meet ICC A117.1 Type C Units construction standards. Where conflicts exist the more restrictive standard applies.
2. Zero-step entrance.
 - a. A zero-step entrance is provided, without a step or threshold greater than 0.25 inches, that is on an accessible path of travel from the street, sidewalk, or driveway.
 - b. An accessible path of travel has no steps, is at least 36 inches wide and is not steeper than 1:20 (5% grade) for walkways or 1:12 for ramps.
 - c. Unit front door has a width of 36 inches (minimum).
3. Minimum widths for ground floor doorways and hallways. Throughout the ground floor, doorways designed to provide 34 inches of clear space and hallways that have at least 36 inches of clear width.
4. Ground floor restroom. Basic access to a half bath or full bath on the ground floor. As defined here, basic access denotes sufficient depth within the restroom for a person in a wheelchair to enter and close the door. Basic access to a full bath is preferable to a half bath.
5. Reinforcement in walls in showers and next to toilets for future installation of grab bars without future structural modifications.
6. Light switches and electrical outlets within comfortable reach for all. Outlets located 18" from floor unless windows prevent using this location. Electric light rocker or touch switches and thermostat controls located 44"–48" from floor.

D. Alternative Design Compliance is not allowed for RZC 21.58.2100 Visitability Standards.

12.3 Universal Design Checklists


A. Purpose.

1. Implement the Redmond Comprehensive Plan.
2. Implement design elements to improve accessibility and maximize opportunities for independence for community members of all ages, abilities, and languages.

B. Applicability.

1. Universal design standards are applicable to all building types and are encouraged citywide.
2. In RZC 21.55 there are three checklist-based universal design incentives. The tables in this section describe the minimum requirements for developments to achieve the incentive.
 - a. For incentive for Universal/Inclusive Design Features in Residential Units, complete checklists 12.3.1.
 - b. For incentives for Universal/Inclusive Design Features in Building, complete checklist 12.3.2.
 - i. Mixed-Use residential units must complete checklist 12.3.1 and 12.3.2 for this incentive.
 - ii. Assembly and Public Buildings with a capacity ≥ 50 people must complete checklist 12.3.2 and 12.3.3 for this incentive.
 - c. For incentives for Universal/Inclusive Design Features in Site, complete checklist 12.3.4.
 - i. Assembly and Public Buildings with a capacity ≥ 50 people must complete checklist 12.3.3 and 12.3.4 for this incentive.

C. Standards.

1. Checklists in this section indicate how incentives for inclusive and universal design adopted in RZC 21.55 can be achieved.
 - a. The checklists in this appendix provide the minimum standards for UD Checklist incentives (See RZC 21.55 for incentive bonuses earned).
 - i. Required items denoted with an “R” will count towards incentive requirements. 10% of required elements may be waived if site conditions limit implementation or if compliance with any state or federal law imposed a design condition that would conflict with the requirement.
 - ii. Items denoted with an “E” are encouraged, but not required.
 - d. Supplemental standards in this appendix are the minimum standards for the related incentive (see RZC 21.55).
2. Inclusive neighborhood areas as defined in RZC 21.05 have mandatory elements as shown in the checklists. The  symbol indicates the column with requirements for the inclusive neighborhood pilot project area.

C. Alternative design compliance for universal design checklist items is allowed if the alternative provides the same or increased access and convenience.

12.3.1 Residential Checklist.

To qualify for incentives in RZC 21.55, required elements in the checklist below must be provided for a minimum of 25% of housing units or 50% of units in the inclusive neighborhood pilot project area.



Table 12.3.1 Universal Design Residential Checklist (R = Required for Incentive, E = Encouraged)	 Inclusive Nbhd	Single Family	Middle Housing	Multi- Family
1. Entry and Approach				
Landing outside entry door. <ul style="list-style-type: none"> Landing shall measure a minimum of 60 inches in all directions and be clear of obstructions and door swing. Square footage requirement is for landing, not including square footage of access walk or ramp. Landing must be graded to provide drainage away from entry. Entry door have lever door hardware or provide electronic keyless entry. 	R	R	R	Per RMC Chapter 15.08, Building Code.
Weather protection, such as roof or porch, covers entire required landing and door swing area, if outswing door.	R	R	R	
Minimum 36 square feet of space (e.g., foyer) inside entry door. Foyer shall measure a minimum of 48 inches on one side and be clear of obstructions and door swing.	E	R	R	
A zero-step entrance. Accessible entrance shall have a 36-inch-wide door (minimum) and no step. Threshold may be up to 0.25 inches high. Entry shall be on a barrier-free route with a hard surface that meets accessibility requirements).	R	R	R	
Accessible routes to entry (width a minimum of 42 in) with no gradient exceeding 1:60 and minimal crossfall and no trip hazards or obstructions. Route shall have good lighting and adequate color contrast and be convenient and practical (same or substantially same route for ADA user).	R	E	R	
2. First Floor Restroom (features may vary for other restrooms)				
Accessible restroom on main floor, with a pre-formed roll-in (curbless) shower pan or, at minimum, a one-piece tub and shower combination to ease future conversion.	E	R	R	R
If the main floor restroom is located down a hallway and not off a main room with adequate space to enter, that hallway must be a minimum of 42" wide. Open plan design without hallways to restroom is preferred.	E	R	R	R

Table 12.3.1 Universal Design Residential Checklist (R = Required for Incentive, E = Encouraged)	 Inclusive Nbhd	Single Family	Middle Housing	Multi-Family
Install grab bars for the toilet and tub or shower (if provided) that meet ADA standards or (at minimum) frame the walls to be capable of supporting firm fixing for grab bars without structural modifications – requires full floor to ceiling 3/4" plywood blocking installed on walls around the toilet and shower area for future anchoring.	E	R	R	R
Flexible shower extension. Handheld unit with min. 69" long flexible hose attached to adjustable glide bar that is a min. of 36" long	E	R	R	R
Offset valves on the showers and tubs.	E	R	R	R
3. First Floor Bedroom				
Accessible bedroom on main floor. Upper story bedroom is acceptable if accessible via elevator or similar assistive device.	E	R	R	R
If the bedroom is located down a hallway and not off a main room with adequate space to enter, that hallway must be a minimum of 42" wide.	E	R	R	R
4. Kitchen				
Ample, clear floor space (5' diameter circle).	E	R	R	R
Variable height work surfaces, including 34-inch-high surfaces	E	R	R	R
Pull out shelves and cutting board, where applicable, in base cabinets.	E	R	R	R
Appliances shall be located so they can be accessed within ADA acceptable reach ranges and clear floor space	E	R	R	R
Range hood controls on wall just above counter or at face of the cabinet.	E	R	R	R
5. Outlets & Controls, Hardware, Windows				
Outlets, levers, windows, and controls are compliant with Type A or B Units in ICC A117.1.	E	R	R	R
Bottom of circuit panel is not to exceed 36" in height.	E	R	R	R
Walls capable of supporting firm fixing for handrails, grab rails etc.	E	R	R	R

12.3.2 Non-Residential, Mixed-Use Residential, and Multifamily Checklist

Table 12.3.2 is applicable to all for non-residential and mixed-use developments and all multifamily developments with 9 or more housing units. All mixed-use residential structures must also meet the standards in Table 12.3.3 and 12.3.4. to qualify for Universal Design building features incentives.

Table 12.3.2 Universal Design Building Features Checklist (R = required, E = encouraged)	 Inclusive Nbhd	Assembly, Education, and Public Buildings	Office and Commercial	Mixed - Use Residential	Transportation Facility
1. Entrances					
All primary entrances are at grade, with no raised threshold.	R	R	R	R	R
All primary entry doors (office, retail shop, or apartment lobby entrances) encountered along primary outdoor access routes from parking and from loading/unloading areas [must open and close automatically based on presence of sensor or button and have an emergency power supply.	R	R	R	R	R
All primary entrance doorways are wide enough to allow an ambulatory person to pass a person using a wheeled mobility device.	R	R	R	E	R
Walk off mats need to be securely fastened. Consider recessed or integrated mats.	R	R	R	R	R
2. Internal circulation and wayfinding					
All interior doorways a minimum of 36 inches wide (or greater width where required by code)	E	R	R	R	R
Wayfinding system provides access to areas of primary function that differentiates primary routes, zones, or nodes using variations in flooring, lighting, ceiling height, tactile surfaces, and/or other architectural features.	E	R	E	E	R
Visual, tactile, or audible directional signage, maps, or models at all primary entrances, the primary access point to each floor, and all corridor intersections.	E	R	R	E	R
All directional and informational signs at entryway and major interior circulation intersections use pictograms between 43" to 51" above finished floor. More than one language is encouraged for areas with public access.	E	R	E	E	R


Table 12.3.2 Universal Design Building Features Checklist (R = required, E = encouraged)	 Inclusive Nbhd	Assembly, Education, and Public Buildings	Office and Commercial	Mixed - Use Residential	Transportation Facility
Smart signs are utilized (e.g. radio frequency identifiers, near field communication or other technology that allows communication with personal devices; or links to online resources for navigation assistance; QR Code; etc.) for areas with public access.	E	R	E	E	R
All circulation spaces (including stairways and ramps) avoid patterns that distort perception.	E	R	R	R	R
Dual-height handrails are provided at all ramps and stairways, with contrasting surfaces on stair risers and treads.	E	R	E	E	R
Elevator controls to be large and of contrasting colors with audible as well as visual signs/ signals.	E	R	R	R	R
Throughout the floors that include entry features, mail, amenities, and trash services, and provide at least 6 ft of clear width in hallways.	E	R	R	R	R
3. Restrooms					
All public restroom facilities are configured in one of the following arrangements: <ol style="list-style-type: none"> 1) clusters of single-user gender-neutral rooms; 2) a gender-neutral room with shared lavatories and private toilet and bathing compartments; or 3) clusters of three or more consisting of at least one gender-neutral room, a men's room, and a women's room. 	E	R	E	E	R
All public restrooms shall have at least one adult changing table with an adjacent lavatory, with a sign provided outside the room indicating the presence of such features.	E	R	E	E	R
All toilet and bathing facilities have a clear floor space on at least one side of one toilet for each cluster of gender-neutral rooms, men's rooms, and women's rooms to ensure that a disabled person who requires attendant assistance can utilize the facilities. Restrooms shall be signed to indicate that attendant of the opposite sex may accompany disabled person.	E	R	R	R in Non-Residential Areas	R





Table 12.3.2 Universal Design Building Features Checklist (R = required, E = encouraged)	 Inclusive Nbhd	Assembly, Education, and Public Buildings	Office and Comm ercial	Mixed - Use Resid ential	Transpo rtation Facility
Public toilets are available on the premises with two differing seat heights, or at least one toilet has an adjustable seat height (without the use of after-market removable risers).	E	R	R	U	R
4. Retail Spaces					
All aisles near restrooms shall have extra space outside the circulation space for users to temporarily store mobility carts outside of restroom.	E	R	R <i>if applicable</i>	R <i>if applicable</i>	N/A
At least one sales and service counter has an inductive loop system or alternative assistive communications system (e.g. text communications system) with signage indicating system availability.	E	R	R <i>if applicable</i>	R <i>if applicable</i>	E
Where practical, provide a self-service kiosk near sales and service counters (for product availability and location, frequently asked questions, etc.).	E	R	R <i>if applicable</i>	R <i>if applicable</i>	R
<p>Where self-service kiosks and transaction machines are provided, provide clear floor space for forward or parallel approach with knee and toe clearances. Operable elements shall be within standard reach range of 34" to 48" above finished floor. Screens and viewing elements shall be between 42" and 51" above finished floor.</p> <p>Incorporate at least 5 of the following features:</p> <ul style="list-style-type: none"> Information in more than one format (print, symbol, languages, tactile, audible) Audio component with volume control and headphone jack Adjustable text size and contrast "Cancel" option to undo incorrect input and go back to previous step Visual and audio feedback on all actions Functions arranged and/or color coded to correspond with order of use More than one form of payment accepted Eject tray or other dispensers designed for retrieval of product with one hand; or Security features. 	E	R	E	E	R
5. Reception, Customer Service, and Waiting Areas					
Assistive technology is provided (e.g. assistive listening or real-time captioning)	E	R	R <i>if applicable</i>	R <i>if applicable</i>	R <i>if applicable</i>

Table 12.3.2 Universal Design Building Features Checklist (R = required, E = encouraged)	 Inclusive Nbhd	Assembly, Education, and Public Buildings	Office and Commercial	Mixed - Use Residential	Transportation Facility
Provide schedule (and route if transportation facility) in visual and audible formats (e.g. postings, handouts, smartphone apps, QR codes).	E	R	R <i>if applicable</i>	R <i>if applicable</i>	R

12.3.3 Assembly and Public Buildings

Applicable to all transportation facilities and buildings that allow for assembly of greater than 50 people (IBC types A-1, A-3, A-4, and A-5), including but not limited to community centers, hotel and conference centers, cultural or sport facilities, and building for religious services. Both RZC 21.58.2200.E and RZC 21.58.2200.F apply to these uses.

Table 12.3.3 Supplementary Checklist Items for Assembly Buildings (R – Required, E = Encouraged)	 Inclusive Nbhd	Assembly Buildings Incentive
1. Access Points, Entrances, Elevators, and Escalators		
Building address shall be clearly signed at all primary entrances.	R	R
A covered drop-off zone is provided adjacent to a minimum of one primary entrance. If offset from the entrance, a covered walkway is provided to protect from inclement weather.	R	R
Passenger loading and waiting areas are provided at primary entrances, with protection from the wind and inclement weather. All passenger loading and waiting areas are positioned to not obstruct any pedestrian or bicycle route, crosswalk, vehicular lane, or transit stop.	R	R
Pedestrian routes adjacent to vehicular travel lanes and passenger loading zones are marked by distinct paving materials and curb or protected edges or planting areas.	R	R
Where possible, elevators have doorways on both ends to allow people in mobility devices or with strollers to use the elevator without needing to turn around to exit.	R	R
All elevators have an adjacent waiting area at all discharge levels that does not conflict with the circulation space.	R	R
<u>All elevators have sufficient space to accommodate two or more wheelchairs.</u>	<u>R</u>	<u>R</u>
All escalators shall have audible warnings prior to beginning and at end of trip, with tactile walking surface indicator upon approach.	R	R
2. Restrooms		

At least one adult changing station is provided. See RZC 21.58.2510.	E	R
At least one sink in each restroom cluster shall have two heights for sinks or provide a step (may be fold-out) to ensure convenient access for children and adults.	E	R
3. Acoustics and Other Sensory Considerations		
Pay particular attention to sound in the selection of materials, art installations, etc., to ensure that there are no areas that create loud repetitive noises or where multiple sounds create a cacophony of noise.	E	R
Assistive listening devices are provided.	E	R
Sensory rooms are encouraged. See RZC 21.58.2300 for minimum design considerations.		R
4. Configuration of Public Assembly Spaces		
All public assembly spaces have a presentation area that is not raised or that can be accessed by a permanent ramp, with presentation equipment that is adjustable or movable, and controls that are within reach.	E	R
All public assembly spaces have selected spectator areas for people who use wheeled mobility devices that are designed so that: <ul style="list-style-type: none"> 1) Spaces can be accessed by two or more sides (e.g. back and side, etc); 2) Can be adjustable to accommodate various seating configurations (such as having a combination of fixed and movable seating or all movable seating); 3) Has easy access to charging ports for mobility devices and medical equipment (see RZC 21.58.2300); 4) Has adjacent storage outside the path of travel for mobility and medical devices for those that will use provided seats during events (no steps, railing, or other protrusions into the area); and 5) Has adjacent companion seating. 	E	R
Accessible seating areas shall be dispersed throughout the space horizontally, vertically, across all price points, and throughout all types of seating categories (including amenities spaces such as club or box seating).	E	R
Aisle-serviced accessible seating areas are not separated from general seating areas.	E	R
Gathering, waiting, and event spaces that utilize primarily bar height or standing tables shall provide a minimum of 5% of tables at lower, wheelchair accessible heights.	E	R
Provide dual height drinking fountains. Water bottle refill stations shall be easily in reach for wheelchair users.	E	R

Where drinking fountains or other protrusions extend into paths of travel, provide interruptions to pathway that can be easily detected by cane.

Example: A low and high drinking fountain with cane-detection handrails on the sides that also provide stability for those who are bending over to drink.



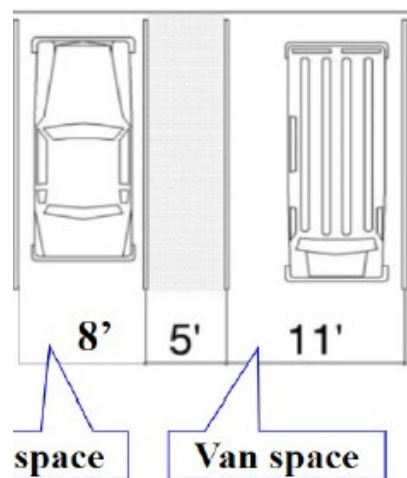
E

R

5. Parking

Van accessible parking shall be provided for 1 of every 4 accessible spaces. Van spaces must have an 11 ft width with 5 ft access aisle.

Note: An 8 ft van space with 8 ft access aisle is not allowed to ensure access aisle is not utilized as parking space and block use of van space.



R

R

12.3.4. Universal Design Site Features Checklist











Table 12.3.4 Universal Design Site Features Incentives Checklist (R = Required, E = Encouraged)	 Inclusive Nbhd	Assembly, Education, and Public Buildings	Office and Commercial	Mixed - Use and Multi family	Transportation Facility
1. Public Spaces					
<p>Provide areas of sensory respite: Along sidewalks and other pathways that extend over 100 ft, a minimum of one withdrawal spaces: quiet areas such as quiet natural areas, small gardens, seating areas, etc.</p> <ul style="list-style-type: none"> Sensory rest area shall be a minimum of 500 sq ft and provide seating for a minimum of 2 users and space for a wheelchair next to seating. Use a limited palette of materials, finishings, textures, or colors and minimal details in these retreat areas. Minimize sensory distractions: environments should not present elements that can become visual, auditory, tactile, etc., distractions – e.g. blinking lights, bright colors, excessive stripes. Pay particular attention to sound in the selection of materials, art installations, etc., to ensure that there are no areas that create loud repetitive noises or where multiple sounds create a cacophony of noise. 		R	R	R	R
<p>Facilitate sensory integration in specified sensory activity areas and artwork: include multisensory stimuli, providing space for physical activity as well as vibrations, music, visual experiences, etc. Facilitate sensory integration in specified sensory activity areas and artwork: include multisensory stimuli, providing space for physical activity as well as vibrations, music, or visual experiences, etc.</p>		R	O	O	O
<p>Maximize comprehension: clear arrangement of spaces, direct routes between them, use of simple forms, and uncluttered interiors</p>		R	R	R	R
<p>Physical structure: organize environment with clear visual and physical boundaries. These will help to create a definite context for each activity in association with a given space.</p>		R	R	R	R

Table 12.3.4 Universal Design Site Features Incentives Checklist (R = Required, E = Encouraged)	 Inclusive Nbhd	Assembly, Education, and Public Buildings	Office and Commercial	Mixed - Use and Multi family	Transportation Facility
2. Play Areas					
All play areas have continuous surfaces.		R	R <i>if applicable</i>	R	N/A
All play areas have seating. Where play area is enclosed, seating is inside of enclosed play area.		R	R <i>if applicable</i>	R	N/A
All play areas have equipment designed for different age, development, and ability levels. A minimum of 10% of equipment selected for accessibility.		R	R <i>if applicable</i>	O	N/A
3. Wayfinding					
Provide signage to nearby light rail station entrance, public buildings, and transit stops that includes a symbol to indicate if route is wheelchair accessible and distance to destination.					

12.4 Supplemental Standards for Inclusive Design Features

A. Purpose. Supplemental standards provided in this section describe the minimum requirements to achieve specific development incentives found in RZC 21.55. To earn the incentive, the applicant must show how the project meets the standards herein.

12.4.1. Adult Changing Room

A. Where possible, restrooms with adult changing stations should be located in close proximity to, and within line of site of, a staffed reception area, help desk, ticket counter, or other area of customer assistance.

B. Features. Adult changing station requirements and recommendations.

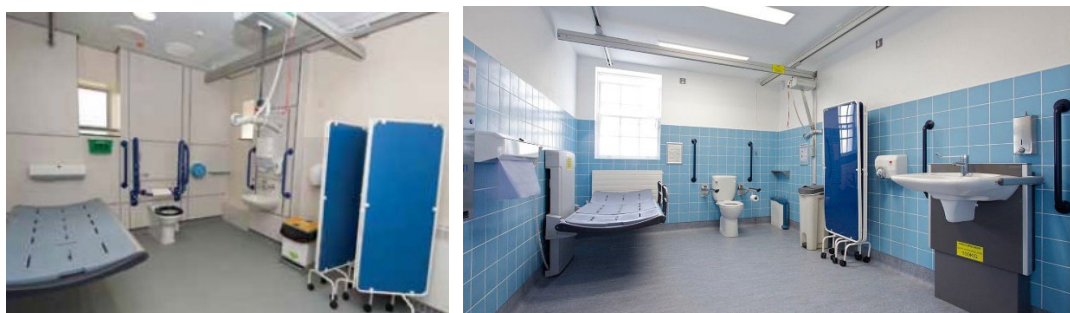
Table 12.4.1.B Adult Change Room Features	
Minimum requirements	Recommended features
<ul style="list-style-type: none"> • Height adjustable, adult sized changing bench with lowest setting at 17 – 19 inches in height with signage indicating the weight capacity and instructions for operation; • Ceiling track hoist system; • Adequate space for the disabled person and up to two assistants; • Centrally located toilet with space on both sides for assistants; • Large garbage can; • Height adjustable sink/counter; • A coat hook located in close proximity to the changing surface; and • Signage indicating presence of adult changing table provided at the entrance to the room. 	<ul style="list-style-type: none"> • Wide paper roll for changing table • Privacy screen • Shower facilities are recommended for all fitness or active exercise amenity areas.

Figure 12.4.1.B Changing room signage examples



C. Adult changing station examples.

Figure 12.4.1.C. Changing Station Examples.



City Hospital, Nottingham University Hospitals, NHS Trust, and Hartfield-Jackson International Airport Atlanta

12.4.2 Automatic Doors.

A. Extra-large revolving doors with a button to slow the revolving speed are an alternative to push button or motion sensor doors, and are particularly appropriate for large assembly uses.

B. For doors with a push button to open, ensure door opening motor is sufficient for high wind locations.

Figure 12.4.2. B Examples of automatic doors



C. Consider location of push buttons for door entry to be highly visible and within a navigable timed distance from the door. Push buttons or automatic doors are encouraged at all key locations even if not required by building codes, including cafes, retail storefronts, restrooms, parking garages, sensory rooms, and rest areas.

D. Where badge scan is required for entry, programming the badge scan to indicate ADA access and automatically open door on scan is encouraged.

12.4.3 Mobility Device Charging Area.

A. When planning social seating areas and meeting rooms, such as in a lobby, restaurant, park, or event space, provide a minimum of one publicly accessible plug-in for recharging of electric wheelchairs, mobility scooters, and other mobility or medical devices for every 50 seats.

B. For wheelchair spaces in assembly spaces such as theaters, auditoriums, sanctuaries, or community centers, provide one plug per zone.

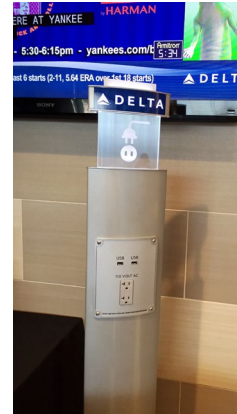
C. Provide power sources within an accessible reach range (typically between 34 and 44 inches), on a wall or integrated into tables or other furniture.

D. Ensure both the area in front of the plug-in and the accessway to the plug maintains a clearance that can accommodate a standard mobility scooter.

E. Provide clear signage to indicate location of charging.

F. Provide comfortable seating for user and a minimum of one companion next to the charging port for use while device is charging.

Figure 12.4.3.F Examples of recharging areas.



12.4.4 Sensory Rooms

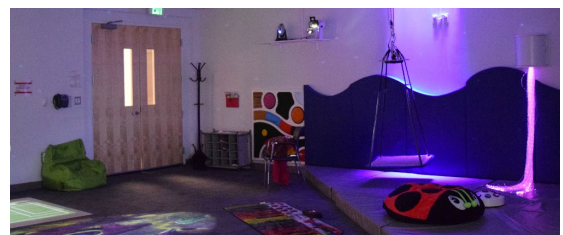
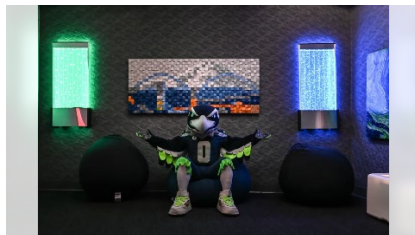
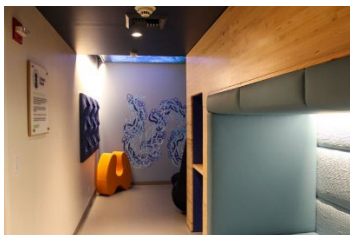
A. Indoor and outdoor sensory regulation spaces are encouraged for all new developments.

B. Sensory spaces must include at minimum:

1. dimmable lighting system;
2. acoustical treatment for walls and ceiling;
3. sounds masking; and
4. floor treatment.

C. Two or more furnishings and interactive elements must provide sensory inputs that are calming, apply pressure, or include repetitive motion actions.

Figure 12.4.4. Sensory Room examples



Photos show examples sensory rooms at SeaTac Airport, Lumen Field, Scott Community Center (Fairfax, VA)

12.5 Intellectually or Developmentally Disabled (IDD) Housing

A. Purpose. To earn the incentive for IDD housing, all units must comply with the standards in this section.

B. Minimum Requirements.

1. In properties with more than 12 IDD housing units, create sub-clusters with 8 to 12 units sharing semi-private common space or entry sequence.
2. The Washington State Department of Social and Health Services (DSHS) Developmental Disabilities Administration (DDA) manages the IDD housing program in Washington State. IDD units must comply with Washington State IDD housing program requirements as they exist or are amended, with a minimum of:
 - a. Must be built to ICC A117.1 Type A, B, or C unit standards or checklists in this chapter, whichever is more accessible. *Example:* if ICC standard states a required width of 32" but the checklist requires 36", the more accessible 36" standard applies.
 - b. At least one accessible/roll in shower shall be provided in the unit.
 - c. Onsite service providers must be DDA-approved.
3. IDD units must obtain a DDA's letter of support to be granted incentives. Contact Dr. Sheng Fang, Housing and Community Living Unit Manager: sheng.fang@dshs.wa.gov for more information.

RZC Appendix 13: Materials List [NEW]

For Use with RZC 21.58 Community Design Standards

Material	Maximum Usage (% of façade area)
Brick (full dimensional)	100%
Stone/masonry	100%
Mass timber	100%
Fiber reinforced cement siding and panels	100%
Glass	100%
Finished wood, wood veneer, engineered wood	100%
Metal (Factory or naturally finished flat, ribbed, or profiled panels)	100%
Concrete block	50% 100% in I, MP zones
Concrete (poured in place or precast)	50% 100% in I, MP zones
Exterior Insulation Finishing System (EIFS)	25%
Stucco	25%
Vegetated wall or trellis	100%
Photovoltaic features	100%
Ceramic tile	35%
Vinyl siding	Not permitted
T-11, plywood.	Not Permitted