

# City of Redmond



## Agenda

**Tuesday, December 5, 2023**

**4:30 PM**

**City Hall: 15670 NE 85th St; Remote: Comcast Ch. 21/321, Ziplify Ch. 34,  
Facebook (@CityofRedmond), Redmond.gov/rctvlive, or 510-335-7371**

### **Committee of the Whole - Planning and Public Works**

#### **Committee Members**

*Melissa Stuart, Presiding Officer*

*Jeralene Anderson*

*David Carson*

*Steve Fields*

*Jessica Forsythe*

*Varisha Khan*

*Vanessa Kritzer*

*Meetings can be attended in person, viewed live on RCTV (redmond.gov/rctlive), Comcast Channel 21/321, Ziply Channel 34, Facebook/YouTube (@CityofRedmond), or listen live at 510-335-7371*

## **AGENDA**

### ROLL CALL

1. Approve Final Contract with Razz Construction in the Amount [CM 23-639](#)  
of \$2,963,304 and Accept Construction for the NE 40th Street  
Stormwater Treatment Retrofit project.  
[Attachment A: Vicinity Map](#)  
[Attachment B: Additional Project Information](#)
2. Planning Commission Recommendation: Phase 2 Amendments [CM 23-635](#)  
to the Redmond Zoning and Municipal Codes  
(LAND-2023-00112 | SEPA-2023-00113)  
[Attachment A: Planning Commission Report and Recommendation](#)  
[Attachment A.1: Technical Committee Legislative Action](#)  
[Attachment A.1.a: Proposed Zoning and Municipal Code Amendments](#)  
[Attachment A.1.b: Amendment Summaries and Analysis](#)  
[Attachment A.1.c: Certificate of Posting SEPA](#)  
[Attachment A.2: Public Hearing Notice](#)  
[Attachment A.3: Public Comments Summary Matrix and Attachments](#)  
[Attachment A.4: Proposed Amendments to the Redmond Zoning and  
Municipal Codes](#)  
[Attachment A.5: PC Final Issues Matrix](#)  
[Attachment B: Amendment Summaries and Analysis](#)  
[Attachment C: Individual Amendments by Code Title Chapter and Section](#)
3. Southeast Redmond Master Plan Update [CM 23-638](#)  
[Attachment A: SE Redmond Park Master Plan Concepts](#)
4. Tree Canopy Strategic Plan Update [CM 23-637](#)  
[Attachment A: 2023 Tree Canopy Strategic Plan Progress Summary](#)

### ADJOURNMENT



*Meeting videos are usually posted by 12 p.m. the day following the meeting at [redmond.legistar.com](http://redmond.legistar.com), and can be viewed anytime on Facebook/YouTube (@CityofRedmond) and OnDemand at [redmond.gov/OnDemand](http://redmond.gov/OnDemand)*



## Memorandum

**Date:** 12/5/2023

**Meeting of:** Committee of the Whole - Planning and Public Works

**File No.** CM 23-639

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Public Works	Aaron Bert	(425) 556-2786
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**DEPARTMENT STAFF:**

Public Works	Rob Crittenden	Senior Engineer
Public Works	Lisa Rigg	Senior Engineer
Public Works	Rylan Knuttgen	Engineering Manager

**TITLE:**

Approve Final Contract with Razz Construction in the Amount of \$2,963,304 and Accept Construction for the NE 40th Street Stormwater Treatment Retrofit project.

**OVERVIEW STATEMENT:**

This contract with Razz Construction for the NE 40th Street Stormwater Treatment Retrofit project, Project No. 1612-406-03, had a total bid amount of \$3,175,727. Taking into account plus or minus change orders and bid item increases or decreases, the final contract amount is \$2,963,304. Staff is also asking Council to accept construction.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Stormwater CIP
- **Required:**  
Council approval is required to accept a Public Works contract that exceeds \$300,000 (2018 City Resolution 1503)
- **Council Request:**  
N/A
- **Other Key Facts:**  
N/A

**OUTCOMES:**

This project provides enhanced treatment, phosphorous control, and oil control, resulting in substantial improvement to water quality in stormwater draining to Lake Sammamish and Villa Marina Creek.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
N/A
- **Outreach Methods and Results:**  
N/A
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**  
\$2,963,304

**Approved in current biennial budget:** ☒ **Yes** ☐ **No** ☐ **N/A**

**Budget Offer Number:**  
CIP

**Budget Priority:**  
Healthy and Sustainable

**Other budget impacts or additional costs:** ☐ **Yes** ☒ **No** ☐ **N/A**

***If yes, explain:***  
N/A

**Funding source(s):**  
Microsoft CFD  
King County WaterWorks grant  
Department of Ecology grant  
Stormwater CIP

**Budget/Funding Constraints:**  
N/A

☒ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
1/16/2024	Business Meeting	Approve

**Time Constraints:**

Following project acceptance, in accordance with RCW 60.28, the contract retainage will be released upon receipt of clearances from the Washington State Departments of Revenue and Labor and Industries, and a mandatory 45-day waiting period for filing claims and liens.

**ANTICIPATED RESULT IF NOT APPROVED:**

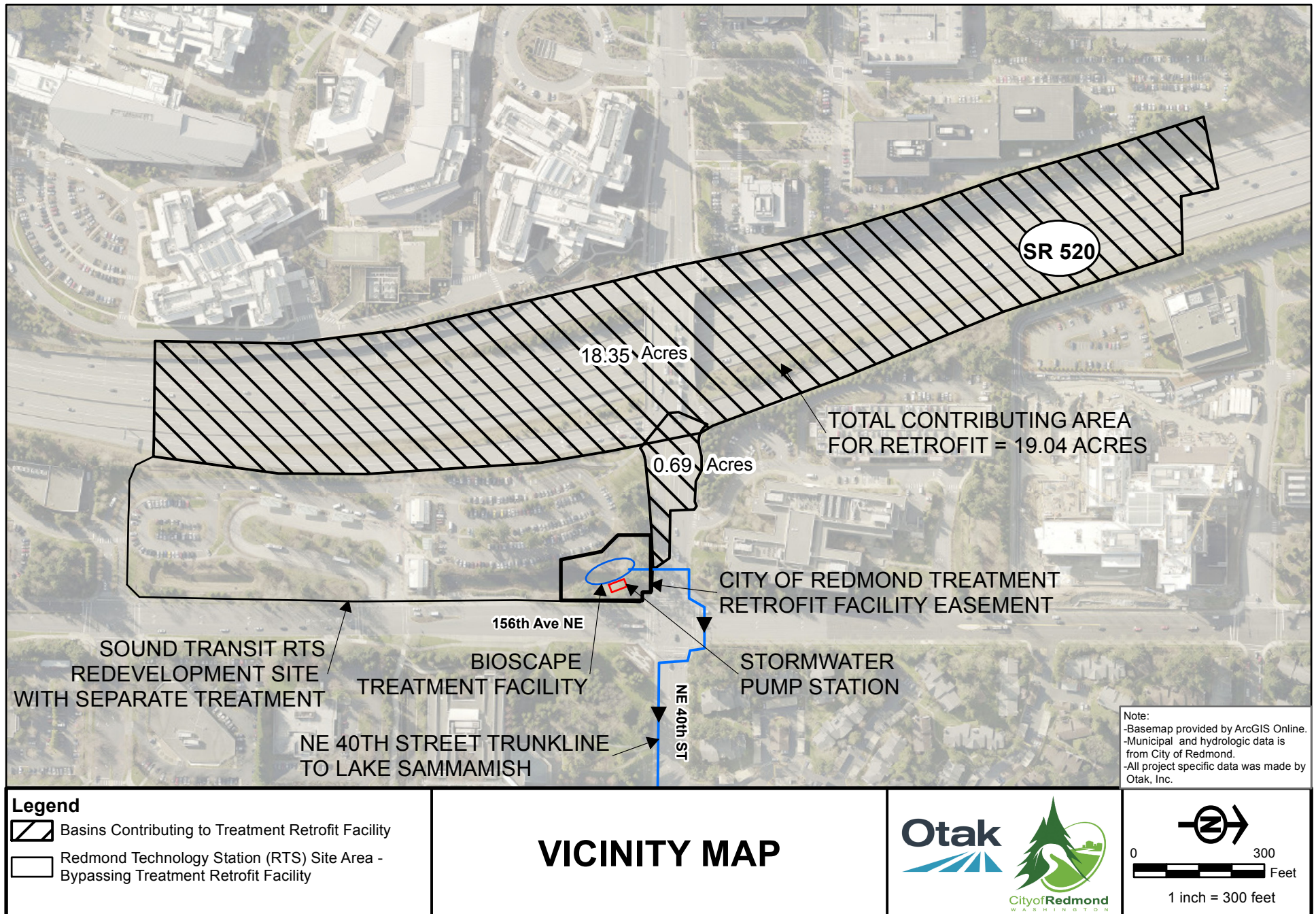
The warranty period begins upon Council acceptance. Not accepting construction will result in delay of warranty start, increasing the project close-out cost.

**ATTACHMENTS:**

Attachment A: Vicinity Map

Attachment B: Additional Project Information

# Attachment A - NE 40th Street Stormwater Treatment Vicinity Map





## Attachment B – Additional Project Information

### NE 40<sup>th</sup> Stormwater Retrofit

#### Fiscal Information

##### Current Project Budget

Microsoft CFD	\$2,077,565
King County WaterWorks grant	\$150,000
Department of Ecology grant	\$3,592,500
Stormwater CIP	\$100,000
<b>Total Funding</b>	<b>\$5,920,065</b>

##### Estimated Project Costs

Design	\$1,762,392
Construction	\$3,714,035
<b>Total Estimated Project Cost</b>	<b>\$5,476,427</b>

**Budget Difference** **\$443,638**

#### Previous Project-Related Council Touches

<u>Date</u>	<u>Meeting</u>	<u>Action</u>
7/6/2021	City Council	Award Construction Contract



Pump equipment in background with Filtterra Bioscape in foreground



Leaf shaped Filterra bioscape



## Memorandum

**Date:** 12/5/2023

**Meeting of:** Committee of the Whole - Planning and Public Works

**File No.** CM 23-635

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Planning and Community Development	Carol Helland	425-556-2107
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**DEPARTMENT STAFF:**

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	David Lee	Current Development and Implementation Manager
Planning and Community Development	Becky Frey	Principal Planner
Planning and Community Development	Kimberly Dietz	Principal Planner

**TITLE:**

Planning Commission Recommendation: Phase 2 Amendments to the Redmond Zoning and Municipal Codes (LAND-2023-00112 | SEPA-2023-00113)

**OVERVIEW STATEMENT:**

The Redmond Planning Commission recommends minor amendments to the Redmond Zoning Code. The City's Technical Committee recommends minor amendments to the Redmond Municipal Code. This series of amendments was developed in coordination with Redmond 2050 and represents a periodic update and regular maintenance of the city's development regulations.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**
  - Redmond Comprehensive Plan policy PI-11: Ensure that development regulations, functional plans, budgets, and other implementing measures and actions are consistent with and reinforce the Comprehensive Plan.
  - Redmond's Community Strategic Plan including improving equity and inclusion, supporting environmental sustainability and housing choices, supporting infrastructure and economic development opportunities, and responding to the community.



- **Required:**

- Washington Administrative Code (WAC) 365-196-800 Relationship between development regulations and comprehensive plans. (1) Development regulations under the act are specific controls placed on development or land use activities by a county or city. Development regulations must be consistent with and implement comprehensive plans adopted pursuant to the act. "Implement" in this context has a more affirmative meaning than merely "consistent." See WAC 365-196-210. "Implement" connotes not only a lack of conflict but also a sufficient scope to fully carry out the goals, policies, standards, and directions contained in the comprehensive plan.
- WAC 365-196-610 Periodic review and update of comprehensive plans and development regulations. (1) Requirements. (a) Counties and cities must periodically take legislative action to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of the act. This review and revision, required under RCW 36.70A.130(1), is referred to in this section as the periodic update.

- **Council Request:**

N/A

- **Other Key Facts:**

The City's zoning code was last rewritten in 2011. That rewrite reorganized and updated the former Redmond Community Development Guide to establish the Redmond Zoning Code. A staff team led the effort and coordinated a specially appointed Code Rewrite Commission for the review of proposed changes. Since 2011, the City Council has approved 45 updates, including site- and topic-specific amendments such as: Temporary Uses; Low Impact Development; Marymoor Subarea Plan; periodic clean-up series in 2013, 2015, 2018, 2019, 2020; and the first phase of the Redmond Zoning Code ReWrite.

This series of amendments, Phase 2 of the ReWrite, is requested for the City Council's approval at the February 20, 2024 Council business meeting. Two additional phases of the ReWrite are anticipated, continuing a focused and coordinated improvement to the zoning code, in coordination with Redmond 2050.

### **OUTCOMES:**

This recommendation, developed in coordination with Redmond 2050, provides for annual maintenance of the city's development regulations including improvements for formatting and organization, strengthening the transparency and accessibility of the code, responding to community requests, supporting process improvement, ensuring conformance with state law, and addressing general corrections of cross-references, phrasing, and grammar.

### **COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

Outreach and involvement included the following to community members, property and business owners, faith-based leaders, non-profit organizations, developers, parties of interest, and Parties of Record as defined in RZC 21.76 Review Procedures and 21.78 Definitions:

- Q2 and Q3 2021 - preliminary notification, invitation to participate, and technical testing by staff from the departments of Parks and Recreation, Planning and Community Development, and Public Works.
- Q3 and Q4 2021 - feedback on scoping and conceptual drafts

- Q1 to Q3 2022 - feedback on proposed amendments and technical testing
- Q4 2022 to Q2 2023 - comments on final proposed amendments and SEPA determination of non-significance
- September 27 to October 25, 2023 - Planning Commission's public hearing

- **Outreach Methods and Results:**

Methods included three phases of outreach to project stakeholders to seek preliminary review and feedback on draft amendments to development regulations. Staff facilitated a combination of direct email, Let's Connect tools, the City's website, and virtual and in-person open house events with office hours:

- Conceptual amendments to the code;
- Draft proposed amendments to the code; and
- Final draft proposed amendments and SEPA determination comment period

Three phases of community involvement using direct email and City e-news included:

- Initial awareness of the project's scope of work;
- Draft proposed amendments to code; and
- Final draft proposed amendments, SEPA determination comment period.

*Plans, Policies, and Regulations*, a monthly City e-news, provided frequent information at regular intervals to interested parties and allowed for self-managed participation in the distribution channel.

Staff also provided presentations to interest groups and contributed to the City's YouTube channel.

The methods above allowed staff to confirm feedback from stakeholders by refining early drafts of work and seeking follow-up review. This progressive method of proactive and frequent outreach ensured that the resulting recommendations met interests and addressed concerns expressed by stakeholders, the community, and staff.

- **Feedback Summary:**

Staff received a variety of feedback points and comments during the development and review stages of this project. Background summaries including project stakeholder and community feedback are provided for the individual code amendments. Refer to Attachment B. Background and Summaries of Amendments to the Redmond Zoning and Municipal Codes for additional information.

## **BUDGET IMPACT:**

### **Total Cost:**

This project is being led and facilitated by Planning and Community Development staff, with the support of Public Work, Parks and Recreation, and Communication staff. This phase of the rewrite involves no additional costs. Outcomes of this current work, in addition to efforts undertaken during the following project phases, support regulatory clarity. Clarity reduces the cost of doing business and ensures that the City recuperates more of the cost of services provided. These amendments will also support smart growth throughout the City resulting in an expanded tax base and other revenues

to aid in advancing the community's vision.

**Approved in current biennial budget:** ☒ Yes ☐ No ☐ N/A

**Budget Offer Number:**  
#000040 - Community/Economic Development

**Budget Priority:**  
Vibrant and Connected

**Other budget impacts or additional costs:** ☐ Yes ☐ No ☒ N/A

*If yes, explain:*  
N/A

**Funding source(s):**  
General Fund

**Budget/Funding Constraints:**  
N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
	Item has not been presented to Council	N/A

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
1/16/2024	Business Meeting	Provide Direction
1/30/2024	Study Session	Provide Direction
2/20/2024	Business Meeting	Approve

**Time Constraints:**  
N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

The Redmond Zoning Code will remain silent regarding procedural steps for review of expanded day care services and will continue prohibiting leasing of commercial space to dentists, clinics, and similar business uses in the Northwest Design District.

As this recommendation is provided in coordination with Redmond 2050, staff recommends the City Council take action on the recommended amendments in Q1 2024.

**ATTACHMENTS:**

- A. Planning Commission Report and Recommendations
  - 1. Technical Committee Report
  - 2. Public Hearing Notice
  - 3. Public Comment Matrix
  - 4. Proposed Amendments to the Redmond Zoning Code and, as referenced to the Planning Commission, the Redmond Municipal Code
  - 5. Planning Commission Issues Matrix (if needed)
- B. Background and Summaries of Amendments to the Redmond Zoning and Municipal Codes
- C. Individual Amendments by Code Title, Chapter, and Section
  - 1. Recommended Amendments Cover Sheet
  - 2. RMC 5.04.140 Criteria for Denial, Suspension, or Revocation of License
  - 3. RMC 5.22.070 Revocation or Suspension of License
  - 4. RMC 9.14 Controlled Substances Paraphernalia, Poisons, and Toxic Fumes
  - 5. RMC 13.04 Sewage and Drainage
  - 6. RMC Title 7 Animals
  - 7. RZC 21.04.030 Comprehensive Allowed Use Chart
  - 8. RZC 21.06 Urban Recreation
  - 9. RZC 21.08.340 Home Business
  - 10. RZC 21.10 Downtown Regulations
  - 11. RZC 21.13.120 MDD Site Standards
  - 12. RZC 21.13.150 MDD Floor Area
  - 13. RZC 21.14 Commercial Regulations
  - 14. RZC 21.14.080 Northwest Design District
  - 15. RZC 21.16 Site Requirements, Measurements, and Other Applicable Regulations
  - 16. RZC 21.24 Fences
  - 17. RZC 21.41 (Formerly) Marijuana-Related Uses (NEW) Cannabis-Related Uses
  - 18. RZC 21.76 Review Procedures



## PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

November 1, 2023

<b>Project File Number:</b>	<b>LAND-2023-00112   SEPA-2023-00113</b>
<b>Proposal Name:</b>	<b>Phase 2 of Amendments to the Redmond Zoning and Municipal Codes as Periodic Rewrite of Redmond's Development Regulations</b>
<b>Applicant:</b>	<b>City of Redmond</b>
<b>Staff Contacts:</b>	<b>Carol Helland, Director of Planning and Community Development, 425-556-2107</b> <b>Seraphie Allen, Deputy Director, Planning and Community Development, 425-556-2450</b> <b>David Lee, Manager, Current Development and Implementation, 425-556-2462</b> <b>Beckye Frey, Principal Planner, 425-556-2750</b> <b>Kimberly Dietz, Principal Planner, 425-556-2415</b>

## FINDINGS OF FACT

### Public Hearing and Notice

#### a. Planning Commission Study Sessions and Public Hearing Dates

- i. The City of Redmond Planning Commission held study sessions on April 26, 2023; May 24, 2023; September 13 and 27, 2023; October 25, 2023; and November 1, 2023.
- ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on September 27, 2023. Verbal and written comments were received and are provided as Attachment C Public Comment Matrix.

#### b. Notice and Public Involvement

The public hearing notice was published in the Seattle Times on September 6, 2023 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

- i. Email to Code Clean-Up Parties of Record;
- ii. Posting on the Redmond Zoning Code Rewrite project webpage; and
- iii. Notice of the Public Hearing sent through city E-News.

### Redmond Zoning Code Text Amendment Summary and Criteria

The City is proposing an amendment to the Redmond Zoning and Municipal Codes that address formatting and organization, transparency and accessibility of the code, community requests, process improvement, consistency with state law, general corrections of cross-references, phrasing, and grammar, and ensure consistency with Comprehensive Plan policies. Amendments involve RZC Chapters 21.06, 21.08, 21.10, 21.13, 21.14, 21.16, 21.24, 21.41, 21.57, 21.76; associated definitions in RZC 21.78; and RMC Titles 5, 9, 7, and 13. . The full amendments are provided as Attachment D: Proposed Zoning and Municipal Code Amendments

Planning Commission Report – Findings and Conclusions  
**Phase 2 of Amendments to the Redmond Zoning and Municipal Codes as Periodic Rewrite of Redmond’s Development Regulations**  
November 1, 2023

Staff Analysis

RZC 21.76.070 AE – TEXT AMENDMENT	MEETS/ DOES NOT MEET CRITERIA
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	Meets

In addition, staff analysis is provided in Attachments B and C to the Technical Committee’s August 30, 2023 Report.

**Recommended Conclusions of the Technical Committee**

On August 30, 2023, the Technical Committee reviewed amendments to the Redmond Zoning and Municipal Codes, identified as **Attachment A to the Technical Committee Report**, and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval with no additional conditions**.

**RECOMMENDED CONCLUSIONS**

The Planning Commission has reviewed:

- A. Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and
- B. The Technical Committee Report (**Attachment A**).

**Recommendation**

The Planning Commission reviewed the amendments to the Redmond Zoning Code, identified as **Attachment A to the Technical Committee Report**, and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval with modifications**.

Included in the Commission’s recommendation is the following amendment to the Technical Committee’s recommendations to amend the Redmond Zoning Code:

- Clarify the allowance of ambulatory and outpatient services in the Northwest Design District (NWDD):
  - Amend RZC 21.04.030 Comprehensive Allowed Uses Chart to identify the allowed use in Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones; and
  - Amend RZC 21.14.080 Northwest Design District to identify the allowed use, parking ratio, and special regulations in tables 21.14.080.2 General Allowed Uses and Cross-References in NWDD Zone (Nonresidential) and 21.14.080B Allowed Uses and Basic Development Standards.

The Planning Commission recommended subsequent consideration and discussion with the Commission in response to David Morton’s September 27, 2023 public testimony. The following points should be addressed in coordination with relevant topics as they are presented in the future for the Commission’s review and recommendations:

- Describe spill or accident response protocols and operations for land uses located in CARA I and II;
- Define risk management including planning, protocols, and implementation for the CARA;
- Identify whether the city is considering any additional prohibitions to land use activities in CARA I and II; and
- Describe recharge within the CARA, particularly CARA II, and the relationship to wells.

The Planning Commission also commented on the Technical Committee’s recommendations to amend the Redmond Municipal Code, as provided to the Commission for reference only. Commissioner’s suggested including refinements to RMC 7.04.154 Beekeeping for coordination with state legislation and to recognize statewide management and protection plans of pollinator species.

Planning Commission Report – Findings and Conclusions

**Phase 2 of Amendments to the Redmond Zoning and Municipal Codes as Periodic Rewrite of Redmond's Development Regulations**

November 1, 2023

DocuSigned by:

*Carol Helland*

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**Carol Helland**

**Planning and Community Development Director**

DocuSigned by:

*Susan Weston*

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**Susan Weston**

**Planning Commission Vice-Chair**

**Attachments**

- A. Technical Committee Report**
- B. Public Hearing Notice**
- C. Public Comment Matrix**
- D. Proposed Amendments to the Redmond Zoning Code**
- E. Planning Commission Issues Matrix (if needed)**



## Technical Committee Report to the Planning Commission

August 30, 2023

### PHASE 2 OF AMENDMENTS TO THE REDMOND ZONING AND MUNICIPAL CODE AS PERIODIC REWRITE OF REDMOND'S DEVELOPMENT REGULATIONS

#### PROJECT INFORMATION

<b>Project File Number:</b>	<b>LAND-2023-00112/SEPA-2023-00113</b>
<b>Applicant:</b>	<b>City of Redmond</b>
<b>Proposal:</b>	<b>PHASE 2 OF AMENDMENTS TO THE REDMOND ZONING AND MUNICIPAL CODE AS PERIODIC REWRITE OF REDMOND'S DEVELOPMENT REGULATIONS</b>
<b>Staff Contacts:</b>	<p>Seraphie Allen, Deputy Director, Planning and Community Development</p> <p>David Lee, Manager, Planning and Community Development, Community Development and Implementation</p> <p>Kimberly Dietz, Senior Planner, Planning and Community Development, Economic Development and Business Operations</p>

#### APPLICABLE CRITERIA FOR REVIEW

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee's recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code. Review Criteria involving:

- RZC 21.76.070.AE Criteria for Evaluation and Action - Zoning Code Amendment -Text

#### TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

#### REDMOND ZONING CODE TEXT AMENDMENT SUMMARY

The proposal provides amendments to the Redmond Zoning Code & Municipal Code that address formatting and organization, transparency and accessibility of the code, community requests, process improvement, consistency with state law, general corrections of cross-references, phrasing, and grammar, and ensure consistency with Comprehensive Plan policies. Amendments involve RZC Chapters 21.06, 21.08, 21.10, 21.13, 21.14, 21.16, 21.24, 21.41, 21.57, 21.76; associated definitions in RZC 21.78; and RMC Titles 5, 9, 7, and 13.

#### REDMOND ZONING CODE TEXT AMENDMENT CRITERIA

RZC 21.76.070 AE – TEXT AMENDMENT	MEETS/ DOES NOT MEET CRITERIA
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	<b>Meets</b>



## ADDITIONAL RECOMMENDATIONS

The Technical Committee recommends the following additional conditions for approval as necessary to ensure consistency with the City's development regulations.

No additional conditions have been recommended for this proposed non-project action.

### STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws. Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

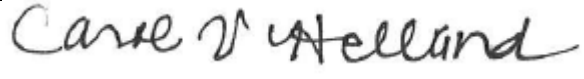
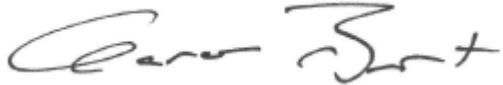
In accordance with WAC 197-11-340(2) an opportunity for comment and appeal period was provided from August 1, 2023 through August 29, 2023.

### TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified as Alternative 1 (Applicant's Proposal) and finds the amendments to be consistent with the following review criteria:

- A. RZC 21.76.070 Criteria for Evaluation and Action.
- B. RZC 21.76.AE Zoning Code Amendment -Text

The Technical committee had identified no additional conditions necessary to ensure consistency with the City's Development Regulations.

Carol Helland, Planning and Community Development Director	
Aaron Bert, Public Works Director	

### Attachments

- A. Proposed Zoning and Municipal Code Amendments
- B. Individual Summary and Analysis of Amendments
- C. [SEPA Threshold Determination](#)

# **A. REDMOND ZONING CODE REWRITE**

## **PHASE 2 OF AMENDMENTS TO THE REDMOND ZONING AND MUNICIPAL CODE AS PERIODIC REWRITE OF REDMOND'S DEVELOPMENT REGULATIONS**

### Technical Committee Recommended Amendments

The following are recommended to amend the Redmond Zoning and Municipal Codes as a periodic rewrite of the City's development regulations:

Pg. Title, Chapter, or Section Name

- 2. RMC 5.04.140 Criteria for denial, suspension or revocation of license
- 4. RMC 5.22.070 Revocation or suspension of license
- 7. RMC Chapter 9.14 Controlled Substances, Paraphernalia, Poisons and Toxic Fumes
- 11. RMC Chapter 13.04 Sewage and Drainage
- 29. RMC Title 7 Animals
- 32. RZC 21.06 Urban Recreation
- 45. RZC 21.08.340 Home Business
- 50. RZC 21.10 Downtown Regulations
- 273. RZC 21.13.120 MDD Site Standards
- 276. RZC 21.13.150 MDD Floor Area
- 278. RZC 21.14 Commercial Regulations
- 438. RZC 21.16 Site Requirements, Measurements, and Other Applicable Regulations
- 446. RZC 21.24 Fences
- 458. RZC 21.41 (Formerly) Marijuana (NEW) Cannabis-Related Uses
- 462. RZC 21.76 Review Procedures

Note: RZC 21.78 amendments involving associated definitions were provided to the Planning Commission in [Technical Committee's July 26, 2013 Overlake Package, Attachment A.](#)

RZCRW Edits: Amendments to reflect change in terminology only per enacted state legislation to update terminology only.

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#### **5.04.140**

##### **CRITERIA FOR DENIAL, SUSPENSION OR REVOCATION OF LICENSE.**

A. The Finance Director may deny issuance of a business license to any applicant or suspend or revoke any and all business licenses of any holder when such person, or any other person with any interest in the application or license:

1. Knowingly violates or knowingly causes, aids, abets, or conspires with another to cause any person to violate any State, Federal, or City law which may affect or relate to the applicant or license holder's business, except for Federal statutes, rules and regulations relating to marijuana cannabis that are in conflict with State law, as long as the applicant or person with interest in the application has a current State license to operate a marijuana cannabis facility;
  2. Has obtained a license or permit by fraud, misrepresentation, concealment, or through inadvertence or mistake;
  3. Is or has been convicted of, forfeits bond upon, or pleads guilty to any felony offenses directly related to the operation of the applicant's or license holder's business unless the offense relates to marijuana cannabis and the applicant has a current State license to operate a marijuana cannabis facility;
  4. Makes a misrepresentation or fails to disclose a material fact to the City related to any of the obligations set forth in this chapter;
  5. Violates any building, safety, fire or health regulation on the premises in which the business is located after receiving warning from the City to refrain from such violations;
  6. Is in violation of a zoning regulation of the City;
  7. Is indebted or obligated to the City for past due taxes excluding special assessments such as LID assessments;
-

8. Fails to maintain the license in good standing status with the City. (Ord. 3033 § 15, 2021; Ord. 2744 § 2, 2014; Ord. 2605 § 5, 2011; Ord. 2546 § 2 (part), 2010; Ord. 2238 § 1 (part), 2004; Ord. 1924 § 1, 1996).

The Redmond Municipal Code is current through Ordinance 3119, passed March 21, 2023.

Disclaimer: The city clerk's office has the official version of the Redmond Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

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### **5.22.070**

#### **REVOCATION OR SUSPENSION OF LICENSE**

A. After giving notice to the licensee of the right to a hearing pursuant to the procedures set forth in Section 5.22.060, and conducting a hearing if a timely request is filed, the City council may suspend or revoke any license issued pursuant to this chapter where one or more of the following conditions exist:

1. The license was procured by fraud or false representation of material fact in the application or in any report or record required to be filed with the finance director;
2. The building, structure, equipment or location of the business or dance for which the license was issued does not comply with the requirements or fails to meet the standards of the applicable health, zoning, building, fire and safety laws and ordinances of the state, King County, and the City, or the requirements of this chapter;
3. The applicant or any of the applicant's officers, directors, partners, operators, employees or any other person involved in the operation of the dance or dance hall has been convicted within the last five years of:
  - a. A felony involving a crime of violence (as defined in RCW 9A.010(2) as it now exists or as hereafter amended) or any felony under RCW Chapters 9A.44, 9A.64, 9A.88 or 9A.50, or
  - b. A crime involving prostitution, promoting prostitution, prostitution loitering or lewd conduct, or assault on a juvenile;
4. The licensee or his employee, agent, partner, director, officer or manager has knowingly allowed or permitted:
  - a. A felony involving a crime of violence (as defined in RCW 9A.010(2) as it now exists or as hereafter amended) or any felony under RCW Chapters 9A.44, 9A.64, 9A.88 or 9A.50 to occur in or upon the dance hall premises, or

- b. A crime involving prostitution, promoting prostitution, prostitution loitering or lewd conduct, or assault on a juvenile to occur in or upon the dance hall premises, or
- c. Any unlawful act of sexual intercourse, sodomy, oral copulation, or masturbation to be committed in or upon the dance hall premises, or
- d. The dance hall premises to be used as a place in which unlawful solicitations for sexual intercourse, sodomy, oral copulation or masturbation occur, or
- e. The possession or consumption of liquor by persons under the age of twenty-one years, in or upon dance hall premises, or
- f. The giving or supplying of liquor to any person under the age of twenty-one years, or
- g. The use by any person in or upon the dance hall premises of marijuana cannabis, cocaine or any other controlled substance (as defined in RCW 69.50.101(d) as now exists or as hereafter amended) not prescribed by a licensed physician for use by the person possessing or using the substance, or
- h. Violation of any condition placed upon a license issued pursuant to this chapter, of the ordinance codified in this chapter, or of any other applicable law or ordinance, which the City council finds constitutes an unreasonable interference with surrounding land uses or is otherwise unreasonably detrimental to the public welfare.

B. If the City council finds that any of the conditions set forth in this section exists and that the existence of such condition constitutes a threat of immediate and serious injury or damage to person or property, and in the case of conditions which may be eliminated by the licensee, that notice of the conditions has been given to the licensee and at least twenty-four hours have expired without the elimination of such conditions, the City council may immediately suspend any license issued under this chapter without prior opportunity to be heard, in which event the licensee shall be entitled to appeal the decision to the City council in accordance with Section 5.22.060. The notice of immediate suspension of license given pursuant to this subsection shall include a statement of the conditions found to exist that constitute a threat of immediate and serious injury or damage to persons or property, and shall also inform the applicant of his right to appeal within ten days of the date of the notice by filing a written notice of appeal which contains a statement of the reasons for the appeal with the finance director.

C. Revocation of any license issued under this chapter shall be accomplished pursuant to this section. (Ord. 2546 § 2 (part), 2010: Ord. 1319 § 2 (part), 1986).

The Redmond Municipal Code is current through Ordinance 3119, passed March 21, 2023.

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## Chapter 9.14

### CONTROLLED SUBSTANCES, PARAPHERNALIA, POISONS AND TOXIC FUMES

#### Sections:

- 9.14.010 Controlled substances.
- 9.14.012 Legend drugs and prescription drugs.
- 9.14.015 Medical use of marijuana cannabis.
- 9.14.020 Repealed.
- 9.14.030 Inhaling toxic fumes.
- 9.14.040 Poisons.

**Commented [KD1]:** Amendments herein to update terminology only for consistency with enacted state legislation concerning terminology only.

- 9.14.010 Controlled substances.

The following statutes of the State of Washington, including any future amendments, additions thereto and repeals thereof, are adopted by reference and incorporated herein by this reference as if set forth in full:

RCW 69.50.101 Definitions

RCW 69.50.102 Drug paraphernalia – Definitions

RCW 69.50.204(c)(14) Schedule I – Marihuana or Marijuana Cannabis

RCW 69.50.309 Containers

RCW 69.50.4011(1), (3) Counterfeit Substances – Penalties

RCW 69.50.4013 Possession of controlled substance – Penalty – Possession of useable marijuana cannabis, marijuana cannabis concentrates, or marijuana cannabis-infused products – Delivery

RCW 69.50.4014 Possession of forty grams or less of marihuana – Penalty



RCW 69.50.412 Prohibited acts: E – Penalties

RCW 69.50.4121 Drug paraphernalia – Selling or giving – Penalty

RCW 69.50.425 Misdemeanor violations – Minimum penalties

RCW 69.50.505 Seizure and forfeiture

RCW 69.50.506 Burden of proof

RCW 69.50.509 Search and seizure of controlled substances (Ord. 3037 § 2, 2021; Ord. 2209 § 1, 2004; Ord. 1544 § 1, 1990; Ord. 1244 § 4 (part), 1985).

9.14.012 Legend drugs and prescription drugs.

The following statutes of the State of Washington, including any future amendments, additions thereto and repeals thereof, are adopted by reference and incorporated herein by this reference as if set forth in full:

RCW 69.41.030(1), (2)(b) Sale, delivery, or possession of legend drug without prescription or order prohibited – Exceptions

RCW 69.41.300 Definitions (as used in Chapter 69.41 RCW)

RCW 69.41.320 Practitioners – Restricted use – Medical records

RCW 69.41.350

(1) Penalties (Ord. 2209 § 2, 2004).

9.14.015 Medical use of ~~marijuana~~ cannabis.

The following statutes of the State of Washington, including any future amendments, additions thereto and repeals thereof, are adopted by reference and incorporated herein by this reference as if set forth in full:

RCW 69.51A.010 Definitions

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RCW 69.51A.020 Construction of chapter

RCW 69.51A.030 Physicians excepted from state's criminal laws

RCW 69.51A.040 Qualifying patient's affirmative defense

RCW 69.51A.050 Medical ~~marijuana~~ cannabis, lawful possession – state not liable

RCW 69.51A.060 Crimes – Limitations of chapter (Ord. 2209 § 3, 2004).

9.14.020 Possession of paraphernalia prohibited.

Repealed by Ord. 3037. 9.14.030 Inhaling toxic fumes.

The following statutes of the State of Washington are adopted by reference:

RCW 9.47A.010 Definition

RCW 9.47A.020 Unlawful inhalation – Exception

RCW 9.47A.030 Possession of certain substances prohibited, when

RCW 9.47A.040 Sale of certain substances prohibited, when (Ord. 1244 § 4 (part), 1985).

9.14.040 Poisons.

The following state statutes are adopted by reference:

RCW 69.38.010 Poison defined

RCW 69.38.020 Exceptions

RCW 69.38.030 Poison register

RCW 69.38.040 Poison register – Penalty for violations

RCW 69.38.060 License required (Ord. 1406 § 6, 1988).

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

The Redmond Municipal Code is current through Ordinance 3119, passed March 21, 2023.

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

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## **Chapter 13.04**

### **SEWAGE AND DRAINAGE**

Sections:

13.04.010	Purpose.
13.04.020	Definitions.
13.04.030	Owner to connect to sewer system.
13.04.040	Notice to connect – Connection by city.
13.04.041	Connection required – When – How made – Warrant to fund.
<i>13.04.050</i>	<i>Repealed.</i>
<i>13.04.060</i>	<i>Repealed.</i>
<i>13.04.070</i>	<i>Repealed.</i>
<i>13.04.080</i>	<i>Repealed.</i>
<i>13.04.090</i>	<i>Repealed.</i>
<i>13.04.100</i>	<i>Repealed.</i>
13.04.110	Permit required to install sewers.
13.04.120	Application.
13.04.130	Unauthorized connections reported.
13.04.140	When permit required – Open excavations.
13.04.150	Limits of permit.
13.04.160	Temporary connections.
13.04.170	Term of permit.
13.04.180	Fees.
13.04.190	Card carried.
13.04.200	Inspection procedure.
13.04.210	Filling trenches.
13.04.220	Open excavations – Time limit.

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- 13.04.230 Noncompliance with standards – Notice.
- 13.04.240 City repairs – Costs.
- 13.04.250 Costs of installation borne by owner.
- 13.04.260 Use of existing sewers.
- 13.04.270 Backup remedies.
- 13.04.280 Position of sewers – Size of pipe.
- 13.04.290 Laying sewer on another's property.
- 13.04.300 Construction standards.
- 13.04.310 Damaging public property prohibited.
- 13.04.320 Protecting excavations.
- 13.04.330 Restoring property required.
- 13.04.340 Discharge into sanitary sewers restricted.
- 13.04.350 Storm sewers.
- 13.04.360 Substances prohibited in sewers.
- 13.04.370 Interceptors required – When.
- 13.04.380 Food processing establishments.
- 13.04.390 Special treatment.
- 13.04.400 Manholes.
- 13.04.410 Test standards.
- 13.04.420 Special agreements.
- 13.04.430 Drainage.
- 13.04.440 Planting near sewers.
- 13.04.450 Testing waste.
- 13.04.460 Engineer's rules.
- 13.04.470 Violator liable for expenses.
- 13.04.480 Penalty for violations.

13.04.010 Purpose.

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This chapter is declared to be an exercise of the police power of the State of Washington and of the City to promote the public health, safety and welfare. Its provisions shall be liberally construed for the accomplishment of that purpose. (Ord. 208 § 1, 1957).

#### 13.04.020 Definitions.

Words and phrases used in this chapter, unless the same shall be contrary to or inconsistent with the context, shall mean as follows:

"B.O.D." (denoting biochemical oxygen demand) means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five days at twenty degrees Centigrade, expressed in parts per million by weight.

"City Engineer" includes an authorized representative.

"Cover" means the depth of material lying between the top of the sewer or drain and the finished grade immediately above it.

"Downspout" means the leader or pipe aboveground which is installed to conduct water from the roof gutter.

"Drain" means any conductor of liquids.

"Garbage" means solid waste from the preparation, cooking and dispensing of food, and from the handling, storage and sale of produce.

"Garbage, properly shredded" means garbage that has been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than three-eighths inch in any dimension.

"Hazardous materials" shall include such materials as flammable solids, corrosive liquids, radioactive materials, highly toxic materials, poisonous gases, reactive materials, unstable materials, hyperbolic materials and pyrophoric materials and any substance or mixture of substances which is an irritant, a strong sensitizer or which generates pressure through exposure to heat, decomposition or other means.

"Health Officer" means the officer responsible for public health or his authorized representative.

"House drain" means the cast iron pipe used for conveying sewage from the building to a point two and one-half feet outside the foundation wall, and if there is no foundation wall, to a point two and one-half feet beyond the outer line of any footings, pilings, building supports or porch under which it may run, whether such drain consists of one line extending from the building or of two or more such lines.

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"Industrial wastes" means the wastes from industrial process as distinguished from sanitary sewage.

"Side-sewer contractor" means a contractor approved by the City to construct or repair side sewers and who is on the active side sewer contractor roster.

"Natural outlet" means any outlet into a watercourse, pool, ditch, lake, sound, or other body of fresh, surface or ground water.

"Parking strip, inside" means that portion of the street area lying between a public sidewalk location and the property line.

"Parking strip, outside" means that portion of a street area lying between a public sidewalk location and the curb location.

"Permit card" means a card issued in conjunction with any permit. The card shall be posted on the premises and shall be readily and safely accessible to the City Engineer.

"Person" means any individual, firm, company, association, society, corporation or group.

"pH" means the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.

"Public area" or "public place" means any space dedicated to or acquired by the City for the use of the general public.

"Sewage" means a combination of the water-carried wastes from residences, business buildings, institutions and industrial establishments, together with such ground, surface and storm waters as may be present.

"Sewage treatment plant" means any arrangement of devices and structures used for treating sewage.

"Sewage works" means all the facilities for collecting, pumping, treating and disposing of sewage.

"Sewer" means a pipe or conduit for carrying sewage.

"Sewer plat" means a plat issued by the City Engineer in conjunction with any permit. The plat shall serve as his record of all matters pertaining to the permit.

"Sewer, public" means a sewer in which all owners of abutting properties have equal rights, and which is controlled by public authority.

"Sewer, sanitary" means a sewer which carries sewage, and to which storm, surface and ground waters are not intentionally admitted.

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"Sewer, storm" means a sewer which carries storm and surface waters and drainage, but excludes sewage and polluted industrial wastes.

"Sidewalk" means the walkway in the public area lying parallel or generally parallel to the roadway. If the walk is not yet paved, all measurements shall be based on location and elevation established by the City Engineer.

**"Side Sewer" means the sewer pipe from the building or residence to the sewer main, including the connection to the sewer main.**

"Suspended solids" means solids that either float on the surface of or are in suspension in water, sewage or other liquids and which are removable by filtering.

"Watercourse" means a channel in which a natural flow of water occurs or has occurred, either continuously or intermittently. (Ord. 1805 § 3, 1994; Ord. 1374 § 2, 1987; Ord. 208 § 2, 1957).

#### 13.04.030 Owner to connect to sewer system.

The owner or occupant of any lands or premises shall connect all buildings located thereon and used as a receptacle or drainage with the nearest accessible public sewer whenever there is a public sewer within two hundred feet thereof. The City Engineer shall prescribe the manner in which such connections shall be made.

No drain or sewer shall be constructed so as to discharge upon the surface of any public area. (Ord. 208 § 3, 1957).

#### 13.04.040 Notice to connect – Connection by city.

Whenever any land, buildings or premises is required to be connected with a public sewer or otherwise drained, as provided in Section [13.04.030](#), the Health Officer shall serve upon the owner, agent or occupant of the lands, buildings or premises a notice in writing, specifying the time within which such connection must be made, which time shall not be more than sixty days from the date of delivery of the notice.

If the owner, agent or occupant fails and neglects or refuses to connect his lands, buildings or premises with the public sewer within the time specified, the Health Officer shall notify the City Engineer, whereupon the City Engineer may make such connection. The cost thereof shall be charged to the owner, agent or occupant, and a bill showing the amount thereof mailed or delivered to him, or posted upon the premises, whereupon the amount shall immediately be paid to the City Treasurer. (Ord. 208 § 4, 1957).

#### 13.04.041 Connection required – When – How made – Warrant to fund.



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The Director of Public Works is empowered to compel the owners or the occupants of any lot or parcel of real property, the property line of which is located within 200 feet of a public sanitary sewer, to cause to be connected to such public sanitary sewer a sufficient sewer or drain pipe from all buildings and structures located thereon used for human occupancy or for use for any other purposes. It is intended to discontinue the use of septic tanks throughout the City in the interests of the public health and safety, and to carry out such purpose, all buildings on property situated within 200 feet of a public sanitary sewer shall be required to connect to the same within one year from January 1, 1973. No storm or drainage water shall be connected to the sanitary sewer; provided, further, that the Director of Public Works is empowered to compel the owners or occupants of any lot or parcel of real property, upon which pools, ditches, watercourses or waste water pipes are located, which are used as a receptacle or for drainage purposes, the property line of which is located within 200 feet of a separate storm sewer, to cause to be connected a sufficient sewer or drain pipe from said pools, ditches, watercourses or waste water pipes to the storm sewer. It is unlawful for any person or persons or corporation to make or attempt to make more than one connection to any "Y" or to make more than two such connections at any one standpipe, and no "Y" or standpipe which already has one or two such connections, as the case may be, shall be considered as an accessible point in such sewer as the term is herein used. It is unlawful for any person to connect any basement with a city sewer without installing a back water sewage valve at the outlet.

Any person who fails to comply with the requirements of this section shall be guilty of a violation of this chapter and be subject to a civil infraction in an amount not to exceed \$500 per violation.

If any connection shall not be made within 30 days after written notice to the occupant or owner of such lot or parcel of property, building or structure by the City, the Director of Public Works is authorized to cause the connection to be made and to file a statement of the cost thereof with the City Clerk. Thereupon a warrant in the amount of such cost, payable to the Water and Sewer Department, shall be issued by the City Treasurer under the direction of the City Council and against the "City of Redmond Water and Sewer Revenue Fund." The amount of such warrant, plus interest at the rate of eight percent per year upon the total amount of such cost and penalty, shall be assessed against the property upon which the building or structure is situated, and shall become a lien thereon as herein provided. The total amount when collected shall be paid into the "City of Redmond Water and Sewer Revenue Fund." (Ord. 1682 § 2, 1992).

13.04.050 Installation by contractor – License fee – Bond.

*Repealed by [Ord. 1805](#).*

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13.04.060 Contractor license application – Renewal.

*Repealed by [Ord. 1805](#).*

13.04.070 Approving application.

*Repealed by [Ord. 1805](#).*

13.04.080 Bond.

*Repealed by [Ord. 1805](#).*

13.04.090 Suspension – Revocation.

*Repealed by [Ord. 1805](#).*

13.04.100 Renewal.

*Repealed by [Ord. 1805](#).*

13.04.110 Permit required to install sewers.

It is unlawful to make any connection with any public or private sewer, drain or natural outlet without complying with all of the provisions of this chapter in relation thereto and having a permit to do so from the City Engineer. (Ord. 208 § 6, 1957).

13.04.120 Application.

A. Application for the permit required by Section [13.04.110](#) of this chapter shall be filed with the City Engineer stating the name of the owner, the correct address and legal description of the property to be served, dimensions and location of any building on the property and the whole course of the drain from the public sewer or other outlet to its connection with the building or property to be served. The application shall be submitted to the City Engineer for approval, who may change or modify the same and designate the manner and place in which the sewers shall be connected with the public sewer, may also specify the material, size and grade of such sewer, and shall endorse his approval upon the application if the same is acceptable to him. The City Engineer will require the permittee to furnish him plans pertaining to the application and issuance of the permit.

B. Upon approval of the application, the City Engineer shall issue for his records a sewer plat showing the size and location of the public sewer, the point of connection, the location of any buildings on the lot, and such other information as may be available and required.

C. Upon approval of the application and issuance of the permit, it is unlawful to alter or to do any other work than is provided for in the permit.

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D. The City Engineer shall prepare and keep on file in his office all cards and records of sewer connections showing the information obtained in the course of inspection of completed work done under the permit. (Ord. 208 § 7, 1957).

#### 13.04.130 Unauthorized connections reported.

It shall be the duty of any police officer and the Health Officer finding any person breaking ground for the purpose of making connection with a public or private sewer or drain, to ascertain if such person has a permit therefor and, if not, to immediately report the fact to the City Engineer. (Ord. 208 § 8, 1957).

#### 13.04.140 When permit required – Open excavations.

It is unlawful to construct, extend, relay, repair or to make connection to any sewer or drain inside the property line without obtaining a permit from the City Engineer as provided in Section [13.04.110](#). The City Engineer may issue the permit to the owner or occupant of any property to construct, extend, relay, repair or make connection to any private sewer or drain inside the property lines; provided, the owner or occupant shall comply with the applicable provisions of this chapter, except that he need not employ a licensed side sewer contractor to do the work. Should the owner or occupant employ a licensed side sewer contractor to do the work, the contractor shall take the permit in his own name and the owner, occupant or any other person shall lay no pipe on the contractor's permit.

It is unlawful to leave unguarded any excavation made in connection with the construction or repair of any side sewer or private drain within four feet of any public place or to fail to maintain the lateral support of any public place in connection with the construction, alteration or repair of any side sewer or drain. (Ord. 208 § 9, 1957).

#### 13.04.150 Limits of permit.

When a permit has been issued for a side sewer or drain as herein provided, no work other than that covered by the permit shall be done without the approval of the City Engineer. He may, if he deems the additional work of sufficient consequence, require a new permit to cover the same. (Ord. 208 § 10, 1957).

#### 13.04.160 Temporary connections.

The City Engineer may, upon application containing such information as is required by him, issue a permit for a temporary connection to a public sewer, side sewer, drain or natural outlet. The permit may be revoked by the City Engineer at any time upon thirty days' notice posted upon the premises and directed to the owner or occupant of the premises. In event the side sewer or drains are not disconnected at the expiration of the thirty days, the City Engineer may disconnect the same and charge the cost thereof to the owner or occupant.

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Such costs shall be immediately payable to the City Treasurer following a written notice of the amount thereof given to such owner or occupant or posted on the premises. A temporary permit shall be issued only upon the applicant recording with the county auditor an acceptable instrument agreeing to save the City harmless from all damage resulting to the City by reason of such temporary connection or disconnection, and exhibiting to the City Engineer the recording number thereof. (Ord. 208 § 11, 1957).

#### 13.04.170 Term of permit.

No permit issued under this chapter shall be valid for a longer period than ninety days unless extended or renewed by the City Engineer upon application therefor prior to the expiration. Failure to renew the permit prior to expiration thereof shall require the payment of a new permit fee. (Ord. 208 § 12, 1957).

#### 13.04.180 Fees.

Fees for side sewer permits shall be prescribed by resolution. (Ord. 1485 § 4, 1989: Ord. 1480 § 21 (part), 1989: Ord. 208 § 13, 1957).

#### 13.04.190 Card carried.

The permit card required by this chapter must at all times during the performance of the work, and until the completion thereof and approval by the City Engineer, be posted in some conspicuous place at or near the work and must be readily and safely accessible to the City Engineer. (Ord. 208 § 14, 1957).

#### 13.04.200 Inspection procedure.

Any person performing work under a permit issued pursuant to the provisions of this chapter shall notify the City Engineer when the work will be ready for inspection, and shall specify in such notification the location of the premises by address and the file number of the permit.

On any call for inspection, forty-eight hours notice plus Saturday, Sunday and holidays may be required by the City Engineer.

If the City Engineer finds the work or material used is not in accordance with this chapter, he shall notify the person doing the work, and also the owner of the premises, by posting a written notice on the permit card. The posted notice shall be all the notice that is required to be given of the defects in the work or material found in such inspection.

In the case of a licensed side sewer contractor, either the contractor or a competent representative shall be on the premises, whenever so directed to meet the inspector. (Ord. 208 § 15, 1957).

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#### 13.04.210 Filling trenches.

No trench shall be filled nor any sewer covered until the work shall have been inspected and approved by the City Engineer. (Ord. 208 § 16, 1957).

#### 13.04.220 Open excavations – Time limit.

All work within the limits of any public area shall be prosecuted to completion with due diligence. If any excavation is left open beyond a time reasonably necessary to fill the same, the City Engineer may cause the same to be backfilled and the public area restored forthwith. Any cost incurred in such work shall be charged to the side sewer contractor in charge of the work and shall be immediately payable to the Treasurer by the contractor upon written notification of the amount thereof given to the contractor or posted at the location. (Ord. 208 § 17, 1957).

#### 13.04.230 Noncompliance with standards – Notice.

If any work done under a permit granted is not done in accordance with the provisions of this chapter and the plans and specifications as approved by the City Engineer, and if the contractor or person doing the work shall refuse to properly construct and complete such work, notice of such failure or refusal shall be given to the owner or occupant of the property for whom the work is being done. The City Engineer may cause the work to be completed and the sewer connected in the proper manner. The cost of such work and any materials necessary therefor shall be charged to the owner or contractor and be payable by the owner or contractor immediately upon the City Engineer giving written notice of the amount thereof or posting a notice thereof on the premises. (Ord. 208 § 18, 1957).

#### 13.04.240 City repairs – Costs.

When any side sewer is constructed, laid, connected or repaired, and does not comply with the provisions of this chapter, or where it is determined by the Health Officer or the City Engineer that a side sewer, drain, ditch, or natural watercourse is obstructed, broken, or inadequate and is a menace to health, or is liable to cause damage to public or private property, the Health Officer shall give notice to the owner, agent or occupant of the property in which such condition exists. If he shall refuse to reconstruct, relay, reconnect, repair, or remove the obstruction of the side sewer, drain, ditch, or natural watercourse within the time specified in such notice, the Health Officer shall so notify the City Engineer and the City Engineer may perform such work as may be necessary to comply with this chapter. The cost of such work so done shall be charged to the property owner or occupant and shall become immediately payable to the Treasurer upon written notice of the amount being given to the property owner or occupant or posted upon the premises. (Ord. 208 § 19, 1957).

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#### 13.04.250 Costs of installation borne by owner.

All costs and expense incidental to the installation, connection and maintenance of a side sewer shall be borne by the owner or occupant of the premises served by the side sewer. (Ord. 208 § 20, 1957).

**The Public Works Director or designee shall require the owner of a broken side sewer to repair the side sewer. The owner of the side sewer shall perform to repair within the amount of time dictated by the City.**

#### 13.04.260 Use of existing sewers.

The use of an existing side sewer may be permitted when approved by the City Engineer as conforming to all requirements of this chapter where a new or converted building or new installation replaces an old one. (Ord. 208 § 21, 1957).

#### 13.04.270 Backup remedies.

In any building, structure or premises in which the house drain or other drainage is too low to permit gravity flow to the public sewer, the same shall be lifted by artificial means and discharged into the public sewer.

Whenever a situation exists involving an unusual danger of backups, the City Engineer may prescribe a minimum elevation at which the house drain may be discharged to the public sewer. Drains or sewers below the minimum elevation shall be lifted by artificial means; or, if approved by the City Engineer, a backwater sewage valve may be installed. The effective operation of the backwater sewage valve shall be the responsibility of the owner of the sewer or drain. Approval of a backwater sewage valve shall be made only upon the applicant recording with the county auditor an acceptable instrument agreeing to save the City harmless from all damage resulting therefrom, and exhibiting to the City Engineer the recording number thereof. (Ord. 208 § 22, 1957).

**In the event a side sewer backup has caused or will cause impact to the environment, or has or will cause a public health issue, the Public Works Director has the authority to shut off water to the residence or building until the side sewer is repaired by the property owner or occupant served by the side sewer.**

#### 13.04.280 Position of sewers – Size of pipe.

All side sewers shall be laid on not less than two percent grade. There shall be not less than thirty inches from any foundation wall of any building, and, if there be no foundation wall, not less than thirty inches from the outer lines of any footings, pilings or building supports;

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shall have not less than sixty inches of cover at the curb line, or, in a public alley, thirty inches of cover at the property line, and eighteen inches of cover on the private property. No side sewer which is laid generally parallel to the curb or curb line shall have less than forty-eight inches of cover between the curb or curb line and the sidewalk or sidewalk line of less than thirty inches of cover between the sidewalk or sidewalk line and the property line. All cover measurements shall be based on the established grade, or on existing improvements, or shall be approved by the City Engineer. No side sewer shall be less than six inches in diameter in public area except as otherwise specified in the City's "standard plans and specifications". Wherever a storm sewer is available, downspouts shall be connected therewith in a manner approved by the City Engineer; but such requirement shall not apply to the connection of any downspout with a sanitary sewer which is hereby prohibited and is unlawful. Not more than one building shall be connected to a side sewer except by permission of the City Engineer. Any one single-family residence shall be connected with not less than four inch diameter pipe and any multiple dwelling, industrial or commercial building, or group of two single-family residences shall be connected with not less than six inch diameter pipe.

All vaults or privies shall be disinfected and filled with fresh earth. All septic tanks, cesspools and similar installations shall be disinfected and filled with fresh earth at the time of the discontinuance of the use thereof. (Ord. 208 § 23, 1957).

#### 13.04.290 Laying sewer on another's property.

Before any side sewer may be located on any building site other than that owned by the owner of the side sewer, the owner of the side sewer shall secure from the owner of the building site a written easement, duly acknowledged covering and granting the right to occupy such property for such purpose. The written easement shall, by the owner of the sewer, be recorded in the office of the county auditor.

Before the City Engineer shall issue a permit authorizing the laying of a side sewer on any building site other than the one served by it, the owner of the sewer shall secure from the building site owner and record with the auditor the sewer easement herein referred to and shall exhibit to the City Engineer the recording number thereof.

Where a side sewer is to be connected in a public area to a side sewer which is owned by another and does not involve an easement, written permission for the connection shall be obtained from the owner of such side sewer and shall be filed with the City Engineer before any permit authorizing such connection is issued.

Where physical conditions render compliance with the foregoing provisions impracticable, the City Engineer may issue a special permit for installation of a side sewer requiring

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compliance with said provisions insofar as is reasonably possible. Such permit shall be issued only upon the condition that the permittee shall record with the county auditor an instrument acceptable to the City Engineer agreeing to save harmless and indemnify the City from any damage or injury resulting from such installation. (Ord. 208 § 24, 1957).

#### 13.04.300 Construction standards.

All material and workmanship in connection with the installation of any side sewer and connection with a public sewer shall be as required by the City's "standard plans and specifications" except as to modifications or changes approved by the City Engineer.

Whenever it becomes necessary to disturb pavement in connection with any work authorized under this chapter, the opening shall be not less than two feet by seven feet nor more than two and one-half feet by eight feet; provided, that the City Engineer may specify a different size of said opening and additional cuts to be made when needed to insure a proper backfill.

No excavation shall be made in any public area except at the times and in the manner prescribed by the City Engineer.

All backfill of excavation and tunnels under concrete or asphalt surfacing and the restoration of these surfaces in public areas shall be done by the contractor under supervision of the City Engineer. (Ord. 208 § 25, 1957).

#### 13.04.310 Damaging public property prohibited.

It is unlawful to break, damage, destroy, deface, alter, or tamper with any structure, appurtenance, or equipment which is part of the City sewer system, or, without authority from the City Engineer to break, damage, destroy or deface any public walk, curb, or pavement, or to make openings or excavations in a public area for the purpose of connecting to any public or private sewer. (Ord. 208 § 26, 1957).

#### 13.04.320 Protecting excavations.

Any excavation made by any licensed sewer contractor in any public place or immediately adjacent thereto shall be protected and guarded by fencing or covering and by proper lights. The protection of the public from the danger of such excavation shall be the responsibility of the side sewer contractor. The contractor shall be liable on his bond for any damage caused by his failure to properly protect and guard such excavation as herein required. If the contractor fails to properly protect and guard such excavation as herein required, the City Engineer may properly protect and guard such excavation and charge the cost thereof to the side sewer contractor, who shall, upon receiving written notice of the amount of such charge or by the posting of a notice of the amount of such charge at the



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location of the excavation, immediately pay the same to the City Treasurer. (Ord. 208 § 27, 1957).

#### 13.04.330 Restoring property required.

All streets, sidewalks, parking strips and other public areas except as mentioned in Section [13.04.300](#), disturbed or altered in the course of any side sewer or drainage work, shall be restored by the licensed sewer contractor to the original surface condition as approved by the City Engineer. In the event of the failure of the contractor to so restore the area, the City Engineer may make such restoration and charge the cost thereof to the side sewer contractor who shall, upon receiving written notice of the amount thereof, upon posting of such notice on the area make immediate payment thereof to the City Treasurer. (Ord. 208 § 28, 1957).

#### 13.04.340 Discharge into sanitary sewers restricted.

No one shall discharge or cause to be discharged any storm water, surface water, ground water, roof run-off, subsurface drainage, cooling water or unpolluted industrial process water to any sewer which is built solely for sanitary sewage. (Ord. 208 § 29, 1957).

#### 13.04.350 Storm sewers. - **REPEAL**

~~[Storm water and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewers to a natural outlet approved by the City Engineer. Industrial cooling water or unpolluted process water may be discharged, upon approval of the City Engineer to a storm sewer, or natural outlet.]~~ (Ord. 208 § 30, 1957).

#### 13.04.360 Substances prohibited in sewers.

It is unlawful to discharge or cause to be discharged any of the following described waters or wastes in any public sewer, drain, ditch or natural outlets:

- A. Any liquid or vapor having temperature higher than one hundred fifty degrees Fahrenheit;
- B. Any water or waste which contains **visible accumulation of fats, oils, and grease in amounts that may cause obstruction or maintenance problems in the collection and conveyance system, or interference in public sewer facilities; [more than one hundred parts per million by weight of fat, oil or grease;]**
- C. Any gasoline, benzene, naphtha, oil, or other flammable or explosive liquid, solid or gas;
- D. Any garbage that has not been properly shredded;

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- E. Any ashes, cinders, sand, mud, straw, hair, shavings, metal, glass, rags, feathers, tar, plastics, wood, paunch manure, or any other solid or viscous substances capable of causing an obstruction to the flow of sewers or other interference with the proper operation of the sewage works;
- F. Any waters or wastes having a pH lower than five and five-tenths, or higher than eight and five-tenths, or having any other corrosive property capable of causing damage or hazard to structures, equipment or personnel of the sewage works;
- G. Any waters or wastes containing a toxic or poisonous substance in sufficient quantity to injure or interfere with any sewage treatment process, constitute a hazard to humans, animals, fish or fowl, or create any hazard in the receiving waters of the sewage treatment plant;
- H. Any waters or wastes containing suspended solids of such character and quantity that unusual attention or expense is required to handle such materials at the sewage treatment plant;
- I. Any obnoxious or malodorous gas or substance capable of creating a public nuisance;
- J. Any hazardous material, unless prior approval is obtained from the City Engineer. (Ord. 1374 § 3, 1987; Ord. 208 § 31, 1957).

#### 13.04.370 Interceptors required – When.

No grease, oil, sand, liquid, waste containing grease or flammable material or other harmful ingredients in excessive amounts shall be discharged into any public sewer without the installation of interceptors, which shall be of a type and capacity approved by the City Engineer and shall be so located as to be readily accessible for cleaning and inspection.

When any interceptors are installed for private use, they shall be maintained by the owner at his expense and in continuously efficient operation at all times. (Ord. 208 § 32, 1957).

#### 13.04.380 Food processing establishments.

Every commercial and institutional establishment processing food shall be so equipped as to prevent discharge of animal or vegetable parts of such size as can be retained on a standard twenty mesh screen having openings measuring approximately 0.84 millimeters. Any discharge of parts large enough to be retained on such a screen, whether intentional or unintentional, shall be deemed a violation of this chapter. The owners and/or operators of such food processing establishments shall make provision at their own expense for the

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elimination of all such screenings other than by discharge of the same into a public sewer. (Ord. 273 § 1, 1961; Ord. 208 § 32.5, 1957).

#### 13.04.390 Special treatment.

Whenever preliminary treatment is necessary to reduce the B.O.D. to three hundred parts per million by weight or to reduce the objectionable characteristics of constituents to within the maximum limits prescribed in Section [13.04.360](#), such preliminary treatment shall be at the sole expense of the owner of the premises and shall be installed when the City Engineer determines that the same is necessary to comply with the standards prescribed.

All plans, specifications and any other pertinent information relating to proposed preliminary treatment facilities shall be submitted for approval of the City Engineer; and no construction of such facilities shall be commenced until such approval is noted on the plan.

Where such facilities are installed and used they shall be maintained continuously in satisfactory and efficient operation by the owner at his own expense. (Ord. 208 § 33, 1957).

#### 13.04.400 Manholes.

In any property served by a side sewer carrying industrial wastes when required by the City Engineer, the owner or occupant shall install a control manhole in the side sewer to facilitate observation, sampling and measurement of the wastes. The manhole shall be accessibly and safely located and shall be constructed and installed in accordance with plans approved by the City Engineer. The manhole shall be installed and maintained by the owner or occupant at his sole expense. (Ord. 208 § 34, 1957).

#### 13.04.410 Test standards.

All measurements, tests and analyses of the characteristics of waters and waste to which reference is made in these tests shall be determined in accordance with the standards prescribed in "standard methods for the examination of water and sewage", published jointly by the American Health Association and the American Water Works Association. (Ord. 208 § 35, 1957).

#### 13.04.420 Special agreements.

The City Engineer shall make recommendations to the City Council in regard to entering into any agreement whereby any waste of unusual character may be accepted by the City for treatment before entry into the public sewer. The payment for such treatment shall be such as is fixed by the City Council. (Ord. 208 § 36, 1957).

#### 13.04.430 Drainage. - **REPEAL**

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~~[All hard surface or graded areas such as parking lots and service station yards shall be drained in such a manner as will protect adjacent public and private property from damage. Drainage shall enter the storm sewer or other outlet by way of an interceptor of such design as is approved by the City Engineer.]~~ (Ord. 208 § 37, 1957).

#### 13.04.440 Planting near sewers.

It is unlawful to plant within thirty feet of any public or private sewer any willow, poplar, cottonwood, soft maple, gum tree, or any other tree or shrub whose roots are likely to enter and obstruct the flow of said sewers.

The City Engineer is authorized to remove any trees or shrubs from any public street or the roots of any trees or shrubs which extend into any public street when such trees, shrubs or the roots thereof are obstructing or are liable to obstruct any public or private sewer or drain. Before making any such removal, the City Engineer shall give ten days notice in writing to the owner or occupant of the abutting property or the property on which such trees or shrubs are growing, requiring the owner or occupant to remove the same. If the written notice cannot be given to the owner or occupant, the notice may be posted on the premises or in the street at the location of the trees or shrubs requiring such removal. If the owner or occupant fails or refuses to remove such trees or shrubs and roots within the time specified, the City Engineer is authorized to do so and the cost thereof shall be charged to the owner or occupant. Upon giving such written notice of the amount thereof to the owner or occupant or by posting such notice at the location of the trees or shrubs, the cost thereof shall be immediately payable to the City Treasurer by such owner or occupant. (Ord. 208 § 38, 1957).

#### 13.04.450 Testing waste.

The City Engineer or other city officials or employees, bearing proper credentials and identification, shall be permitted to enter upon any and all premises at all reasonable times for the purpose of inspection, observation, measurement, sampling and testing of sewers and sewage waste in accordance with the provisions of this chapter. It is unlawful for any person to prevent or attempt to prevent any such entrance or obstruct or interfere with any such officer or employee while so engaged. (Ord. 208 § 39, 1957).

#### 13.04.460 Engineer's rules.

The City Engineer may make rules and regulations and amend the same from time to time, not inconsistent with the provisions of this ordinance, as he shall deem necessary and convenient to carry out the provisions of this chapter. (Ord. 208 § 40, 1957).

#### 13.04.470 Violator liable for expenses.

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Whoever violates any of the provisions of this chapter shall, in addition to any penalties provided for such violation, be liable for any expense, loss or damage occasioned thereby to the City. (Ord. 208 § 41, 1957).

13.04.480 Penalty for violations.

~~[Violation of or failure to comply with the provisions of this chapter shall subject the offender to punishment as provided in Section 1.01.110. Each day that any violation or failure to comply exists shall constitute a separate offense.]~~ (Ord. 208 § 42, 1957).

*Persons Subject to Penalty. Any person who violates or fails to comply with the requirements of this chapter or who fails to conform with the terms of an approval or order issued by the Mayor, the Director, or his or her designee, shall be subject to a civil penalty as provided in RMC Chapter 1.14. Each day of continued violation shall constitute a separate violation for purposes of this penalty.*

*Procedure for Imposing Penalty. The procedure for notice of violation and imposition of penalties under this chapter shall be the same as for other code violations as described in RMC Chapter 1.14; provided, that such procedures may be initiated by either the Director or his or her designee.*

RZC ReWrite: Proposed amendment per community request. The Annual Code Cleanup, being undertaken with the ReWrite for efficiency, considers community requests for changes to the code on an annual basis.

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## Title 7

### ANIMALS

#### Chapters:

7.04	Animal Control
7.08	Display of Wild or Exotic Animals
7.12	Repealed

### Chapter 7.04

#### ANIMAL CONTROL\*

#### Sections:

7.04.001	Code and law.
7.04.005	King County chapters adopted by reference.
7.04.010	Repealed.
7.04.020	Repealed.
7.04.030	Repealed.
7.04.033	Repealed.
7.04.040	Repealed.
7.04.050	Repealed.
7.04.060	Repealed.
7.04.070	Repealed.
7.04.080	Repealed.
7.04.090	Repealed.
7.04.100	Repealed.
7.04.110	Repealed.
7.04.120	Repealed.
7.04.130	Repealed.

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RZC ReWrite: Proposed amendment per community request. The Annual Code Cleanup, being undertaken with the ReWrite for efficiency, considers community requests for changes to the code on an annual basis.

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#### 7.04.154 Beekeeping.

Beekeeping, pursuant to chapter RCW 15.60 Apiaries and its definitions, is subject to the following requirements:

- A. No more than four hives per lot shall be allowed in areas zoned R-1, R-2, or R-3, and no more than two hives per lot shall be allowed in areas zoned R-4, R-5, ~~or~~ R-6, or Nonresidential or Mixed Use zones, per RZC 21.04.030 Comprehensive Allowed Uses Chart; provided, that a beekeeper who picks up a swarm of bees may hold them for a period of no more than two weeks, notwithstanding the provisions of this section.
- B. Colonies shall be maintained in small movable frame hives.
- C. Adequate space shall be maintained in the hives to prevent overcrowding and swarming.
- D. Colonies shall be requeened with a young hybrid queen annually, or as often as necessary to prevent any swarming or aggressive behavior.
- E. All colonies shall be registered with the Washington State Department of Agriculture in accordance with apiary law, RCW 15.60.030.
- F. Hives shall not be located within twenty-five feet of any property line, except under the following conditions:
  - 1. When situated eight feet or more above adjacent ground level; or
  - 2. When there is a solid fence at least six feet high separating the hive from the property line, extending at least twenty feet from the hive along the property line in both directions.
- G. Bees living in trees, buildings or any other space (except in movable frame hives), abandoned colonies or diseased bees shall constitute a public nuisance and shall be abated, as set forth in this chapter.

RZC ReWrite: Proposed amendment per community request. The Annual Code Cleanup, being undertaken with the ReWrite for efficiency, considers community requests for changes to the code on an annual basis.

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**Written approval by the owner of the underlying parcel shall be provided for the siting and maintenance of the hives in nonresidential and mixed use zones.**

(Ord. 2960 § 2, 2019: Ord. 2640 § 1 (part), 2011: Ord. 1442 § 4, 1988).

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RZCRW: Amendments per annual cleanup reflecting community comment on allowance of safety netting (accessory uses/fencing).

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

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Chapter 21.06  
URBAN RECREATION

Sections:

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

21.06.010      Urban Recreation Zone.

A. Purpose. 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.

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.









Table ##.##.### Urban Recreation Regulations Table

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments per annual cleanup reflecting community comment on allowance of safety netting (accessory uses/fencing).

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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. Regulations Common to All Uses.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments per annual cleanup reflecting community comment on allowance of safety netting (accessory uses/fencing).

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.06.010A Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Lot Area per Dwelling Unit	10 acres	Not applicable to accessory dwelling units.
	Building Site Circle	100 feet in diameter	
	Lot Frontage	300 feet	
	Setbacks		
	Front	30 feet	
	Rear	40 feet	
	Side	40 feet for each side	
	Building Separation	20 feet	Not applicable to accessory structures on the same lot as the primary structure.
Maximum	Number of Dwelling Units per Acre	0.1	Not applicable to accessory dwelling units.
	Impervious Surface	10 percent	
	Building Height	35 feet	Maximum building height shall be 30 feet within shorelines. 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.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments per annual cleanup reflecting community comment on allowance of safety netting (accessory uses/fencing).

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.06.010A Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			the Allowed Uses and Special Regulations table below.

C. 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 ##.##.###.# General Allowed Uses and Cross-References in UR Zone (Residential) Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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 Range
Low Density Residential	Detached Dwelling Unit	Detached Dwelling Unit	L	R	200-299
	Accessory Dwelling Unit (ADU)	Accessory Dwelling Unit (ADU)	L	R	200-299

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments per annual cleanup reflecting community comment on allowance of safety netting (accessory uses/fencing).

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table ###.###.###.## General Allowed Uses and Cross-References in UR 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
Hotels, Motels and Other Accommodation Services	Bed and Breakfast Inn	L, C	R	300-399
1. Limited to Bed and Breakfast Inn				
Local Utilities	Local Utilities	P		
Regional Utilities	Regional Utilities	C		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Natural and Other Recreational Parks	Parks, Open Space, Trails and Gardens	L		400-499
Arts, Entertainment, Recreation, And Assembly	Athletic, Sports, And Play Fields; Marine Recreation; Commercial Swimming Pools	C	A	400-499, 500-599
1. <b>Limited Is limited</b> to:				
a. Athletic, Sports, and Play Fields;				
b. Marine Recreation;				
c. Commercial Swimming Pools				
Golf Course	Golf Course	C	A	400-499
Family Day Care Provider	Family Day Care Provider	P	R	500-599
Crop Production	Crop Production	P	U	

**Commented [KD1]:** Amendment for clarity.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments per annual cleanup reflecting community comment on allowance of safety netting (accessory uses/fencing).

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Equestrian Facility	Equestrian Facility	P	U	
Animal Production	Animal Production	P	U	
Roadside Produce Stand	Roadside Produce Stand	P		

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the UR zone. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.06.010B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	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.
2	Accessory dwelling unit (ADU)	ADU (1.0)	One accessory dwelling unit is allowed for each allowed housing unit. The accessory dwelling unit shall comply with RZC 21.08.220, Accessory Dwelling Units.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments per annual cleanup reflecting community comment on allowance of safety netting (accessory uses/fencing).

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.06.010B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
3	Tiny home	Tiny home (1.0)	One tiny home is allowed for each allowed dwelling unit. The tiny home shall comply with RZC 21.08.220, Accessory Dwelling Units.
General Sales or Service			
3	Hotels, Motels, and Other Accommodation Services	Rental room (1.0)	Limited to Bed and Breakfast Inns. A. Permitted use for Bed and Breakfast Inns with two rooms or less. B. Conditional Use Permit is required for Bed and Breakfast Inns with three to eight rooms.
Transportation, Communication, Information, and Utilities			
4	Local utilities	Adequate to accommodate peak use.	
5	Regional utilities		A Conditional Use Permit is required.
6	Wireless Communication Facilities	N/A	See RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment and Recreation			
7	Natural and Other Recreational Parks	1,000 sq ft gfa (0, adequate to	See RZC 21.06.060, Special Use Standards for Recreational Uses, for

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments per annual cleanup reflecting community comment on allowance of safety netting (accessory uses/fencing).

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.06.010B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
		accommodate peak use.)	specific regulations which may apply to recreational uses.
8	Arts, Entertainment, Recreation, And Assembly	Adequate to accommodate peak use.	A. A Conditional Use Permit is required. B. See RZC 21.06.060, Special Use Standards for Recreational Uses, for specific regulations which may apply to recreational uses.
9	Golf course		
Education, Public Administration, Health Care and other Institutions			
12	Family day care provider	Vehicle used by the business (1.0).	Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific requirements for family day care providers.
Agriculture			
13	Crop production	N/A	
14	Equestrian facility		
15	Animal production		
Other			

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.



RZCRW: Amendments per annual cleanup reflecting community comment on allowance of safety netting (accessory uses/fencing).  
REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.06.010B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
17	Roadside produce stand	N/A	

(Ord. 2652; Ord. 2803; Ord. 2919)

Effective on: 6/18/2018

21.06.020 Allowed Uses.

The Zone Use Chart for the Urban Recreation Zone lists the permitted and conditional uses allowed in the zone. These uses were selected on the basis that they would generally not be adversely affected by natural hazards and would have minimal impact on the natural resources of the area, especially agricultural soils not used for nonagricultural urban uses, and would not place high demands on transportation, water, or sewer systems. All uses shall comply with the other applicable requirements of the Zoning Code.

Effective on: 4/16/2011

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments per annual cleanup reflecting community comment on allowance of safety netting (accessory uses/fencing).

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

#### 21.06.030 Accessory Uses.

A. 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).

B. 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.

**Commented [KD2]:** Included to ensure provisions of paragraph C. when applicable to the accessory use

#### **C. Fences as Accessory Uses.**

**1. 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 of the following criteria are met:**

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

**b. A Type II – Visual Screen, per RZC 21.32.080 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**

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

**Commented [KD3]:** Per community comment, this addresses the provision of safety netting as fencing for limited application such as for active recreational uses that are typically allowed within the Urban Recreation zoning district.

Effective on: 4/16/2011

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RZCRW: Amendments per annual cleanup reflecting community comment on allowance of safety netting (accessory uses/fencing).

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

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#### 21.06.040 Site Development Requirements.

All uses and structures in Urban Recreation zone shall comply with the applicable site development requirements in the zone use chart.

Effective on: 4/16/2011

#### 21.06.050 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.

Effective on: 4/16/2011

#### 21.06.060 Special Use Standards for Recreational Uses.

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

- A. 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.
- B. 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.
- C. 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.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

D. 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.

E. 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.

Effective on: 4/16/2011

#### 21.06.070 Agricultural Practices Notice.

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.”

Effective on: 4/16/2011

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

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Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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City Website: [www.redmond.gov](http://www.redmond.gov)

Code Publishing Company

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW Phase 2: Amendments for conforming with state legislation per a change to terminology only. Change from the term "marijuana" to "cannabis". Amendments also to reflect waivers to family day care provisions, also per recent state legislation.

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### 21.08.340 Home Business.

A. **Purpose.** The purpose of the home business regulations is to allow for limited commercial activity within dwelling units while ensuring that all commercial activity remains incidental to the primary use based on the underlying zoning and does not interfere with the character of the neighborhood through the creation of disproportionate levels of noise, traffic, safety hazards, or other public nuisances that may be generated.

B. **Applicability.** Home businesses are allowed in all residential, multifamily, and mixed-use zones of the City as an accessory use to an existing dwelling unit. A business license shall be 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. **Location.** A home business shall be carried on wholly within the principal building, dwelling unit, or within an accessory structure. No home business, or any storage connected with a home business, shall be allowed outside of the principal building, dwelling unit, or accessory structure, except as allowed for family day care providers. Where an accessory dwelling unit exists, a home business may be conducted in both the primary dwelling unit and the accessory dwelling unit.
2. **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.
3. **Size.** No more than 25 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

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accessory structures or detached accessory dwelling units, there shall be no size restriction placed upon the usable area for the home business.

4. Residency. A home business must be conducted by a family member 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. No more than one person outside the family group that resides on the premises shall engage in any business located on the premises.

5. Restricted Materials. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials shall be used or stored on the site.

6. Maintaining Residential Character. The business shall be conducted in a manner which is consistent with the residential use in the zone where it is located. Alterations and operations that have potential to impact residential uses include but are not limited to exterior alteration of the property, expansion of parking, construction, creation of a separate entrance, the use of color, materials, lighting, signs (other than on the applicant's vehicle), exterior storage of materials, goods or merchandise, or by the emission of sound, electric interference, vibration, dust, glare, heat, smoke, odors or liquids.

7. Business Traffic.

a. Visitors, customers, and/or deliveries to home businesses within residential zones shall be limited to two per hour. In any case, no combination of visitors, customers, and/or deliveries may exceed a total of eight per day.

b. Visitors and customers to home businesses within multifamily and mixed-use zones shall be prohibited unless authorized by the Code Administrator.

8. 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

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in the business may be parked on the premises or operated out of the premises when the business is located in a single-family 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 transportation management program.

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

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

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

12. 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.9 and C.12.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.

13. Family Day Care Providers.

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.



RZCRW Phase 2: Amendments for conforming with state legislation per a change to terminology only. Change from the term "marijuana" to "cannabis". Amendments also to reflect waivers to family day care provisions, also per recent state legislation.

- 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.

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.

**Commented [KD1]:** Addition to support state issued waivers to the number of children and staff supported by individual operations.

- 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.7 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, or 25 percent of the total gross floor area, whichever is the greater.
- 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.

**Commented [KD2]:** See WAC definition of Family Living Quarters (WAC 365-196-210) in context of definition for Family day-care provider. Also refer to WAC 110-300-0010.

This portion of the paragraph differs from state and federal requirements. Staff tracked this back to a 2008 amendment that might have included the provision based on the overarching requirements for Home Businesses (21.08.340.C.3 Size.)

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW Phase 2: Amendments for conforming with state legislation per a change to terminology only. Change from the term "marijuana" to "cannabis". Amendments also to reflect waivers to family day care provisions, also per recent state legislation.

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.

**Commented [KD3]:** Addition to support state issued waivers to the number of children and staff supported by individual operations.

e. Family day care providers may operate from 5:30 a.m. to 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.

**Commented [KD4]:** Addition to support state issued waivers to the number of children and staff supported by individual operations.

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.

14. ~~Marijuana Cannabis~~-related Home Businesses. No ~~marijuana-cannabis~~ production, ~~marijuana-cannabis~~ processing or ~~marijuana-cannabis~~ retail sales shall be allowed as a home business. (Ord. 2744; Ord. 3083)

**Commented [KD5]:** Change to terminology only for conformance with state legislation.

Redmond 2050 - purpose is to improve environmental sustainability, improve housing affordability, encourage non-motorized travel, and reduce impacts to groundwater

RZC ReWrite Phase 2 – address Temporary Construction Dewatering (TCD) Phase II -- Determine the extent of tensions between new dense development patterns and water resource management policies and develop/implement a strategy to address these tensions. Amendments to this chapter also include the Annual Code Cleanup in section 21.10.150.

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Chapter 21.10  
DOWNTOWN REGULATIONS

Sections:

21.10.010	Purpose.
21.10.020	Downtown Zones Map.
21.10.030	Old Town (OT) Zone.
21.10.040	Anderson Park (AP) Zone.
21.10.050	Town Center (TWNC) Zone.
21.10.060	Bear Creek (BC), Valley View (VV), and Trestle (TR) Zones.
21.10.070	Sammamish Trail (SMT) Zone.
21.10.080	Town Square (TSQ) Zone.
21.10.090	River Bend (RVBD) Zone.
21.10.100	River Trail (RVT), Carter (CTR), and East Hill (EH) Zones.
21.10.110	Building Height.
21.10.120	Parking Standards.
21.10.130	Downtown Residential Site Requirements.
21.10.140	Landscaping.
21.10.150	Pedestrian System.
21.10.160	Using Transfer of Development Rights (TDRs).
21.10.170	References.

21.10.010 Purpose.

The purposes of the Downtown Regulations are to:

- A. Implement the Downtown vision and policies as described in the Comprehensive Plan;
-

RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

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- B. Promote the development of Downtown as an Urban Center, attracting people and businesses by providing an excellent transportation system, diverse economic opportunities, a variety of well-designed and distinctive places to live, and proximity to shopping, recreation, and other amenities;
  - C. Provide a pedestrian- and bicycle-oriented environment with “local” streets appropriate for a destination location; and
  - D. Provide a dynamic urban area that is enhanced by a rich natural setting, including open space, trees, and other landscaping, and a focus on the Sammamish River. Such a neighborhood, by its very nature, is noisier and busier than the typical suburban residential neighborhood.

Effective on: 4/16/2011

#### 21.10.020 Downtown Zones Map.

The Downtown neighborhood – less than one square mile in size – contains 12 zones called: Valley View, Bear Creek, Trestle, Sammamish Trail, Town Square, Old Town, Anderson Park, River Bend, River Trail, East Hill, Carter, and Town Center. These individual 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. This variety helps draw people to and through the various zones. The districts are shown on Map 10.1, Downtown Zones, below.

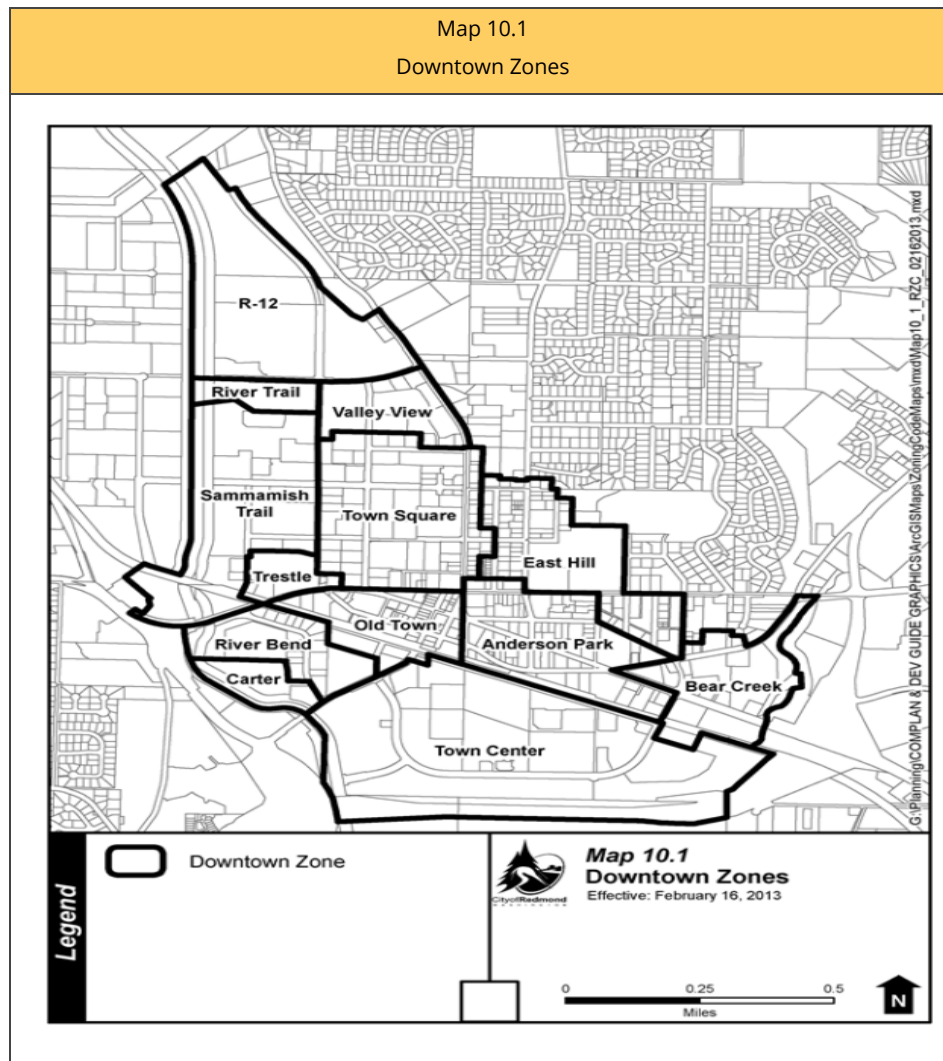
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Map 10.1  
Downtown Zones



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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Map 10.1  
Downtown Zones

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

(Ord. 2679)

Effective on: 2/16/2013

21.10.030 Old Town (OT) Zone.\*

A. Purpose. The Old Town district is comprised of the original downtown and includes a number of historic structures and gathering places, including a central park. The Old Town district is established to be a center of pedestrian-oriented retail activity in the Downtown neighborhood. The regulations shaping development in this district provide for an urban village pattern and rhythm which encourages narrow ground floor storefronts, small blocks, narrow streets with curbside parking, mixed-use residential/office/service buildings, and pedestrian-scale architecture. The regulations also encourage the enhancement of existing older buildings in Old Town with small ground floor retail spaces, characterized by narrow bay spacing complementary to pedestrian activity and interest, and office or residential spaces in upper stories. The pedestrian nature of the area is emphasized through lower parking requirements and plans for creation of parking lots/structures in a few central locations at the edge of these areas. This district provides for a full range of retail uses such as specialty and comparison shopping, eating and entertainment establishments, as well as general and professional services, and residential uses.

Commented [JC1]: Not consistent with Downtown Parking Implementation Strategy.









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

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Old Town Zone - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities

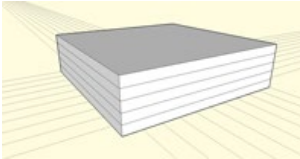
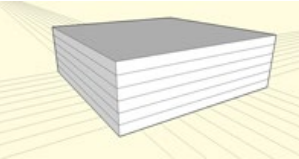
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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Setbacks	Hazardous Liquid Pipelines							
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B. Maximum Development Yield.

Table 21.10.030A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	6 stories	Example of a 5-story building	Example of 6-story building
Lot Coverage	100 percent	100 percent		
These are office building examples using Transfer Development Rights and Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.				

C. Regulations Common to All Uses.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.



RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)		Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	

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Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs	5 Stories	Building height is limited to three stories for some parcels fronting Leary Way. See RZC 21.10.110.B, Height Limit Overlay.
Maximum Building Height with TDRs and GBP	6 Stories	A. Building height is limited to three stories for some parcels fronting Leary Way. See RZC 21.10.110.B, Height Limit Overlay. B. One floor of additional height may be achieved with the use of Transfer Development

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

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Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart, RZC 21.10.130.B.
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs or the GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, Using Transfer Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).  B. All legal lots are entitled to 10,000 ft gfa without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD2]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table ###.###.###.# General Allowed Uses and Cross-References in OT Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ###.###.###.# General Allowed Uses and Cross-References in OT 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	General Sales or Services	L	M	

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

<b>Excluding the following that are not permitted uses:</b>		N		
1. Gas station 2. Auto repair 3. Automobile sales with outdoor display and storage 4. Rental storage and mini-warehouses				
Business and Service	General Sales or Services			
Food and Beverage	General Sales or Services			
Pet and Animals Sales and Service	General Sales or Services			
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	L	S	
<b>Excluding the following that are not permitted uses:</b>		N		
1. Surface parking lots				
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. <del>Limited</del> Is limited to regional light rail transit system and office uses only		L		
Rapid charging station	Rapid charging station	L		

**Commented [KD3]:** Amendment for clarity.

**Commented [KD4]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD5]:** Amendment for clarity.

**Commented [KD6]:** Amendment for clarity

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Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
<b>Excluding the following that are not permitted uses:</b>		N		
1. Crematorium				

**Commented [KD7]:** Amendment for clarity.

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E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure Minimum required, Maximum allowed</del>	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	<del>Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off street parking.</del>	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart.
2	Stacked flat		B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian
3	Courtyard apartment		
4	Multifamily Structure, Mixed-Use Residential		

Commented [JC8]: Parking regulations for Downtown consolidated in RZC 21.10.120.

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
			Streets, per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.  C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		
7	Housing Services for the Elderly	<a href="#">See Special Regulations</a>	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0) B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio: Unit of Measure-Minimum- required, Maximum-allowed</div>	Special Regulations
			D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)  E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
General Sales or Service			
6	Retail Sales	1,000 sq ft gfa (2.0, 2.0)	A. Drive-through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by

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Table 21.10.030C			
Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
	Business and Service		a professional traffic engineer and approved by the City.  6. Uses which are materially detrimental to typical downtown office and residential uses in terms of excessive noise and vibration, truck traffic, fumes, and other potential impacts.  B. Parking standards for restaurant uses:
	Food and Beverage		<del>1. Sit-down restaurant: 1,000 sq-ft gfa (2.0, 9.0).</del>  <del>2. Take-out restaurant: 1,000 sq-ft gfa (2.0, 10.0).</del>

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Table 21.10.030C			
Allowed Uses and Basic Development Standards			
Section	Use	<del>Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
	Pet and Animal Sales and Service		<del>1. 3.</del> The Technical Committee may waive the parking requirement for restaurant/deli/café uses 1,000 sq ft gfa, or less in area that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided:  a. The use is located in an office building and primarily serves the occupants and guests of the office building; or  b. The use is <del>visible from and</del> within <b>100 feet one-quarter of a mile</b> of a <del>promenade or</del> Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example,</del> or within <b>100 feet one-quarter of a mile</b> of a critical areas' buffer of the Sammamish River and access to the

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Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
			<p>River Trail, <del>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del></p> <p><del>C. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 sq ft of gross floor area for the retail components of mixed-use developments.</del></p>
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	<del>Rental room (1.0, 1.0)</del>	
8	<del>Marijuana Cannabis</del> retail sales	<del>1,000 sq ft gfa (2.0, 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> related uses for additional requirements.
Manufacturing and Wholesale Trade			

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD9]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

**Commented [KD11]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD10]:** Amendment for consistency with state legislation – terminology only.

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Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
#	Artisanal Manufacturing, Retail Sales, and Service	<del>1,000 sq ft gfa (2.0, 2.0)</del>	
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa (2.0, 2.0)</del>	No vehicle storage except light rail vehicles.
10	Rapid charging station	<del>Adequate to accommodate- peak use</del>	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	Communications and Information		

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Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio:</div> <div>Unit of Measure-Minimum- required, Maximum-allowed</div>	Special Regulations
13	Local Utilities	1,000 sq ft gfa (2.0, 2.0)	
14	Wireless Communication Facilities	N/A	See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	Adequate to accommodate peak use	
16	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			
17	Educational	See Special Regulations	Parking: The number of spaces must be adequate to accommodate the

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Table 21.10.030C			
Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
	Institutional Health and Human Services		peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Government and Administration		
18	Day Care Center		<del>Provisions for day care centers include:</del>  <del>A. Shall provide parking as follows:-</del> <del>Employee on maximum shift (1.0, 1.0)-</del>  <del>B. Play equipment shall be located no less than 10 feet from any property line.</del>  <del>C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.</del>

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.030C			
Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio: Unit of Measure-Minimum- required, Maximum-allowed</div>	Special Regulations
19	Faith-based and Funerary	<del>1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.030C			
Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
			E. Administrative design review required for structures.

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser’s note: Section 14 of Ord. 3059 reads, “Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

provided by law or unless more permanent regulations are adopted.” Ord. 3059 became effective on August 28, 2021.

21.10.040 Anderson Park (AP) Zone.\*









A. Purpose. The Anderson Park (AP) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood, Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these districts allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Anderson Park zone encourages development of a mix of multistory residential and office buildings and allows limited retail space in order to provide convenient access without diluting the more concentrated retail cores of the Old Town and Town Center zones. The Anderson Park zone also enhances the long-term pedestrian character of Redmond Way and Cleveland Street by including street-level building and landscape design.

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.

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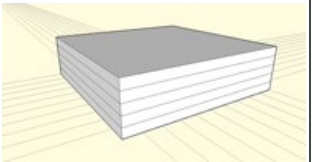
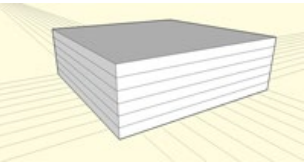
Anderson Park Zone - Regulations Table								
Land & Structure 		Transport 	Environm ent 	Communi ty 	Process 	Money 	Incentive s 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscapi ng	Historical & Archeolog ical Resources	Review Procedur es	Develop ment Fees	Transfer Develop ment Rights Program	Special Regulation s
Height	Signs	Transport ation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Enclosures		Environm ental Regulations	Affordabl e Housing	Develop ment Services		General Incentive Information	Transition Overlay Areas
Impervi ous Surface	Lightin g		Open Space	Neighbor hood				Wireless Communication Facilities
Setback s	Hazard ous Liquid Pipelin es							

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B. Maximum Development Yield.

Table 21.10.040A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	6 stories	Example of a 5-story building	Example of 6-story building
Lot Coverage	100 percent	100 percent		
These are office building examples using Transfer Development Rights or Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.				

C. Regulations Common to All Uses.

Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.

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Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front and side street (residential use on ground floor)	See RZC 21.10.130.D, Residential Setback Requirements	Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	

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Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	5 Stories	
Maximum Building Height with TDRs or GBP	6 Stories	One floor of additional height may be achieved with the use of Transfer Development rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).

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Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, Downtown Residential Densities Chart.
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or Green Building requirements. See RZC 21.10.160, Using Transfer Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP). B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.



RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD12]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table ##.##.###.# General Allowed Uses and Cross-References in AP Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ##.##.###.# General Allowed Uses and Cross-References in AP 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	General Sales or Services	L	M	

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

<b>Excluding the following that are not permitted uses:</b>		N		
1. Gas station 2. Auto repair 3. Automobile sales with outdoor display and storage 4. Rental storage and mini-warehouses				
Business and Service	General Sales or Services			
Food and Beverage	General Sales or Services			
Pet and Animal Sales and Service	General Sales or Services			
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	L	S	
<b>Excluding the following that are not permitted uses:</b>		N		
1. Surface parking lots				
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. <del>Limited</del> <b>Is limited</b> to regional light rail transit system and office use only.		L		
Rapid charging station	Rapid charging station	L		

**Commented [KD13]:** Amendment for clarity.

**Commented [KD14]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD15]:** Amendment for clarity.

**Commented [KD16]:** Amendment for clarity.

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

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Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
<b><u>Excluding the following that are not permitted uses:</u></b>		N		
1. Crematorium				

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum allowed</del>	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	<del>Dwelling Unit (1.0, 2.25) Plus one</del>	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart.  B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of
2	Stacked flat	<del>guest space per</del>	
3	Courtyard apartment	<del>four units for projects with six units or more</del>	
4	Multifamily Structure, Mixed-Use Residential	<del>Curbside parking along the site may be counted towards up to 25 percent of the</del>	

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required— Maximum—allowed</del>	Special Regulations
		<del>required off-street parking.</del>	Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets.  C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special Regulations</del>	Parking requirements are as follows:  A. Multifamily housing for senior citizens: Unit (0.5, 2.0).  B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).  C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).  D. Retirement residence with skilled nursing facility. Worker on largest shift (1.25, 1.25)

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.040C			
Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</div>	Special Regulations
			E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
General Sales or Service			
6	Retail Sales	<div>1,000 sq ft gfa (2.0, 3.5)</div>	A. Drive-through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
	Business and Service		professional traffic engineer and approved by the City.  B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.  C. Parking standards for restaurant uses:
	Food and Beverage		<del>1. Sit-down restaurant: 1,000 sf gfa (9.0, 9.0).  2. Take-out restaurant: 1,000 sf gfa (10.0, 10.0).  3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least three stories tall.</del>

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
	Pet and Animal Sales and Service		<p><u>1. 4.</u> The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided :</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>b. The use is <del>visible from and</del> within <del>100 feet</del> <u>one-quarter of a mile</u> of a <del>promenade or</del> Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade,</del> <u>for example,</u> or within <del>100 feet one-quarter of</del> <u>a mile</u> of a critical areas' buffer of the Sammamish River and access to the River Trail, <u>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-</u></p>

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required—</del> <del>Maximum—allowed</del>	Special Regulations
			<del>oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del>  <del>D. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 sq ft of gross floor area for the retail components of mixed-use developments.</del>
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	<del>Rental room (1.0, 1.0)</del>	
8	<del>Marijuana Cannabis</del> retail sales	<del>1,000 sq ft gfa (2.0, 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> -related uses for additional requirements.
Manufacturing and Wholesale Trade			

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD18]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

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Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
#	Artisanal Manufacturing, Retails Sales, and Service	<del>1,000 sq ft gfa— (2.0, 3.5)</del>	
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa— (2.0, 3.5)</del>	No vehicle storage.
10	Rapid charging station	<del>Adequate to— accommodate— peak use</del>	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	Communications and Information		

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum allowed</del>	Special Regulations
13	Local Utilities	<del>1,000 sq ft gfa— (2.0, 3.5)</del>	
14	Wireless Communication Facilities	N/A	See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	<del>Adequate to— accommodate— peak use</del>	
16	Natural and other recreational parks	<del>1,000 sq ft gfa (0,— adequate to— accommodate— peak use)</del>	
Education, Public Administration, Health Care, and Other Institutions			

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
17	Educational		Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Institutional		
	Health and Human Services		
	Government and Administration		
18	Day Care Center	<del>See Special Regulations</del>	<p><del>Provisions for day care centers include:</del></p> <p><del>A. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</del></p> <p><del>B.</del> Play equipment shall be located no less than 10 feet from any property line.</p> <p>C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.</p>

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure—</div> <div>Minimum—</div> <div>required,—</div> <div>Maximum—allowed</div>	Special Regulations
19	Faith-based and Funerary	<del>1,000 sq ft gfa</del> <del>(10.0, 10.0) or 1/5</del> <del>fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

#### 21.10.050 Town Center (TWNC) Zone.\*

A. Purpose. Town Center is one of the City's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms and conference facilities, and residences in the heart of the City is intended to bring people together during the day and evening for planned or casual

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meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the historic district in adjacent Old Town. Improvements in walking connections between the two districts will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a grade-separated connection across SR 520, and that transit service to and from the center will provide a choice equal in attractiveness to automobiles, walking, and biking. The design and development of this zone is controlled by a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater downtown area, and retains traditional building styles, street patterns, variety of uses, and public amenities.

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.

Town Center Zone - Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program (TDR)	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building	Public View Corridors & Gateways

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							Incentive Program (GBP)	
Density	Outdoor Storage, Display & Garbage and Recycling 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							

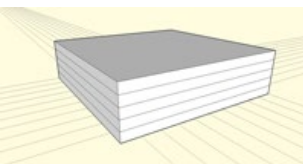
B. Maximum Development Yield.

Table 21.10.050A Maximum Development Yield				
Allowed	Base	Maximum with Incentives	Illustrations	
Height	5 stories	12 stories	Example of a 5-story building	Example of 12-story building
Lot Coverage	100 percent	100 percent		

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Table 21.10.050A Maximum Development Yield				
Allowed	Base	Maximum with Incentives	Illustrations	
				<needs replacement>
These are office building examples using incentives to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.				

C. Regulations Common to All Uses.

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See RZC 21.10.150. Map 10.4, Town Center Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		between the street curb and the face of buildings, depending on site location.  B. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.
Setback Line (distance from property line)		
Side Commercial	0 feet	Shall comply with adopted design standards.
Rear Commercial	0 feet	Shall comply with adopted design standards.
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	Shall comply with adopted design standards.
Rear Residential	10 feet	Shall comply with adopted design standards.
Yard adjoining BNSF ROW or Parks	14 feet	
Other Standards		
Minimum Building Height	n/a	

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Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Maximum Building Height without TDRs or GBP	Varies	Hotel and conference center, full service – eight stories; other hotel - six stories. Office: five stories. Mixed-use residential or residential use in Town Center: five stories outright. The Technical Committee shall administratively allow the height surrounding NE 74 <sup>th</sup> Street to be increased to six stories if the building facade is recessed above the second floor and building modulation is provided to mitigate the bulk and mass from the additional height allowance.
Maximum Building Height with TDRs, GBP, or EAAH	Varies	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions. An increase of height to a maximum of 12 stories may be sought through use of the Exceptional Amenities for Additional Height Table (EAAH). EAAH may not be used in combination with any other programs to increase height.

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Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP)  B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet, but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	Varies	Less areas necessary for compliance with stormwater management and landscaping.
Base FAR Without TDRs	Varies	Floor area for residential uses is exempt from TDR requirements and maximum commercial floor area limitations. The ground floor level shall include a mix of pedestrian-oriented uses.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

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Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
<a href="#">Critical Aquifer Recharge Areas</a>		<a href="#">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.</a>

**Commented [KD19]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

C.1 Exceptional Amenities for Additional Height

**Commented [JC20]:** This needs to be updated based on Council action on 2/21/23.

In conjunction with a development agreement, applicants may seek additional height through use of Table 21.XX.XX, Exceptional Amenities for Additional Height.

- a. A maximum total of eight (8) stories for residential and residential mixed-use may be developed.
- b. A maximum total of nine (9) stories of office may be developed. Structures with office uses may exceed nine (9) stories in areas where sufficient subterranean parking to achieve minimum parking ratios is infeasible or detrimental to natural resources. In those cases, the maximum number of stories may be exceeded to accommodate minimum parking ratios in above-grade structured parking. The maximum number of additional stories beyond the height maximum is three (3) stories. A geotechnical report demonstrating the infeasibility of providing all required parking below-grade parking

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

and compliance with this code section is required for proposals seeking to exceed nine (9) stories.

- c. No structure with any combination of uses and parking may exceed 12 total stories in height or nine stories of usable floor area.
- d. All techniques and incentives in the table below are to be applied for the complete scope area of the Master Plan and development agreement.
- e. This Exceptional Amenities for Additional Height Table may not be used in conjunction with TDRs or GBP to increase height.

TABLE 21.10.050 # Exceptional Amenities for Additional Height		
	Tech niqu e	Incentive
1	Affordable housing. The greater of 10% or 50 units designated affordable at 60% AMI and the greater of 10% or 50 units designated for 80% AMI. Compliance with the City of Redmond's affordable housing requirement of 10% designated for 80% Area Median Income can be used to meet a portion of this incentive.	3 stories
2	The greater of 50% or 25 units of affordable housing units are two or three bedrooms	2 stories

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3	Minimum 10% of all units (market rate and affordable) three bedroom or larger	1 story
4	10% of new ground level commercial space or a total of 7,000 square feet of total commercial space to be dedicated to local commercial.	1 story
5	The lesser of 25% or 4,000 square feet of commercial space can be no larger than 1,000 square feet to encourage and support startup and new businesses.	1 story
6	50% of new development LEED Gold, Built Green 4-Star, or equivalent as determined by Administrator.	2 stories
7	100% of new development LEED Gold, Built Green 4-Star, or equivalent as determined by Administrator.	3 stories
8	Parking ratio of 2.5 or below for office uses and for the floor area of development that is devoted to administrative services, cafeteria, and similar accessory uses typically provided as support for the primary use.	1 story

#### D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ##.##.###.# General Allowed Uses and Cross-References in TWNC Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table ##.##.###.# General Allowed Uses and Cross-References in TWNC 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	General Sales or Services	L	M	
<b>Excluding the following that are not permitted uses:</b>		N		
1. Gas station. 2. Automobile sales with outdoor display and storage. 3. Rental storage and mini-warehouses.				
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	L	S	

**Commented [KD21]:** Amendment for clarity.

**Commented [KD22]:** Amendment reflecting consistency with state legislation – terminology only.

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<b>Excluding the following that are not permitted uses:</b>		N		
1. Surface parking lots				
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599

Commented [KD23]: Amendment for clarity.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

<b>Excluding the following that are not permitted uses:</b>		N		
1. Crematorium				

**Commented [KD24]:** Amendment for clarity.

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	<del>Dwelling Unit (1-0, 2-25) Plus one—</del>	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart.
2	Stacked flat		

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

<sup>1</sup> The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

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Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
3	Courtyard apartment	<del>guest space per— four units for— projects with six— units or more.— Curbside parking— along the site may— be counted— towards up to 25— percent of the— required off-street parking.</del>	B. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
4	Multifamily Structure, Mixed-Use Residential		
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special— Regulations.</del>	Parking requirements are as follows:  A. Multifamily housing for senior citizens: Unit (0.5, 2.0).  B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.050C			
Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio Unit of Measure Minimum required Maximum allowed</div>	Special Regulations
			C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).  D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
General Sales or Service			
6	Retail Sales	<div>1,000 sq ft gfa (3.5, 5.0)</div>	A. Drive-through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
	Business and Service		professional traffic engineer and approved by the City.  B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.  C. Auto repair without outdoor storage and outdoor service is allowed provided:  1. All service/repair work is performed indoors.  2. There is no overnight storage of customer vehicles in outdoor parking areas.  D. Parking standards for restaurant uses:  <del>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).</del>
	Food and Beverage		

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Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
	Pet and Animal Sales and Service		<p><del>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).</del></p> <p><del>1. 3.</del> The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided :</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>b. The use is <b>visible from and</b> within <b>100 feet one-quarter of a mile</b> of a <b>promenade or</b> Downtown park, <b>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example,</b> or within <b>100 feet one-quarter of a mile</b> of a critical areas' buffer of the Sammamish River and access to the River Trail,</p>

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required—</del> <del>Maximum allowed</del>	Special Regulations
			<del>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del>
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	<del>Rental room (1.0—1.0)</del>  <del>Conference center space: adequate to accommodate peak use</del>	
8	<del>Marijuana Cannabis</del> retail sales	<del>1,000 sq ft gfa (2.0, 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> -related uses for additional requirements.

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD26]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

**Commented [KD28]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD27]:** Amendment for consistency with state legislation – terminology only.

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Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required— Maximum allowed</del>	Special Regulations
Manufacturing and Wholesale Trade			
#	Artisanal Manufacturing, Retail Sales, and Service	<del>1,000 sq ft gfa— (3.5, 5.0)</del>	
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa— (3.5, 5.0)</del>	Regional light rail transit system and office uses only. No vehicle storage.
10	Rapid charging station	<del>Adequate to— accommodate— peak use</del>	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.

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum allowed</del>	Special Regulations
12	Communications and Information	<del>1,000 sq ft gfa— (3.5, 5.0)</del>	
13	Local Utilities		
14	Wireless Communication Facilities	N/A	See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	<del>Adequate to— accommodate— peak use</del>	
16	Natural and other recreational parks	<del>1,000 sq ft gfa (0,— adequate to— accommodate— peak use)</del>	
Education, Public Administration, Health Care, and Other Institutions			

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
17	Educational		Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Institutional		
	Health and Human Services		
	Government and Administration		
18	Day Care Center	<del>See Special Regulations</del>	<p><del>Provisions for day care centers include:</del></p> <p><del>A. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</del></p> <p><del>B.</del> Play equipment shall be located no less than 10 feet from any property line.</p> <p>C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.</p>

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure—</div> <div>Minimum—</div> <div>required—</div> <div>Maximum—allowed</div>	Special Regulations
19	Faith-based and Funerary	<del>1,000 sq ft gfa</del> <del>(10.0, 10.0) or 1/5-</del> <del>fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

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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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

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

A. Purpose. The convenience commercial areas of Downtown include the Valley View, Trestle, and Bear Creek zones. These three zones are located at the major entrances to the Downtown to serve shoppers conveniently from both within and outside the neighborhood. These zones are intended to provide for everyday, basic shopping needs and services, such as groceries, pharmacies, and other convenience retail goods and services that are easily accessed by pedestrians, bicyclists, and motor vehicles. Land uses and redevelopment in the area should be compatible with shopping and service needs of the community and surroundings, as well as with the long-term Downtown vision of encouraging a more pedestrian-supportive, mixed-use environment in these zones.

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.









Bear Creek Zone – Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program (TDR)	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building	Public View Corridors & Gateways

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							Incentive Program (GBP)	
Density	Outdoor Storage, Display & Garbage and Recycling 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							

Valley View Zone – Regulations Table								
Land & Structure	Transportation	Environment	Community	Process	Money	Incentives	Other	
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program (TDR)	Special Regulations









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Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program (GBP)	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Garbage and Recycling 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							

Trestle Zone – Regulations Table								
Land & Structure 	Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 	
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations

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							(TDR)	
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program (GBP)	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Garbage and Recycling 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							

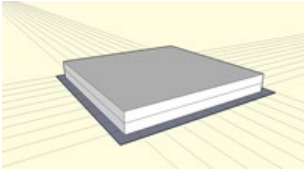
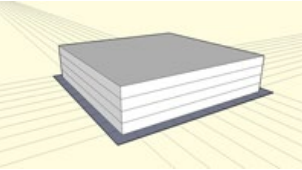
B. Maximum Development Yield.

Table 21.10.060A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	2 stories	4 stories		

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Table 21.10.060A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Lot Coverage	80 percent	80 percent	Example of a 2-story building 	Example of 4-story building 
These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.				

C. Regulations Common to All Uses.

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.

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Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front and side street (residential use on ground floor)	See Map 10.3, Downtown Pedestrian System	A. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	

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Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	2 Stories	A. The maximum height may be increased to four stories when the site's development plan can demonstrate the goals and objectives outlined in Comprehensive Plan Policy DT-37, and the design guidelines outlined in RZC 21.62.020.G.2.c are met through the site plan entitlement process.
Maximum Building Height with TDRs or GBP	3 Stories	A. One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through

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Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	80 percent	A. For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart. B. Lot coverage percentage equals: The total site area measured to the property line, less pedestrian systems measured to the curb line, on-site sidewalks, landscaping, and plazas, divided by the site area measured to the curb line.

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Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, Using Transfer of Development Rights(TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).  B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	A. See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	A. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD29]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

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Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

Table ###.##.####.# General Allowed Uses and Cross-References in BC, VV, TR Zones  
(Residential)

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
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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

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High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ###.###.###.# General Allowed Uses and Cross-References in BC, VV, TR Zones (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	General Sales or Services	L	M	
<u>Excluding the following that are not permitted uses:</u>		N		
1. Automobile sales with outdoor display and storage.				

Commented [KD30]: Amendment for clarity.

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2. Major Auto Repair. 3. Rental storage and mini-warehouses.				
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	L	S	
<u>Excluding the following that are not permitted uses:</u>		N		
1. Surface parking lot				
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. <del>Vehicle storage is prohibited in Valley View zone zoning district.</del>  <u>2. Is limited to office use only in the Valley View zoning district.</u>  <del>2. Regional Is limited to regional</del> light rail transit system and office use only		L, N		

**Commented [KD31]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD32]:** Amendment for clarity.

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in Bear Creek and Trestle <del>zones-zoning district</del> . 3. Vehicle storage <u>is</u> limited to light rail vehicles in Trestle <del>zone-zoning district</del> .				
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599

Commented [KD33]: Amendment for clarity.

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<b>Excluding the following that are not permitted uses:</b>		N		
1. Crematorium				

Commented [KD34]: Amendment for clarity

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	<del>Dwelling Unit (1-0, 2-25) Plus one—</del>	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart. Not
2	Stacked flat		

Commented [JC35]: Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required—</del> <del>Maximum allowed</del>	Special Regulations
3	Courtyard apartment	<del>guest space per—</del> <del>four units for—</del>	permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3,
4	Multifamily Structure, Mixed-Use Residential	<del>projects with six—</del> <del>units or more—</del> <del>Curbside parking—</del> <del>along the site may</del> <del>be counted—</del> <del>towards up to 25—</del> <del>percent of the—</del> <del>required off-street</del> <del>parking.</del>	Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor street fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.  B. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		

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Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
7	Housing Services for the Elderly	<del>See Special Regulations</del>	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
General Sales or Service			

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
6	Retail Sales	<del>1,000 sq ft gfa— (3.5, 5.5)</del>	A. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Business and Service		B. Auto repair without outdoor storage and outdoor service is allowed provided: 1. All service/repair work is performed indoors. 2. There is no overnight storage of customer vehicles in outdoor parking areas.
	Food and Beverage		C. Parking standards for restaurant uses:  <del>1. Sit down restaurant: 1,000 sq ft gfa (9.0, 9.0). 2. Take out restaurant: 1,000 sq ft gfa (10.0, 10.0). 3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least 3 stories tall.</del>

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
	Pet and Animal Sales and Service		<p><del>4. 1.</del> The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>b. The use is <del>visible from and</del> within <del>100 feet</del> <u>one-quarter of a mile</u> of a <del>promenade or</del> Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade,</del> <u>for example,</u> or within <del>100 feet one-quarter of a mile</del> of a critical areas' buffer of the Sammamish River and access to the River Trail, <u>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-</u></p>

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required—</del> <del>Maximum—allowed</del>	Special Regulations
			<del>oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del> D. Drive-through facilities shall have a minimum queuing distance of 120 feet which is not within the public right-of-way or on-site circulation aisles. A landscape buffer between the drive-through lane and the street shall be provided.
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	<del>Rental room (1.0, 1.0)</del>	
8	<del>Marijuana Cannabis</del> retail sales	<del>1,000 sq ft gfa (2.0, 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> -related uses for additional requirements.
Manufacturing and Wholesale Trade			

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD36]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

**Commented [KD38]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD37]:** Amendment for consistency with state legislation – terminology only.

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
#	Artisanal Manufacturing, Retail Sales, and Service	<del>1,000 sq ft gfa— (3.5, 5.5)</del>	
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa— (3.5, 5.5)</del>	A. Valley View Zone: office uses only. No vehicle storage. B. Bear Creek and Trestle zones: Regional light rail transit system and office uses only. No vehicle storage except light rail vehicles in Trestle zone.
10	Rapid charging station	<del>Adequate to— accommodate— peak use</del>	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.

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum allowed</del>	Special Regulations
12	Communications and Information	<del>1,000 sq ft gfa— (3.5, 5.5)</del>	
13	Local Utilities		
14	Wireless Communication Facilities	N/A	See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	<del>Adequate to— accommodate— peak use</del>	
16	Natural and other recreational parks	<del>1,000 sq ft gfa (0,— adequate to— accommodate— peak use)</del>	
Education, Public Administration, Health Care, and Other Institutions			

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
17	Educational	<del>See Special Regulations.</del>	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Government and Administration		
	Institutional Health and Human Services		
18	Day Care Center	<del>See Special Regulations.</del>	<p><del>Provisions for day care centers include:</del></p> <p><del>A. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</del></p> <p><del>B.</del> Play equipment shall be located no less than 10 feet from any property line.</p> <p>C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.</p>

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> <del>Minimum required</del> <del>Maximum allowed</del>	Special Regulations
19	Faith-based and Funerary	<del>1,000 sq ft gfa</del> <del>(10.0, 10.0) or 1/5</del> <del>fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

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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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2958; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

#### 21.10.070 Sammamish Trail (SMT) Zone.\*

A. Purpose. The Sammamish Trail (SMT) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Sammamish Trail (SMT) zone encourages development, including restaurants and retail uses that focuses on, celebrates, and enhances the environment of the Sammamish River by providing amenities that are connected to the river, by orienting buildings to the river trail, by providing for building heights that are lower as they approach the river and higher beyond the shoreline/critical area boundaries, and by enhancing degraded shorelines adjacent to new development.

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.

Sammamish Trail Zone – Regulations Table							
Land & Structure	Transportation	Environment	Community	Process	Money	Incentives	Other
							

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Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program (TDR)	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program (GBP)	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Garbage and Recycling 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							

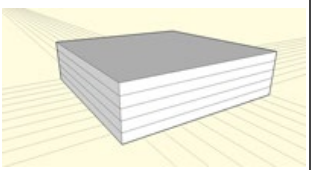
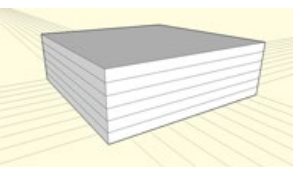
#### B. Maximum Development Yield.

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Table 21.10.070A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	6 stories	Example of a 5-story building	Example of 6-story building
Lot Coverage	100 percent	100 percent		
These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.				

C. Regulations Common to All Uses.

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front and side street (residential use on ground floor)	See RZC 21.10.130.D, Residential Setback Requirements	Not permitted on ground floor street fronts of Type I pedestrian streets (as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	

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Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	2 Stories	Minimum height two stories, except single-story retail is allowed (through December 31, 2023) on (a) the south block of NE 83rd Street between 158th Avenue NE and 160th Avenue NE; i.e., in Lots 2 and 3 of Lot Line Revision 90-01), and (b) the portions of Lot 6 of the Redmond Center Plat lying west of 158th Avenue NE if extended south. RZC 21.62.020.G (rather than RZC 21.62.020.H shall apply to single-story retail development within those two areas except that RZC 21.62.020.G.2.a.ii shall not apply to the above-referenced portions of Lot 6 of the Redmond Center Plat and except that RZC 21.62.020.G.2.a.i shall not

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Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		apply to the above-referenced portion of the south block of NE 83rd Street.
Maximum Building Height without TDRs or GBP	5 Stories	
Maximum Building Height with TDRs or GBP	6 Stories	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)

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Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, Downtown Residential Densities Chart.
Base FAR Without TDRs or GBP	1.25	A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, Using Transfer Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (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.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>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</u>

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Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		<a href="#">Activities in Critical Aquifer Recharge Areas I and II for more information.</a>

**Commented [KD39]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ##.##.###.#    General Allowed Uses and Cross-References in SMT Zone (Residential)					
Use Permissions:   P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
Residential Use Category	Residential Use Class	Former Use Classification	Use Permissions	Building Code	ITE Trip Generation Manual

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		(prior to Dec. 31, 2021)		Occupancy Class	Land Use Code
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ##.##.###.# General Allowed Uses and Cross-References in SMT 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	General Sales or Services	L	M	
<u>Excluding the following that are not permitted uses:</u>		N		
1. Gas station. 2. Auto repair.				

Commented [KD40]: Amendment for clarity.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

3. Automobile sales with outdoor display and storage.				
4. Rental storage and mini-warehouses.				
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	L	S	
<del>Excluding the following that are not permitted uses:</del>		N		
1. Surface parking lots				
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. <del>Limited Is limited</del> to regional light rail system and office uses only.		L		
2. Vehicle storage <del>is</del> limited to light rail vehicles.				
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		

**Commented [KD41]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD42]:** Amendment for clarity.

**Commented [KD43]:** Amendment for clarity.

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Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
<b>Excluding the following that are not permitted uses:</b>		N		
1. Crematorium				

**Commented [KD44]:** Amendment for clarity.

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

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.

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

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

<sup>1</sup> The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required—</del> <del>Maximum—allowed</del>	Special Regulations
			distance of 50 feet or a quarter-block length from a street intersection.  C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special Regulations</del>	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). E. A traffic mitigation plan is required. The plan shall address traffic control; parking

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
			management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
General Sales or Service			
6	Retail Sales	<del>1,000 sq ft gfa— (2.0, 3.5)</del>	A. Drive-through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a

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Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
	Business and Service		professional traffic engineer and is approved by the City.  B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.  C. Parking standards for restaurant uses:
	Food and Beverage		<del>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).</del>  <del>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).</del>  <del>3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least three stories tall.</del>

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required— Maximum-allowed</del>	Special Regulations
	Pet and Animal Sales and Service		<p><del>4. 1.</del> The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>b. The use is <del>visible from and</del> within <del>100 feet</del> <u>one-quarter of a mile</u> of a <del>promenade or</del> Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade,</del> <u>for example,</u> or within <del>100 feet one-quarter of a mile</del> of a critical areas' buffer of the Sammamish River and access to the River Trail, <u>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-</u></p>

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required—</del> <del>Maximum—allowed</del>	Special Regulations
			<del>oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del>  <del>D. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</del>
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	<del>Rental room (1.0, 1.0)</del>	
8	<del>Marijuana Cannabis</del> related uses	<del>1,000 sq ft gfa (2.0, 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> -related uses for additional requirements.
Manufacturing and Wholesale Trade			

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD46]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

**Commented [KD48]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD47]:** Amendment for consistency with state legislation – terminology only.

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Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum—allowed</del>	Special Regulations
#	Artisanal Manufacturing, Retail Sales, and Service	<del>1,000 sq ft gfa—</del> <del>(2.0, 3.5)</del>	
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa—</del> <del>(2.0, 3.5)</del>	
10	Rapid charging station	<del>Adequate to—</del> <del>accommodate—</del> <del>peak use</del>	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	Communications and Information		

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum allowed</del>	Special Regulations
13	Local Utilities	<del>1,000 sq ft gfa— (2.0, 3.5)</del>	
14	Wireless Communication Facilities		See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	<del>Adequate to— accommodate— peak use</del>	
16	Natural and other recreational parks	<del>1,000 sq ft gfa (0,— adequate to— accommodate— peak use)</del>	
Education, Public Administration, Health Care, and Other Institutions			

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Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
17	Educational	<del>See Special Regulations.</del>	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Government and Administration		
	Institutional Health and Human Services		
18	Day Care Center	<del>See Special Regulations.</del>	<p><del>Provisions for day care centers include:</del></p> <p><del>A. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</del></p> <p><del>B.</del> Play equipment shall be located no less than 10 feet from any property line.</p> <p>C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.</p>

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure—</div> <div>Minimum—</div> <div>required,—</div> <div>Maximum—allowed</div>	Special Regulations
19	Faith-based and Funerary	<del>1,000 sq ft gfa</del> <del>(10.0, 10.0) or 1/5</del> <del>fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

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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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

#### 21.10.080 Town Square (TSQ) Zone.\*

A. Purpose. The Town Square (TSQ) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Town Square zone encourages new transit-oriented development in order to take advantage of the zones proximity to local and regional transit opportunities.

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.

Town Square Zone – Regulations Table								
Land & Structure		Transporta tion	Environm ent	Communit y	Process	Money	Incentives	Other
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscapi ng	Historical & Archeologi cal Resources	Review Procedu res	Develop ment Fees	Transfer Developm ent Rights Program (TDR)	Special Regulations
Buildin g Height	Signs	Transporta tion Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways

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							(GBP)	
Density	Outdoor Storage, Display & Garbage and Recycling 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							

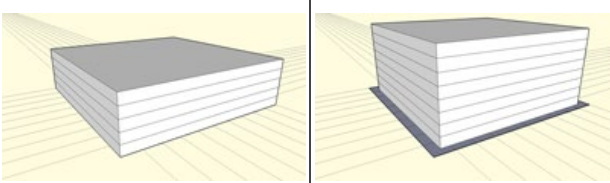
B. Maximum Development Yield.

Table 21.10.080A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	8 stories	Example of a 5-story building	Example of 8-story building
Lot Coverage	100 percent	100 percent		

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Table 21.10.080A Maximum Development Yield			
Allowed	Base	Maximum	Illustrations
			
These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.			

#### C. Regulations Common to All Uses.

Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential)	See Map 10.3, Downtown	A. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential

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Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
use on ground floor)	Pedestrian System	uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	

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Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	2 Stories	
Maximum Building Height without TDRs or GBP	5 Stories	Building height is limited in certain areas. See RZC 21.10.110.B, Height Limit Overlay.
Maximum Building Height with TDRs or GBP	8 Stories	A. Building height is limited in certain areas. See RZC 21.10.110.B, Height Limit Overlay. B. One floor of additional height may be achieved with the use of Transfer of Development Rights. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), except they may not be used to

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Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		<p>exceed eight stories where eight stories is allowed through bonus provisions.</p> <p>C. Maximum height for buildings is five stories without Transfer of Development Rights (TDRs) or bonuses. Bonus to eight stories granted for provision of 20 percent on-site usable open space in the form of plazas/arcades with water features that are accessible to the public during extended business hours, public meeting rooms, day care services, or the preservation of historic buildings or sites. The amenities shall be on the project site or within the zone in which the building is located. Such approval shall be granted through the site plan entitlement review process. TDRs or GBP may not be used to exceed the eight-story height allowed through these bonuses</p>
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart.
Base FAR Without TDRs or GBP	1.25	A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR

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Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		and GBP requirements. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).  B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD49]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

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D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ###.###.###.# General Allowed Uses and Cross-References in TSQ Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299

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	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699
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Table ###.###.###.### General Allowed Uses and Cross-References in TSQ 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	General Sales or Services	L	M	
<b>Excluding the following that are not permitted uses:</b>		N		
1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses.				
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		

**Commented [KD50]:** Amendment for clarity

**Commented [KD51]:** Amendment for consistency with state legislation – terminology only.

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Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	P		
<u>Excluding the following that are not permitted uses:</u>		N		
1. Surface parking lots				
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. <u>Limited is limited</u> to office use only. 2. Vehicle storage <u>is</u> not permitted.		L, N		
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health	P	I	600-699, 700-799

Commented [KD52]: Amendment for clarity

Commented [KD53]: Amendment for clarity

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

	Care, and Other Institutions, except those listed below			
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
<u>Excluding the following that are not permitted uses:</u>		N		
1. Crematorium				

Commented [KD54]: Amendment for clarity

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required— Maximum allowed</del>	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	<del>Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.</del>	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart.
2	Stacked flat		B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.
3	Courtyard apartment		
4	Multifamily Structure, Mixed-Use Residential		

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
			C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
5	Dormitory	Bed (0.5, 1.0)	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special Regulations.</del>	<p>Parking requirements are as follows:</p> <p>A. Multifamily housing for senior citizens: Unit (0.5, 2.0).</p> <p>B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).</p> <p>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</p> <p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25).</p> <p>E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow</p>

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
			parking into adjoining residential areas; and traffic movement to the arterial street system
General Sales and Services			
6	Retail Sales	<del>1,000 sq ft gfa (2.0, 3.5)</del>	<p>A. Drive- through facilities confined within the garage of a multistory building of at least three stories shall be allowed when 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 is approved by the City.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Parking standards for restaurant uses:</p>
	Business and Service		

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
	Food and Beverage		<del>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).</del> <del>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).</del> <del>3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building of at least three stories tall.</del>
	Pet and Animal Sales and Service		4. <u>1.</u> The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided: a. The use is located in an office building and primarily serves the occupants and guests of the office building; or b. The use is <b>visible from and</b> within <b>100 feet one-quarter of a mile</b> of a <b>promenade or</b>

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
			<p>Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example,</del> or within <del>100 feet one-quarter of a mile</del> of a critical areas' buffer of the Sammamish River and access to the River Trail, <del>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del></p> <p><del>D. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 sq ft of gross floor area for the retail components of mixed-use developments.</del></p>
7	Hotels, Motels, and Other	<del>Rental room (1.0—1.0)</del>	

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD56]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required— Maximum—allowed</del>	Special Regulations
	Accommodation Services <sup>1,2</sup>		
8	<del>Marijuana Cannabis</del> retail sales	<del>1,000 sq ft gfa— (2.0, 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> -related uses for additional requirements.
Manufacturing and Wholesale Trade			
#	Artisanal Manufacturing, Retail Sales, and Service	<del>1,000 sq ft gfa— (2.0, 3.5)</del>	
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa— (2.0, 3.5)</del>	

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD57]:** Amendment for consistency with state legislation – terminology only.

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
10	Rapid charging station	<del>Adequate to— accommodate— peak use</del>	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
11	Battery exchange station	<del>Adequate to— accommodate— peak use</del>	Shall not be located on a parcel that abuts a residential zone.
12	Communications and Information	<del>1,000 sq ft gfa— (2.0, 3.5)</del>	
13	Local Utilities	<del>1,000 sq ft gfa— (2.0, 3.5)</del>	
14	Wireless Communication Facilities	<del>N/A</del>	See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	<del>Adequate to— accommodate— peak use</del>	

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required— Maximum—allowed</del>	Special Regulations
16	Natural and other recreational parks	<del>1,000 sq ft gfa (0, adequate to accommodate peak use)</del>	
Education, Public Administration, Health Care, and Other Institutions			
17	Educational	<del>See Special Regulations</del>	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Institutional		
	Health and Human Services		
	Government and Administration		
18	Day Care Center	<del>See Special Regulations</del>	<del>Provisions for day care centers include:  A. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0)</del>

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum—allowed</del>	Special Regulations
			<del>B.</del> Play equipment shall be located no less than 10 feet from any property line. C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.
19	Faith-based and Funerary	<del>1,000 sq ft gfa—</del> <del>(10.0, 10.0) or 1/5</del> <del>fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.080C			
Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> <del>Minimum required</del> <del>Maximum allowed</del>	Special Regulations
			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.

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

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Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

#### 21.10.090 River Bend (RVBD) Zone.\*

A. Purpose. The River Bend (RVBD) zone is one of four distinct mixed-use residential/office districts in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly and activating commercial uses. The River Bend zone enhances this area as an entrance to downtown by requiring streetscape improvements, by using design standards to encourage the creation of mixed residential/office villages and buildings, and by linking the zone with the Downtown core and Sammamish River. The River Bend zone also preserves the "green" gateway on Leary Way at the south end of

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Downtown by providing for the acquisition of land and the application of design standards and forest management.

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.

River Bend Zone – Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas

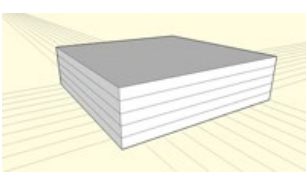
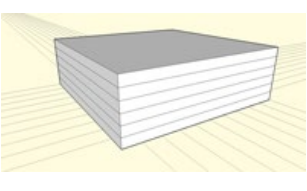
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Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

B. Maximum Development Yield.

Table 21.10.090A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	6 stories	Example of a 5-story building	Example of 6-story building
Lot Coverage	100 percent	100 percent		
These are office building examples using Transfer Development Rights or Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements				

C. Regulations Common to All Uses.

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Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)	n/a	Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System Map.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	

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Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	5 Stories	
Maximum Building Height with TDRs or GBP	6 Stories	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), or through

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
Maximum Height Within Shorelines (SMP)	35 feet	1. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) 2. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, Downtown Residential Densities Chart.
Base FAR Without TDRs or GBP	1.25	1. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).

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Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD58]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ###.###.###.# General Allowed Uses and Cross-References in RVBD Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table ##.##.###.# General Allowed Uses and Cross-References in RVBD 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	General Sales or Services	L	M	
<u>Excluding the following that are not permitted uses:</u>		N		
1. Rental storage and mini-warehouses				
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	L	S	
1. Surface parking lots		N		
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. Limited to regional light rail transit system and office uses only.		L		

**Commented [KD59]:** Amendment for clarity

**Commented [KD60]:** Amendment for consistency with state legislation – terminology only.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

2. Vehicle storage is limited to light rail vehicles.				
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
1. Crematorium		N		

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E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

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

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
		<del>required off-street parking.</del>	C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special Regulations.</del>	<p>Parking requirements are as follows:</p> <p>A. Multifamily housing for senior citizens: Unit (0.5, 2.0).</p> <p>B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).</p> <p>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</p> <p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25).</p> <p>E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow</p>

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> <del>Minimum required</del> <del>Maximum allowed</del>	Special Regulations
			parking into adjoining residential areas; and traffic movement to the arterial street system.
General Sales or Service			
6	Retail Sales	<del>1,000-sq-ft-gfa (2.0, 3.5)</del>	<p>A. Drive- through facilities confined within the garage of a multistory building of at least three stories shall be allowed when 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.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.</p>
	Business and Service		

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure</div> <div>Minimum required</div> <div>Maximum allowed</div>	Special Regulations
	Food and Beverage		C. Auto Repair without outdoor storage and outdoor service is allowed provided: <ol style="list-style-type: none"> <li>1. All service/repair work is performed indoors.</li> <li>2. There is no overnight storage of customer vehicles in outdoor parking areas.</li> </ol> D. Parking standards for restaurant uses: <del>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0)</del> <del>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0)</del> <del>3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least three stories tall</del> <del>4. 1.</del> The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating
	Pet and Animal Sales and Service		

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
			<p>/enhancing Downtown as a pedestrian place provided:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>b. The use is <del>visible from and</del> within <b>100 feet one-quarter of a mile</b> of a <del>promenade or</del> Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade,</del> <b>for example,</b> or within <b>100 feet one-quarter of a mile</b> of a critical areas' buffer of the Sammamish River and access to the River Trail, <b>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</b></p>

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD62]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.



RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum—allowed</del>	Special Regulations
			<del>E. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 sq ft of gross floor area for the retail components of mixed-use developments.</del>
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	<del>Rental room (1.0, 1.0)</del>	
8	<del>Marijuana Cannabis</del> retail sales	<del>1,000 sq ft gfa (2.0, 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> related uses for additional requirements.
Manufacturing and Wholesale Trade			
#	Artisanal Manufacturing, Retail Sales, and Service	<del>1,000 sq ft gfa (2.0, 3.5)</del>	

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD64]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD63]:** Amendment for consistency with state legislation – terminology only.

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Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required— Maximum—allowed</del>	Special Regulations
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000-sq-ft-gfa (2.0, 3.5)</del>	Regional light rail transit system and office uses only. No vehicle storage except light rail vehicles.
10	Rapid charging station	<del>Adequate to— accommodate— peak use</del>	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	Communications and Information	<del>1,000-sq-ft-gfa (2.0, 3.5)</del>	
13	Local Utilities		

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required— Maximum allowed</del>	Special Regulations
14	Wireless Communication Facilities	N/A	See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	<del>Adequate— to accommodate— peak use</del>	
16	Natural and other recreational parks	<del>1,000 sq ft gfa (0— adequate— to accommodate— peak use)</del>	
Education, Public Administration, Health Care, and Other Institutions			
17	Educational		

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
	Institutional Health and Human Services	<del>See Special Regulations.</del>	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Government and Administration		
18	Day Care Center		<p><del>Provisions for day care centers include:</del></p> <p><del>A. Shall provide parking as follows: Employee on-maximum shift (1.0, 1.0).</del></p> <p><del>B.</del> Play equipment shall be located no less than 10 feet from any property line.</p> <p>C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.</p>

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure—</div> <div>Minimum—</div> <div>required,—</div> <div>Maximum—allowed</div>	Special Regulations
19	Faith-based and Funerary	<del>1,000 sq ft gfa</del> <del>(10.0, 10.0) or 1/5</del> <del>fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

#### 21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zones.\*

A. Purpose. Downtown includes three residential zones at the periphery of the neighborhood (River Trail, Carter, and East Hill) that are intended to retain a quieter "residential" character than the other nearby mixed-use areas. These zones will provide a variety of housing types that are not primarily mixed-use 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 in the Downtown. The

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regulations in this division are intended to retain the East Hill zone's special character and to ensure that single-family residential structures in this zone are well maintained until they are redeveloped with higher-density residential uses or are converted to nonresidential uses that are compatible with the residential neighborhood.

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.









River Trail Zone – Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display &		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas

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	Enclosures							
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

Carter Zone – Regulations Table								
Land & Structure	Transportation	Environment	Community	Process	Money	Incentives	Other	
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage		Environmental	Affordable Housing	Development Services		General Incentive	Transition Overlay Areas









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	Display & Enclosures		Regulations				Information	
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

East Hill Zone – Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways

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Density	Outdoor Storage, Display & 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							

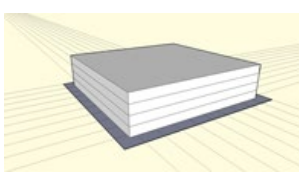
B. Maximum Development Yield.

Table 21.10.100A Maximum Development Yield			
Allowed	Base	Maximum	Illustration
Height	4 stories	5 stories	Example of a 4-story building
Lot Coverage	75 percent	Depends on setbacks and residential usable opens space requirements	

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Table 21.10.100A Maximum Development Yield			
Allowed	Base	Maximum	Illustration
			
These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.			

#### C. Regulations Common to All Uses.

Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential)	See Map 10.3, Downtown	A. Setbacks along Downtown streets are regulated by RZC 21.10.150, Pedestrian System, which specifies street frontage standards

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Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
use on ground floor)	Pedestrian System	between the street curb and the face of buildings, depending on site location.
Setback Line (distance from property line)		
Side Commercial	Depends on size of building	A. See RZC 21.10.130.D, Residential Setback Requirements.
Rear Commercial	10 feet	
Side Residential	Depends on size of building	A. See RZC 21.10.130.D, Residential Setback Requirements.
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Pedestrian System Map	
Other Standards		

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

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Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	4 Stories	
Maximum Building Height with TDRs or GBP	5 Stories	A. One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (BDP).
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational,

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Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	See Downtown Residential Densities Chart.	A. For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, Downtown Residential Densities Chart. B. For nonresidential uses, maximum allowable lot coverage is 75 percent.
Base FAR	1.0	A. Applies to commercial uses only B. Residential space within a mixed-use building is exempt from FAR requirements. See RZC 21.10.160, Using Transfer Development Rights (TDRs). C. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	A. See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	A. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

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Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD65]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ##.##.###.# General Allowed Uses and Cross-References in RVT, CTR, EH Zones (Residential)**

Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted

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
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

**Table ##.##.###.# General Allowed Uses and Cross-References in RVT, CTR, EH Zones (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	ITE Trip Generation
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			Occupancy Class	Manual Land Use Code
Retail Sales	General Sales or Services	L	M	
<b>Excluding the following that are not permitted uses:</b>		N		
1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses. 5. Uses requiring or utilizing outdoor storage.				
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. <del>Limited</del> <b>is limited</b> to office only. 2. Vehicle and outside storage <b>is</b> prohibited.		<del>L</del> , N		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	L	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599

Commented [KD66]: Amendment for clarity

Commented [KD67]: Amendment for clarity

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Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	L	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	L	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	L	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
<b>Excluding the following that are not permitted uses:</b>		N		
1. Crematorium				

**Commented [KD68]:** Amendment for clarity

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

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Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit-of-Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	<del>Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.</del>	A. Maximum density per lot dependent upon size and width of lot, RZC 21.10.130.B, Downtown Residential Densities Chart.  B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5.  C. Affordable Housing requirements apply to developments of 10 units or
2	Stacked flat		
3	Courtyard apartment		
4	Multifamily Structure, Mixed-Use Residential		

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
			more. See RZC 21.20.020, Applicability.
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special Regulations.</del>	<p>Parking requirements are as follows:</p> <p>A. Multifamily housing for senior citizens: Unit (0.5, 2.0).</p> <p>B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).</p> <p>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</p> <p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25).</p> <p>E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic</p>

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.100C			
Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
			movement to the arterial street system.
General Sales or Service			
6	Retail Sales	<del>1,000 sq ft gfa (2.0, 3.5)</del>	A. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby residential developments.  B. General Retail uses may only occupy single-family structures in existence prior to the year 2005

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Table 21.10.100C			
Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
	Business and Service		provided: a) Required parking for the use is not located in the front yard, and the parking and driveway areas do not expand beyond the year 2005 recorded parcel; b) The exterior of the structure, accessory structures, and landscaping maintain a single-family character; and c) Storage of all products is kept indoors and accessory buildings do not exceed 60 percent of the ground floor area of the main structure.
	Food and Beverage		1. Parking standards for restaurant uses:  <del>a. Sit-down restaurant: 1,000-sq ft gfa-</del> <del>(9.0, 9.0).</del>  <del>b. Take-out restaurant: 1,000-sq ft gfa-</del> <del>(10.0, 10.0).</del>

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.100C			
Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
	Pet and Animal Sales and Service		<del>a. c.</del> The Technical Committee may waive the parking requirement for restaurant/deli/cafe uses less than 750 sq ft provided:  I. The use is located in an office building and primarily serves the occupants and guests of the office building, or  II. The use is <del>visible from and</del> within <del>100 feet one-quarter of a mile</del> of a <del>promenade or</del> Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O’Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example,</del> or within <del>100 feet one-quarter of a mile</del> of a critical areas’ buffer of the Sammamish River and access to the River Trail, <del>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-</del>

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio Unit of Measure-Minimum- required, Maximum-allowed</div>	Special Regulations
			<div><del>oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del></div> <div>C. General Services are allowed only on the ground floor of multistory mixed-use residential buildings. Except, General Service uses may occupy existing single-family structures in existence prior to 2005 provided 1. on-site parking is not located in the front yard; 2. the exterior of the structure and landscaping maintains a single-family character; and 3. the use is consistent with Comprehensive Plan Policies for the zone. E. Repealed. F. Repealed.</div>

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD70]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

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Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
Transportation, Communication, Information, and Utilities			
7	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa (2.0, 3.5)</del>	A. Office only, No vehicle or outside storage allowed.
8	Communications and Information		B. These uses may occupy existing single-family structures in existence prior to 2005 provided:
9	Local Utilities		1. on-site parking is not located in the front yard; 2. the exterior of the structure and landscaping maintains a single-family character; and 3. the use is consistent with Comprehensive Plan Policies for the zone.
10	Wireless Communication Facilities	N/A	See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			

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Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
11	Arts, Entertainment, Recreation, and Assembly	<del>Adequate to accommodate- peak use</del>	A. Limited to parks and community centers, except events and exhibits are allowed on the ground floor of multistory mixed use residential buildings.  B. Art galleries are allowed in the ground floor of multistory mixed-use residential buildings and in single-family structures in existence prior to the year 2005 provided:  1. Required parking for the use is not located in the front yard and the parking and driveway areas do not expand beyond the year 2005 recorded parcel;  2. The exterior of the structure, accessory structures, and landscaping maintain a single-family character.
12	Natural and other	<del>1,000 sq ft gfa (0, adequate to- accommodate peak use)</del>	

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Table 21.10.100C			
Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
	recreational parks		
Education, Public Administration, Health Care, and Other Institutions			
13	Educational	<del>See Special Regulations.</del>	A. Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Administrator.  B. These uses may occupy existing single-family structures in existence prior to 2005 provided:  1. on-site parking is not located in the front yard;  2. the exterior of the structure and landscaping maintains a single-family character; and
	Institutional Health and Human Services		
	Government and Administration		

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Table 21.10.100C			
Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
			3. the use is consistent with Comprehensive Plan Policies for the zone.
14	Day Care Center		<p>A. Provisions for day care centers include:</p> <p><del>1. Shall provide parking as follows:-</del> <del>Employee on maximum shift (1.0, 1.0)-</del></p> <p><del>2. 1.</del> Play equipment shall be located no less than 10 feet from any property line.</p> <p><del>3. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.-</del></p> <p>B. These uses may occupy existing single-family structures in existence prior to 2005 provided:</p>

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
			1. on-site parking is not located in the front yard; 2. the exterior of the structure and landscaping maintains a single-family character; and 3. the use is consistent with Comprehensive Plan Policies for the zone.
15	Faith-based and Funerary	<del>1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats</del>	A. These uses are may occupy existing single-family structures in existence prior to 2005 provided: a) on-site parking is not located in the front yard; b) the exterior of the structure and landscaping maintains a single-family character; and c) the use is consistent with Comprehensive Plan Policies for the zone. B. Excludes crematoriums. C. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements

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Table 21.10.100C			
Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure-Minimum--required, Maximum-allowed</div>	Special Regulations
			concerning faith-based and funerary uses.

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2919; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser’s note: Section 14 of Ord. 3059 reads, “Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this

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ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted.” Ord. 3059 became effective on August 28, 2021.

#### 21.10.110 Building Height.

A. Floor Area and Height Tradeoff. In lieu of utilizing bonuses or other transfers, such as RZC Chapters 21.48, Transfer of Development Right (TDR), and 21.67, Green Building Incentive Program (GBP), the maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street, public park or public trail, to accomplish one of the following objectives:

1. Facade modulation meeting minimum dimensions;
2. Stepped building height to reduce the apparent height of the building; or
3. Corner building design to encourage pedestrian activity through improvements along the streetscape.

The amount of floor area allowed shall meet the following conditions:

1. Shall not be floor area achieved with bonuses or transfer of development rights; **and**
2. Shall not exceed the floor area removed or omitted to meet the objectives in subsections A.1 through A.3 of this section, described above; and
3. Shall be set back a minimum of eight feet from the primary building facade along the street, public park or trail.

The resulting transfer of floor area shall be limited to a maximum of one additional story above the allowed maximum building height.

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B. Height Limit Overlay. Building height restrictions within the Height Limit Overlay (HL) areas shall be as indicated on Map 10.2, Downtown Height Limit Overlays. The designation HL followed by a number indicates the maximum number of floors allowed. The limits within the overlay areas may not be exceeded with the use of bonuses or transfer development rights.

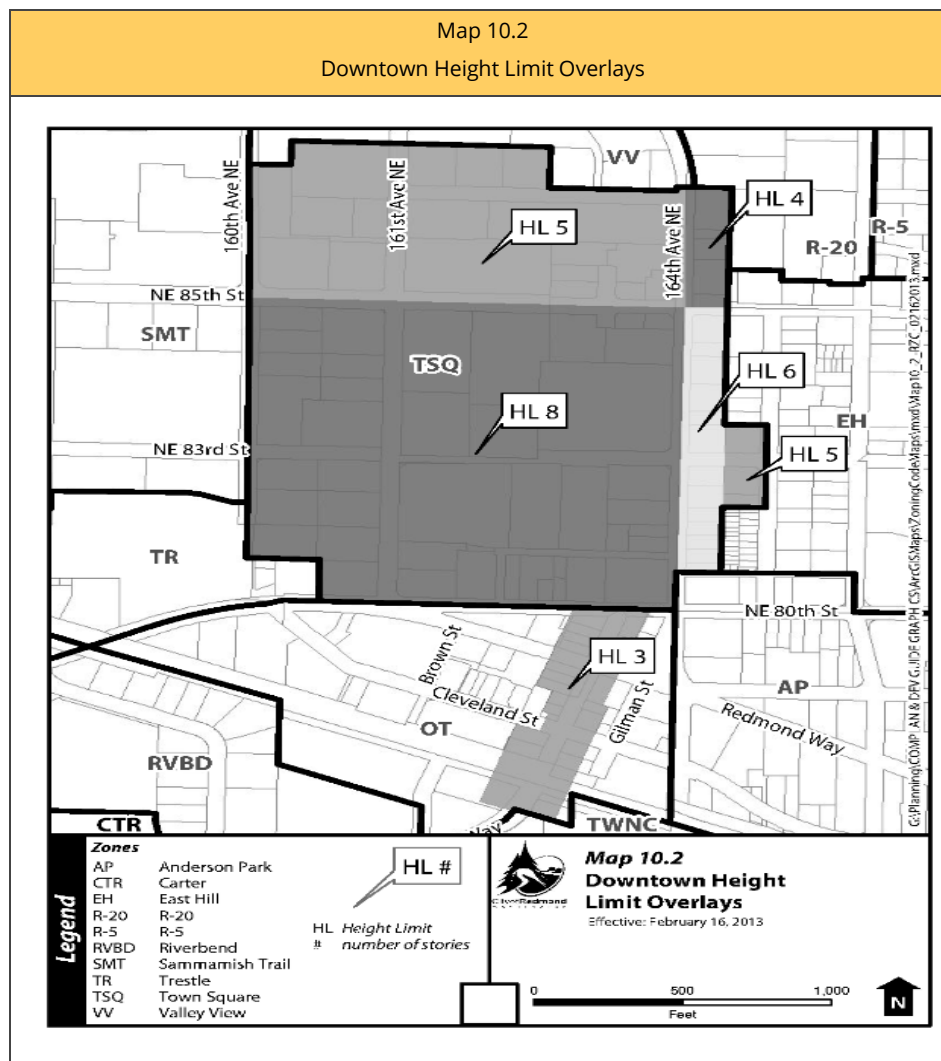
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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.



RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

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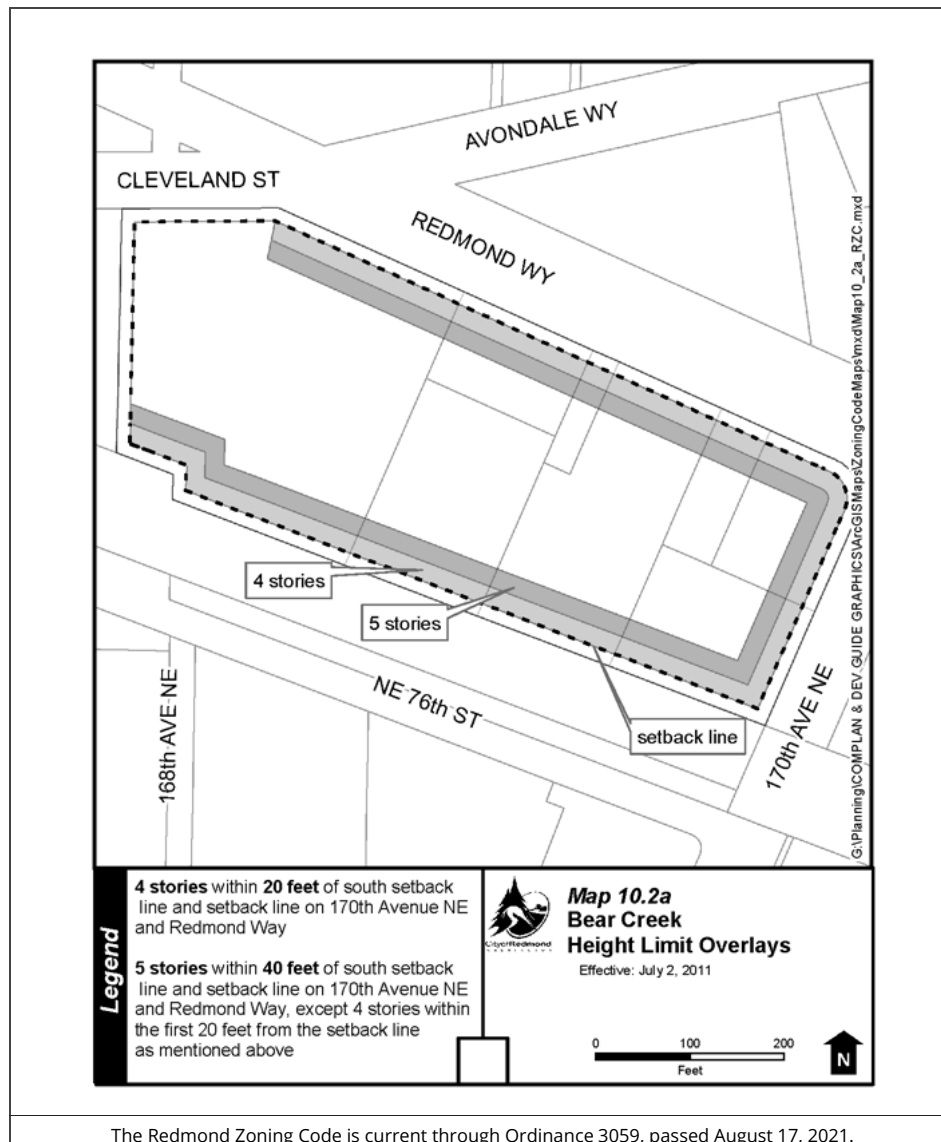
REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Map 10.2 Downtown Height Limit Overlays
Note: Online users may click the map for a full-size version in PDF format.
Map 10.2a Bear Creek Height Limit Overlays

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

(Ord. 2679; Ord. 3028)

Effective on: 2/27/2021

#### 21.10.120 Parking Standards.

A. Developments may provide parking in excess of the maximum allowed parking standard shown in [Table 21.10.120A below the Allowed Uses and Basic Development Standards Tables in RZC 21.10.030 through 21.10.100 above](#), provided the excess parking is also available at all times to the general public, and there is signage at the facility to inform users which parking stalls are available for public use.

~~B. For residential uses, curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.~~

~~C. A floor area bonus is available in the Old Town zone when utilizing the fee in lieu of parking provision.~~

~~D. B.~~ Parking is not required for storefront ground floor home office space if the space is the lesser of 450 square feet or 25 percent of the gross floor area of the residence the home office is part of. (Ord. 2642)

#### E. Required Off-Street Parking.

##### [Table 21.10.120A Required Off-Street Parking in Downtown Zones](#)

**Commented [JC71]:** Section revised to reduce or eliminate parking minimums in centers and near frequent transit.

Encourages non-motorized travel, improves environmental sustainability, improves housing affordability.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

	<a href="#">Near Frequent Transit<sup>1</sup></a>	<a href="#">All Other Locations in the Zone</a>
<a href="#">Use Class</a>	<a href="#">Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)</a>	<a href="#">Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)</a>
<a href="#">Residential</a>		
<a href="#">Attached dwelling unit, 2-4 units</a>	<a href="#">Dwelling Unit (0, 2.0)</a>	<a href="#">Dwelling Unit (0.5, 2.0)</a>
<a href="#">Stacked flat</a>		
<a href="#">Courtyard apartment</a>		
<a href="#">Multifamily structure, Mixed-use residential</a>	<a href="#">Dwelling Unit (0, 1.0)</a>	<a href="#">Dwelling Unit (0.5, 1.0)</a>
<a href="#">Dormitory</a>	<a href="#">Bed (0, 1.0)</a>	<a href="#">Bed (0.5, 1.0)</a>
<a href="#">Residential suite</a>		

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

<a href="#">Housing services for the elderly</a>	<a href="#">See note 2</a>	<a href="#">See note 2</a>
<a href="#">General Sales or Service</a>		
<a href="#">Food and beverage</a>	<a href="#">1,000 sq ft gfa (2.5, 5.0)</a>	<a href="#">1,000 sq ft gfa (2.5, 7.5)</a>
<a href="#">Hotels, Motels, and Other Accommodation Services</a>	<a href="#">Rental room (0.25, 1.0)</a>	<a href="#">Rental room (0.25, 1.0)</a>
<a href="#">All other general sales or service</a>	<a href="#">1,000 sq ft gfa (2.0, 2.0)</a>	<a href="#">1,000 sq ft gfa (2.0, 3.5)</a>
<a href="#">Manufacturing and Wholesale Trade</a>		
<a href="#">All uses</a>	<a href="#">1,000 sq ft gfa (2.0, 2.0)</a>	<a href="#">1,000 sq ft gfa (2.0, 3.5)</a>
<a href="#">Transportation, Communication, Information, and Utilities</a>		
<a href="#">Automobile parking facilities</a>		
<a href="#">Road, ground passenger, and</a>	<a href="#">1,000 sq ft fga (2.0, 2.0)</a>	<a href="#">1,000 sq ft gfa (2.0, 3.5)</a>

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

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<a href="#">transit transportation</a>		
<a href="#">Rapid charging station</a>	<a href="#">Adequate to accommodate peak use</a>	<a href="#">Adequate to accommodate peak use</a>
<a href="#">Battery exchange station</a>		
<a href="#">Communications and information</a>	<a href="#">1,000 sq ft gfa (2.0, 2.0)</a>	<a href="#">1,000 sq ft gfa (2.0, 3.5)</a>
<a href="#">Local utilities</a>		
<a href="#">Wireless Communication Facilities</a>		
<a href="#">Arts, Entertainment, and Recreation</a>		
<a href="#">Arts, Entertainment, Recreation, and Assembly</a>	<a href="#">1,000 sq ft gfa (2.0, adequate to accommodate peak use)</a>	<a href="#">1,000 sq ft gfa (2.0, adequate to accommodate peak use)</a>

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

<a href="#">Natural and other recreational parks</a>	<a href="#">1,000 sq ft land area (0, adequate to accommodate peak use)</a>	<a href="#">1,000 sq ft land area (0, adequate to accommodate peak use)</a>
<a href="#">Education, Public Administration, Health Care, and Other Institutions</a>		
<a href="#">Faith-based and funerary</a>	<a href="#">Assembly uses: 1,000 sq ft gfa (5.0, 10.0) or fixed seats (0.1, 0.2) fixed seats</a>	<a href="#">Assembly uses: 1,000 sq ft gfa (7.5, 10.0) or fixed seats (0.15, 0.2)</a>
<a href="#">Day care center</a>	<a href="#">Employee on maximum shift (0, 1.0)</a>	<a href="#">Employee on maximum shift (0.5, 1.0)</a>
<a href="#">All other uses</a>	<a href="#">See note 2</a>	<a href="#">See note 2</a>
<a href="#">Other Uses</a>		
<a href="#">Kiosk</a>	<a href="#">No requirement</a>	<a href="#">No requirement</a>
<a href="#">Vending carts</a>		

<sup>1</sup> [Near frequent transit means within one-quarter mile of at least one transit stop that provides service at least every 15 minutes or better for at least 12 hours per day.](#)

<sup>2</sup> [See special regulations in Table 21.10.030C, Table 21.10.040C, Table 21.10.050C, Table 21.10.060C Table 21.10.070C, Table 21.10.080C, Table 21.10.090C, or Table 21.10.100C Allowed Uses and Basic Development Standards](#)

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.



RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

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Effective on: 4/16/2011

#### 21.10.130 Downtown Residential Site Requirements.

A. Purpose. The purpose of the Downtown Residential Site Requirements is to:

1. Ensure that Downtown residential development is in character with the goals and visions for the neighborhood in terms of density and bulk on the sites and the blocks they are located in, as well as livability and comfort within developments and compatibility between neighboring properties; and
2. Create light, air, pedestrian and vehicular circulation, emergency access, and general aesthetics by providing setbacks for development; and
3. Provide open space in the Downtown area that is usable by its residents and visitors.

B. Downtown Residential Densities Chart.

1. Use the table below to determine the permitted residential density of a site. The table is read from left to right. For example, in the East Hill District, a site that is 12,000 square feet in area and 120 feet in width will be allowed up to 45 dwellings per acre. If the site's area and width are in different rows (for example, 12,000 square feet and 100 feet wide), the lower density, 36 dwelling units per acre, shall apply.
2. Exceptions.
  - a. If the site's width would allow a higher density than the site's area, the higher density shall be allowed if the site's area is at least 85 percent of the lowest range of the areas in the same row as the site's width. Example: On a site in the East Hill District

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

where the lot width equals 120 feet and the site area is at least 10,200 square feet (85 percent of 12,000 square feet), 45 dwelling units per acre are allowed.

b. If the site's area would allow a higher density than the site's width, the higher density shall be allowed if the site's width is at least 85 percent of the lowest range of the widths in the same row as the site's area. Example: On a site in the East Hill District where the lot area equals 12,000 square feet and the site width is at least 102 feet (85 percent of 120 feet), 45 dwelling units per acre are allowed.

3. Lot coverage requirements do not apply to residential developments with ground floor commercial/retail uses.

4. Bonus for Semi-subterranean and Subterranean Parking. In freestanding residential developments that are on sites which are not large enough to qualify for densities that are not regulated by a maximum number of dwelling units per acre, but by the bulk, height, parking, and other standards as shown in the Downtown Residential Densities Chart below, a density bonus of 10 percent shall be granted to developments that provide semi-subterranean or subterranean parking where the finished floor height of the first floor is not more than four feet above the street curb. **No density bonus shall be granted for semi-subterranean or subterranean parking structures constructed utilizing temporary construction dewatering that meets the applicability requirements of RMC 13.25.**

5. For Unit Lot Subdivisions in the Sammamish Trail and Town Square zones, the minimum residential density required shall be 35 dwelling units per acre. See RZC 21.74, Land Division.

**Commented [KD72]:** For alignment with Temporary Construction Dewatering (TCD) policy, prohibit bonus incentive when using TCD for semi-/subterranean parking structures.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.130A Downtown Residential Densities Chart				
Districts	Minimum Site Area (Square Feet)	Minimum Site Width (Feet)	Maximum Dwelling Units per Net Acres	Maximum Allowable Lot Coverage
River Trail, Carter, and East Hill	2,400 – 3,199	Less than 26	1 unit per lot	75 percent
	2,400 – 3,199	27 – 43	2 units per lot, with alley access only. Otherwise one unit per lot.	75 percent
	3,200 – 5,999	44 – 49	30 du/ac	75 percent
	6,000 – 11,999	50 – 119	36 du/ac	N/A
	12,000 – 17,999	120 – 179	45 du/ac	N/A
	18,000 or more	180 or more	Density shall not be regulated by a maximum number of dwelling units per acre, but by the application of bulk, height, parking, and all other development standards. For example, developments may achieve as many dwellings as possible when the development provides all of the necessary parking, open space, etc., for the number of units proposed, and the building(s) meet all of the prescribed	N/A

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

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Table 21.10.130A Downtown Residential Densities Chart				
Districts	Minimum Site Area (Square Feet)	Minimum Site Width (Feet)	Maximum Dwelling Units per Net Acres	Maximum Allowable Lot Coverage
			standards. All developments with proposed densities exceeding 66 dwelling units per acre, inclusive of density bonuses allowed per RZC 21.10.130.B.4, Residential Density Bonus, shall be required to have at least one level of semi-subterranean or subterranean parking, structured parking hidden behind ground floor commercial space, or other pedestrian amenities along the street front.	
Sammamish Trail, Town Square, Old Town, Anderson Park, River Bend, and Town Center	2,400 – 3,199	Less than 26	1 unit per lot	75 percent
	2,400 – 3,199	27 – 43	2 units per lot with alley access only. Otherwise one unit per lot.	75 percent
	3,200 – 5,999	44 – 49	30 du/ac	75 percent
	6,000 – 11,999	50 – 119	36 du/ac	N/A
	12,000 or more	120 or more	Density shall not be regulated by a maximum number of dwelling units per acre, but by the application of bulk, height,	N/A

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

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Table 21.10.130A Downtown Residential Densities Chart				
Districts	Minimum Site Area (Square Feet)	Minimum Site Width (Feet)	Maximum Dwelling Units per Net Acres	Maximum Allowable Lot Coverage
			parking, and all other development standards. For example, developments may achieve as many dwellings as possible when the development provides all of the necessary parking, open space, etc., for the number of units proposed, and the building(s) meet all of the prescribed standards. All developments with proposed densities exceeding 66 dwelling units per acre, inclusive of density bonuses allowed per RZC 21.10.130.B.4, Residential Density Bonus, shall be required to have at least one level of semi-subterranean or subterranean parking, structured parking hidden behind ground floor commercial space, or other pedestrian amenities along the street front.	
Trestle, Valley View, and Bear Creek	2,400 – 3,199	Less than 30	1 unit per lot	
	2,400 – 3,199	30 – 43	2 units per lot, with alley access only. Otherwise one unit per lot.	

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Table 21.10.130A Downtown Residential Densities Chart				
Districts	Minimum Site Area (Square Feet)	Minimum Site Width (Feet)	Maximum Dwelling Units per Net Acres	Maximum Allowable Lot Coverage
	3,200 – 5,999	44 – 49	26 du/ac	
	6,000 or more	50 or more	Developments qualifying for additional height per RZC 21.10.060.C when infill/redevelopment of the site creates an urban village per RZC 21.62.020.G.2.c the same standard shown for River Trail, Carter, and East Hill shall apply.  Otherwise the maximum allowed density is 30 dwelling units per acre.	

#### C. Residential Lot Coverage.

1. Requirements. For residential developments without ground floor commercial/office uses, maximum lot coverage shall not exceed the standards in RZC 21.10.130.B, Downtown Residential Densities Chart.
2. Exemptions. The following structures or portions of structures shall be excluded from the measurement of lot coverage:
  - a. Ramps or other access for the disabled or elderly meeting Washington State Rules and Regulations for Barrier-Free Design.

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b. Required pedestrian walkways/vehicular lanes per Downtown pedestrian system. The area devoted to the required pedestrian system between the building and curb line/property line shall be counted as open space.

c. An underground structure (below natural grade), or underground portion of a structure, on any part of the entire lot that is landscaped on the surface.

D. Residential Setback Requirements.

1. Applicability. All lots shall have one front yard and one rear yard, with the exception of lots with frontage on two streets or access corridors, which will have two front yards and no rear yard. Where a residential use is located above a ground floor commercial/office use, the side and rear setbacks shall apply only to the residential use.

2. Permitted Structures in Required Setback Areas. The following features are permitted within front, rear, and side yard setback areas, provided that they project no closer than five feet to a property line and do not project more than five feet into the setback area. Permitted projections include building extremities, such as balconies, patios, porches, architectural protrusions, subterranean garages and structures (below natural grade), bay windows, and chimneys. Except on Type I and II pedestrian streets per Map 10.3, Downtown Pedestrian System, projections may project over street sidewalks up to the property line, provided they do not project more than five feet into the setback area. The projections may be further restricted through the land use permit process based on public safety and aesthetic considerations.

3. Front Setbacks. Front setbacks shall conform to the standards specified in Map 10.3, Downtown Pedestrian System.

4. Side Setbacks. Side setbacks shall be determined by structure depth and height, according to the following table. The depth of the building shall be measured at right angles, or as near to right angles as possible, from the front property line in a plane

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horizontal to the ground. Buildings built to the side property line, such as townhouses, and mixed-use residential buildings as shown in the photograph below, are exempt from this requirement at the property line.

Table 21.10.130B Residential Side/Interior Setbacks			
Height of Side/Interior Facade at Highest Point in Feet	<31 feet	31 – 40 feet	>40 feet
Structure Depth in Feet	Minimum Side Setback in Feet		
65 feet or less	5 feet	6 feet	7 feet
66 to 80 feet	6 feet	6 feet	8 feet
81 to 100 feet	8 feet	9 feet	11 feet
101 to 120 feet	11 feet	12 feet	14 feet
121 to 140 feet	14 feet	15 feet	17 feet
141 to 160 feet	17 feet	18 feet	20 feet
161 feet or more	19 feet	21 feet	23 feet
Figure 21.10.130A Illustrative Setbacks			

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Table 21.10.130B  
Residential Side/Interior Setbacks



5. Rear Setbacks. Rear setbacks shall be provided for all residential uses per the Allowed Uses and Basic Development Standards Tables in RZC 21.10.030 through 21.10.100, above.

6. Distance Between Buildings.

a. Two or more detached buildings on the same lot shall have a minimum separation of 15 feet. A detached accessory structure shall be separated by a minimum of five feet from any other structure. This restriction shall not apply to air conditioners, heaters, vents, pumps, solar collectors, or similar equipment.

b. Roof Eaves. Roof eaves of principal and accessory structures shall have a minimum separation of five feet. This restriction shall not apply to patio covers and similar structures with open lattice, grill work, or uncovered roof beams.

E. Residential Usable Open Space.

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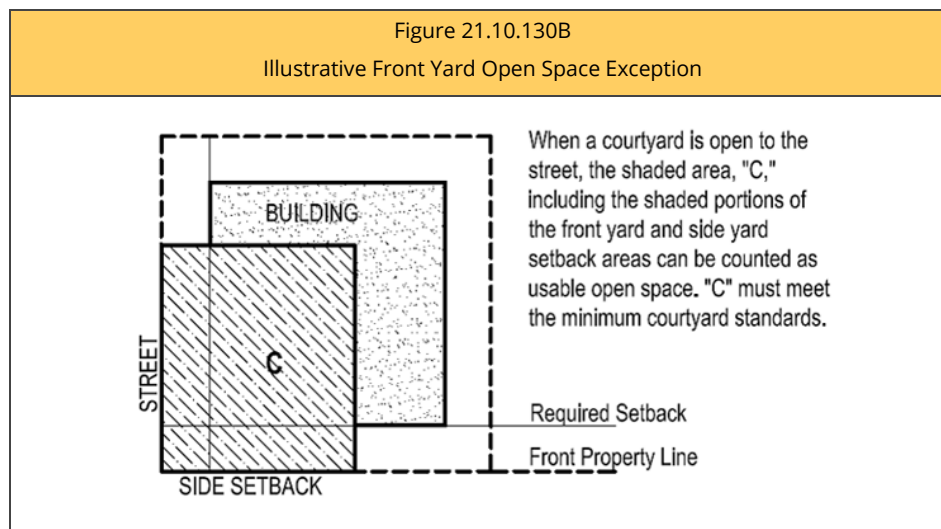
REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

1. General. On-site usable open space is an important feature for residential uses as it provides residents with a place, or places, to relax and/or recreate without the need to leave their building. In order to achieve some basic amounts of on-site usable open space, two types of usable open space are required for each unit: common open space in forms, such as plazas, rooftop gardens, and recreation rooms; and private open spaces in the forms of balconies and patios. Below are the general standards for the two different types of usable open space:

a. Common Usable Open Space. At least 100 square feet per residential unit of common usable open space shall be provided in the development, up to a maximum area equivalent to 20 percent of the site. The spaces provided shall meet the size and dimensional requirements specified in Table 21.10.130.E, Residential Usable Open Space Sizes and Dimensions, below. Common usable open space may be provided in forms such as plazas, rooftop gardens, and recreation rooms that are accessible to all residents of a building. Units with at least 200 square feet of private usable open space (like townhomes), where the smallest dimension is no less than 10 feet, may be excluded from the count of units that need to contribute to the common usable open space requirement. Front yards may not be counted as common open space, except per Figure 21.10.130B below.

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b. Private Usable Open Space. Private usable open space shall be provided in the form of an attached patio or balcony for each unit per Table 21.10.130.E, Residential Usable Open Space Sizes and Dimensions, below.

2. Open Space Size and Dimensions. Table 21.10.130C, Residential Usable Open Space Sizes and Dimensions, specifies the minimum open space size and dimensions for both common and private usable open space areas. Balconies may be reduced to 12 square feet in area for up to 50 percent of the units when double doors are provided to the balcony.

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Table 21.10.130C Residential Usable Open Space Sizes and Dimensions				
Type of Usable Open Space	Minimum Length	Minimum Width	Minimum Height	Minimum Area (in Square Feet)
1. Common	12 feet	12 feet	As specified in IBC for habitable overhead height	200
2. Private				
– Patio	8 feet	8 feet	Same as above	80
– Balcony	5 feet	5 feet	Same as above	50

3. Use of In-Lieu Fee for Downtown Residential Usable Open Space.

a. Balconies. If the street front facade of a building is deemed to be too cluttered, monotonous, and/or overdominated by too many balconies being too close together, the number of balconies on the facade may be reduced with the approval of the Design Review Board in order to effect a more balanced and attractive facade. An in-lieu fee for each required balcony not provided shall be paid to the City for parkland purchase and improvements within the Downtown neighborhood. The fee for each balcony not provided on the building shall be equivalent to 50 percent of the park impact fee for a multifamily residence. No less than 50 percent of the units shall include private open spaces.

b. Common Open Space. An in-lieu fee for each 100 square feet of common open space not provided shall be paid to the City for parkland purchase and improvements within the Downtown neighborhood. The fee for each 100 square feet of required open space not provided on-site shall be equivalent to 50 percent of the park impact

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

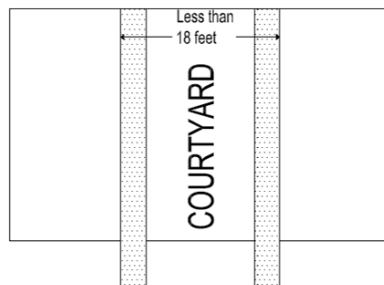
REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

fee for a multifamily residence. No less than 50 square feet of common open space per unit shall be provided on-site.

4. Combining Common Usable Open Space and Pedestrian Access. Parking areas, driveways, and pedestrian access shall not be counted as common usable open space; except, if the total width of the common usable open space is 18 feet or wider, any pedestrian path or walkway traversing through the open space may be considered as common usable open space. See Figure 21.10.130C and Figure 21.10.130D below.

Figure 21.10.130C

Area of Walkway Not Counted as Open Space



Area of walkway not  
counted as open space.

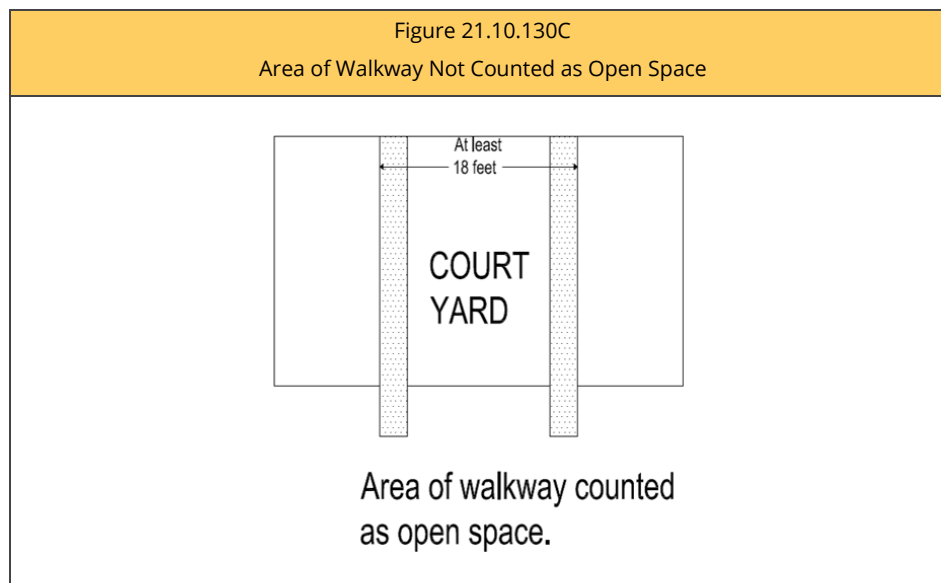
Figure 21.10.130D

Area of Walkway Counted as Open Space

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).



(Ord. 2803)

Effective on: 10/17/2015

#### ~~21.10.140 Landscaping.~~

~~A. General Requirement. All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas, and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and apply toward this standard if the existing vegetation meets the landscaping requirements of this section, is healthy, and is likely to survive development. The requirements specified in RZC 21.60.040.C, Landscaping; RZC 21.62.020.F.8, Residential Landscaping; and RZC 21.32, Landscaping, shall apply.~~

~~B. Plazas and common usable open spaces shall be landscaped to create visual interest by providing a variety of colors, heights, and forms of foliage, soften building edges, and reduce the impact of elements such as noise or wind.~~

Commented [AK73]: Will be moved to 21.32 Landscaping

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

~~C. The quantity of trees, shrubs, and other plant materials shall be designed to meet the size and function of the plaza or open space.~~

~~Effective on: 4/16/2011~~

#### 21.10.150 Pedestrian System.

A. Purpose. The purpose of the Downtown pedestrian system is to:

1. Provide safe pedestrian routes removed from traffic;
2. Enhance the appearance of buildings and their settings;
3. Provide a unified design element to complement varying architectural styles;
4. Soften the appearance of parking lots and service storage areas; and
5. Provide for the planting of street trees and other vegetation appropriate for an urban setting.

B. Installation of Pedestrian System. The various components of the pedestrian system are shown on Map 10.3, Downtown Pedestrian System; RZC 21.10.150.C, Pedestrian System Description; Map 10.4, Town Center Pedestrian System; and RZC 21.10.150.N, Downtown Street Cross Sections, all of which are incorporated as a part of this section. As property is developed or redeveloped, corresponding portions of the systems shall be installed or otherwise provided for by the property owner/developer. The setback zone specifies the minimum distance measured from the back of sidewalk. Where the setback zone is specified as zero feet, the building shall be built to the back of the sidewalk. The mid-block segments shown on the map represent desired connections between blocks. In order to provide flexibility, the actual alignment shall be determined through the site plan land use permit process.

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

### Map 10.3

#### Downtown Pedestrian System

**Commented [KD74]:** Per Annual Cleanup: The City of Redmond standard detail 907 and city policy is to not use tree grates anymore. Many City and private projects built in the last 5 years have been installed contrary to the RZC code language. This update is to ensure unified street design while ensuring regulation and policy are inline.

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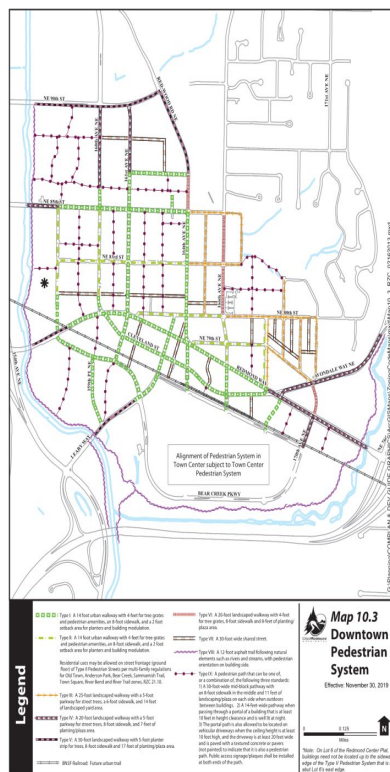
REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

**<Note to Codifier: Amendments to the map legend as follows:>**

Type I: A 14 foot urban walkway with 4-feet for tree-grates-planted tree wells and pedestrian amenities, an 8-foot sidewalk, and a 2 foot setback area for planters and building modulation.

Type II: A 14 foot urban walkway with 4-feet for ~~tree~~ grates planted tree wells and pedestrian amenities, an 8-foot sidewalk, and a 2 foot setback area for planters and building modulation.

Type VI: A 20-foot landscaped walkway with 4-feet for ~~tree-grates~~ planted tree wells, 8-foot sidewalk and 8-feet of planting/ plaza area.



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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Map 10.3

Downtown Pedestrian System

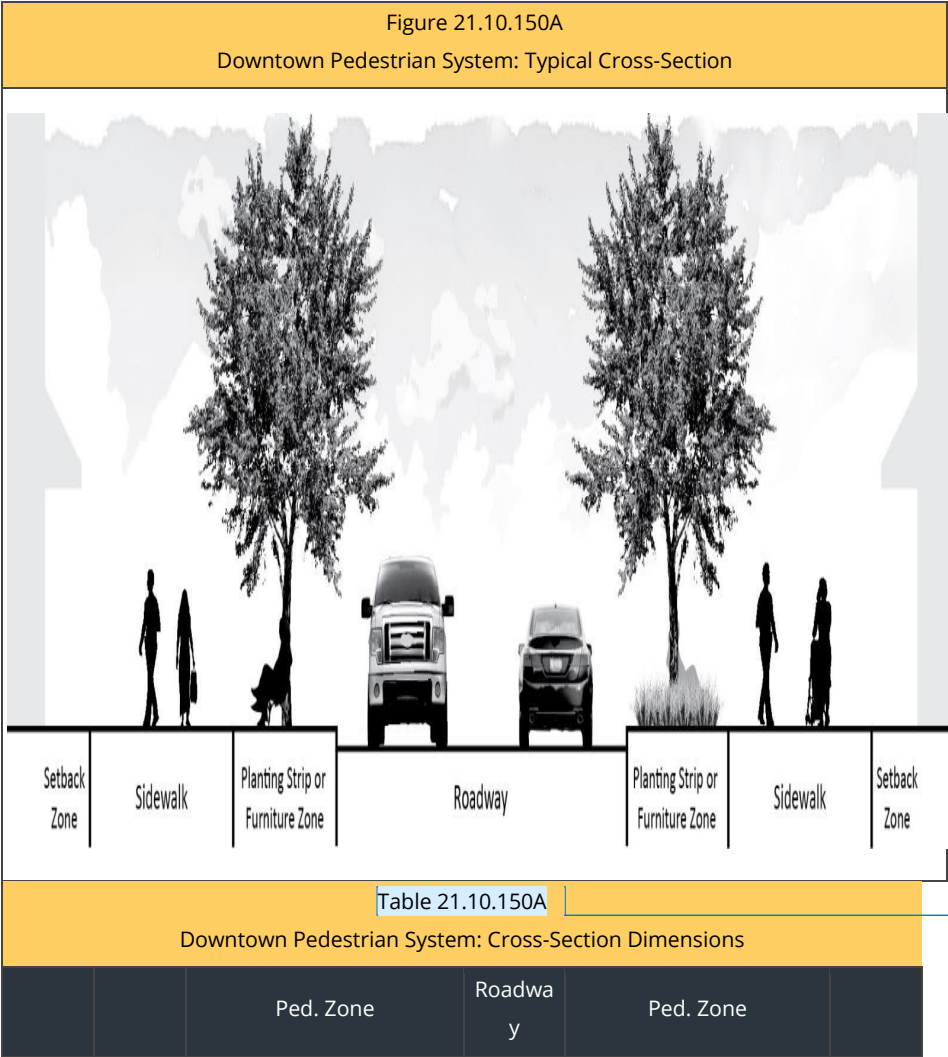
Note: Online users may click the map for a full-size version in PDF format.

C. Pedestrian System Description. The table and graphics below depict the various pedestrian system cross sections that are called out in the corresponding Map 10.3, Downtown Pedestrian System, above. Pedestrian System Types I through VI are grouped together in a common table as they are located along street fronts. Pedestrian System Type VII shared street has no standard section. Site-specific design details shall be prepared in conjunction with any redevelopment proposal in order to create a shared space environment that facilitates placemaking.

**Commented [KD74]:** Per Annual Cleanup: The City of Redmond standard detail 907 and city policy is to not use tree grates anymore. Many City and private projects built in the last 5 years have been installed contrary to the RZC code language. This update is to ensure unified street design while ensuring regulation and policy are inline.

RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).



**Commented [KD75]:** Per Annual Cleanup: The City of Redmond standard detail 907 and city policy is to not use tree grates anymore. Many City and private projects built in the last 5 years have been installed contrary to the RZC code language. This update is to ensure unified street design while ensuring regulation and policy are inline.

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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Figure 21.10.150A Downtown Pedestrian System: Typical Cross-Section							
Cross Section	Setback Zone	Sidewal k	5-foot Planting Strip or 4-foot Furniture Zone with <del>Tree-</del> <del>Grates-planted</del> <del>tree wells</del>		5-foot Planting Strip or 4-foot Furniture Zone with <del>Tree-</del> <del>Grates-planted</del> <del>tree wells</del>	Sidewal k	Setback Zone
I	2	8	4		4	8	2
II	2	8	4		4	8	2
III	14	6	5		5	6	14
IV	7	8	5		5	8	8
V	17	8	5		5	8	17
VI	8	8	4		4	8	8

Figure 21.10.150B. Repealed.

RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Figure 21.10.150C

Type VIII – A 12-foot asphalt trail following natural elements, such as rivers and streams, with pedestrian connection to buildings.

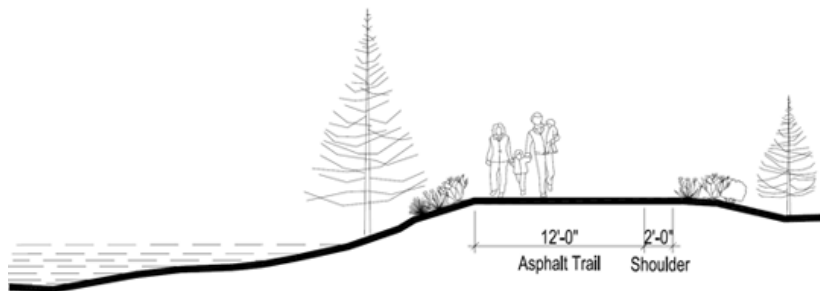


Figure 21.10.150D

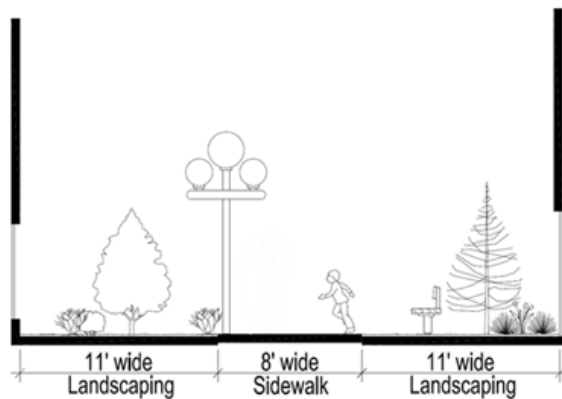
Type IX - A 30-foot-wide mid-block pathway with an 8-foot sidewalk in the middle and 11 feet of landscaping/plaza on each side.

RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Figure 21.10.150C

Type VIII – A 12-foot asphalt trail following natural elements, such as rivers and streams, with pedestrian connection to buildings.

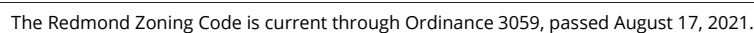


## TYPE IX CROSS SECTION

Map 10.4

Town Center Pedestrian System

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).



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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

Figure 21.10.150C

Type VIII – A 12-foot asphalt trail following natural elements, such as rivers and streams, with pedestrian connection to buildings.

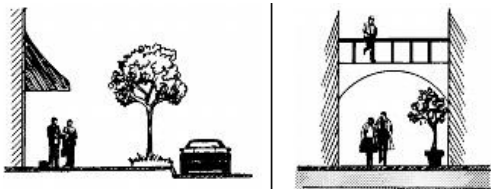
Note: Online users may click the map for a full-size version in PDF format.

D. Easements/Dedications. Where a pedestrian system walkway exists or is required outside of a public right-of-way, an easement or the dedication to the City of Redmond may be required to provide continuity of the walkway to adjoining property. In case of dedication, residential density shall be calculated based on pre-dedication lot area.

E. Permitted Encroachments. Upper floors of buildings, marquees, potted plants, awnings, blade signs, and roof projections may extend over the pedestrian system when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities. Buildings, marquees, and roof projections may extend over pedestrian systems when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities.

Figure 21.10.150E

Buildings, marquees, and roof projections may extend over pedestrian systems when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities.



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RZC ReWrite: Amendments to enhance clarity regarding prohibited land use/activities in the Critical Aquifer Recharge Areas I and II, to include support for Temporary Construction Dewatering Policy Direction, Phase II, and for minor amendments per the Annual Code Cleanup such as for increasing clarity and consistency.

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F. Width Measured from Back of Curb. Where a pedestrian system adjoins a public street, the system's width shall be measured from the back of the existing or proposed curb.

G. Construction Standards. Construction standards for sidewalks are identified in the City of Redmond's Standard Specifications and Details.

H. Driveway Crossings. Driveways crossing the pedestrian system shall be minimized and joint use of driveways required, when feasible, to separate vehicles and pedestrians. Areas in driveways will not be calculated as part of the area required to be landscaped in the pedestrian system.

I. Access to Buildings. Pedestrian access from the primary building to the pedestrian system along the street shall not be interrupted by vehicular circulation, parking, or other elements that discourage pedestrian use.

J. Interior Block Pedestrian System. Interruptions of mid-block pedestrian systems by vehicular circulation or parking are not permitted.

K. Variations Not Meeting Standards. Variations in the pedestrian system that do not meet minimum standards may be approved by the Technical Committee. Variations may be allowed after consideration of the following factors:

1. Existing right-of-way available to meet standards;
2. Existing buildings encroaching in linkage area;
3. Pedestrian and vehicular volumes anticipated;
4. Existing vegetation;
5. Disruption of system continuity; **and**
6. Accessibility to buildings.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

L. Street Trees Generally. Street trees within the Downtown neighborhood shall be provided according to guidelines on file with the Planning Department. As property is developed or redeveloped, trees shall be installed or otherwise provided for by the property owner/developer. Where no guidance is available, refer to RZC 21.32.090 Street Trees, for standards.

M. Requirements for Street Trees.

1. Location. Trees shall be spaced according to guidelines on file with the Planning Department. Trees shall be planted in planter strips where they exist or are required per this section RZC 21.10.150, Pedestrian System. Where sidewalks are required to be contiguous with street curbs, trees shall be planted in irrigated tree wells, with City-approved root barriers, next to the street. Street trees may be grouped in larger planters near the curb, if found more appropriate through the Administrative Design Flexibility process. Street trees that cannot be placed next to the street due to inadequate planter strip width, street furniture, driveways, or utilities shall be planted in the abutting yard area.
2. Street trees shall be planted according to guidelines outlined in RZC 21.32, Landscaping.

N. Downtown Street Cross Sections.

1. Guidelines for Application.
  - a. The Technical Committee shall review and approve each component of the street cross section on a project by project basis and has the authority to alter street cross section widths and uses.
  - b. Street cross section widths, as detailed in the RZC Appendix 2A. Downtown Street Requirements, apply at the middle of the block.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

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- i. The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
  - ii. Intersection design shall be based upon the Pedestrian System Plan, Bicycle System Plan, and Design Guidance chapters of the Transportation Master Plan; Bicycle Facilities Design Manual; the City's Construction Specifications in RZC Appendix 2, Construction Specification and Design Standards for Streets and Access; and any corridor study adopted by the City Council for the street(s) in question.
  - c. Dedicated right-of-way shall be 60 feet, except in cases where there is more than one general purpose lane going the same direction, wherein the dedicated right-of-way shall be determined by the Technical Committee. Any sidewalk width required by Map 10.3, Downtown Pedestrian System, exceeding the required right-of-way shall be provided through an easement.
  - d. Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes, and collision history, and using recognized engineering standards, such as those published by AASHTO, ITE, or other recognized authority.
  - e. Utilities, such as power, telephone, and cable, shall be placed under the sidewalk.
  - f. When designing multimodal corridors refer to the Modal Corridors section of the Transportation Master Plan. Corridors shall support all modes.
  - g. See RZC 21.52.030.F, Required Public Improvements, to review additional options and requirements. (Ord. 2679; Ord. 2803; Ord. 2958; Ord. 2978)

Effective on: 11/30/2019

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#### 21.10.160 Using Transfer of Development Rights (TDRs).

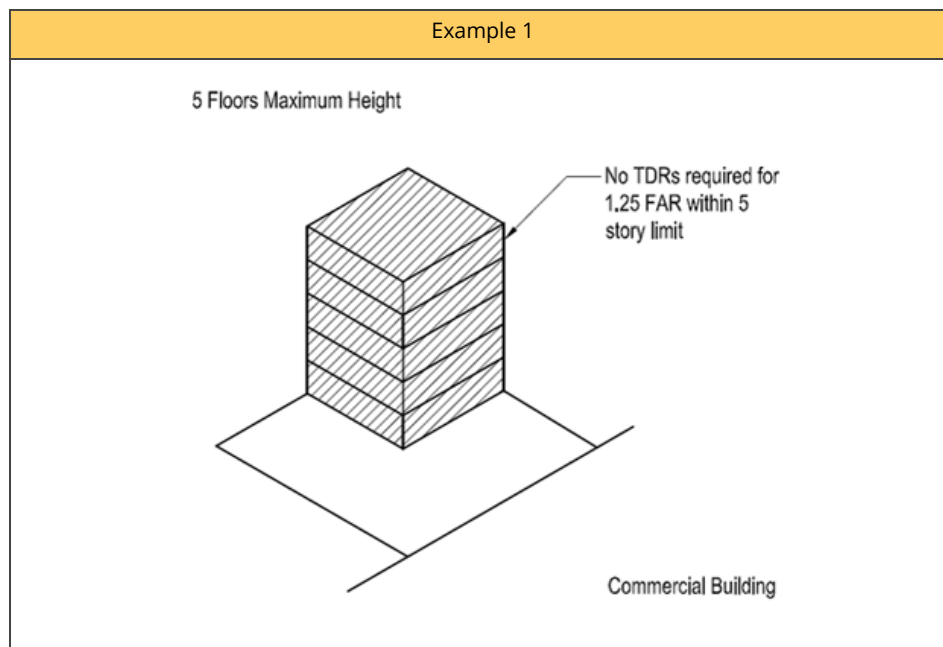
##### A. Maximum Floor Area Ratio and Use of TDRs.

1. This section, in conjunction with the Allowed Uses and Basic Development Standards Tables in RZC 21.10.030 through 21.10.100, above, sets a maximum floor area ratio (FAR) for all Downtown developments, unless additional floor area is transferred to the development through the TDR program authorized by RZC 21.48, Transfer of Development Rights Program, or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP). The maximum FAR applies to the gross floor area of all buildings on the site, excluding parking areas for motor vehicles that are not maintained as stock in trade. Requirements and examples are set forth in the following subsections.

2. A maximum FAR of 1.25 is the maximum development that can be achieved for nonresidential uses without purchasing TDRs or compliance with the Green Building Program. All buildings shall be allowed a minimum of 10,000 square feet of gross floor area regardless of this maximum FAR. In Example 1 below, a five-story building with a 1.25 FAR is shown.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

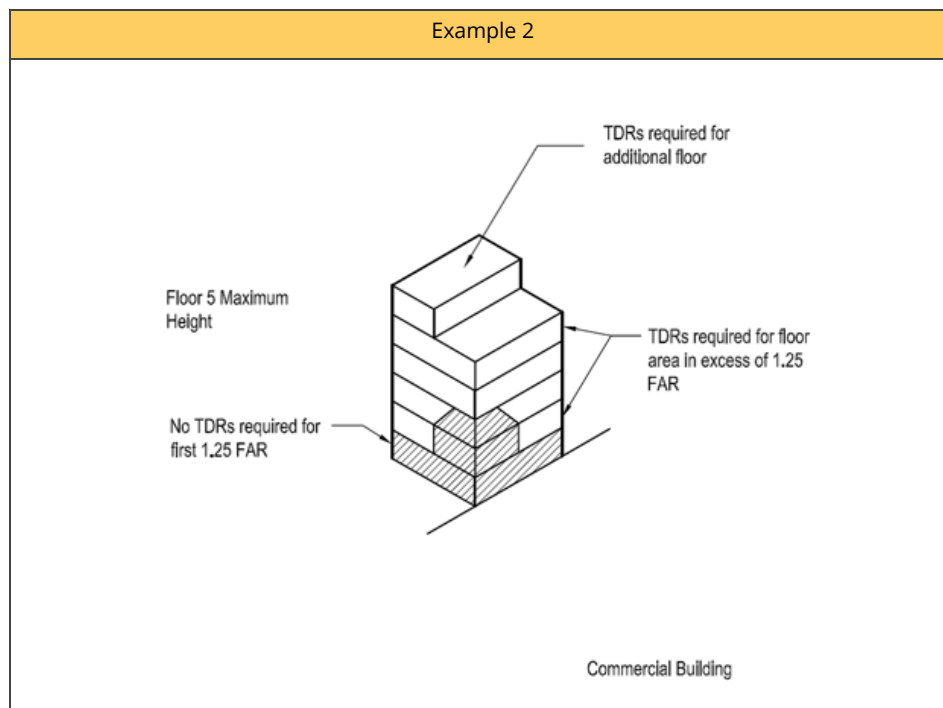


3. Additional FAR for commercial uses can be achieved by purchasing TDRs or complying with an FAR bonus under the GBP for the commercial floor area in excess of 1.25 FAR. Buildings may also add one floor beyond the five-story maximum building height by purchasing TDRs for height or meeting the height bonus requirements under the GBP. Buildings may not exceed the maximum height limit in any height limit overlay established in RZC 21.10.110, Building Height. In Example 2, the 1.25 FAR that can be achieved for commercial uses without TDRs or GBP is shaded, and the area that is not shaded shows both the additional commercial FAR that can be achieved with TDRs or the GBP within the five-story height limit and the additional sixth story that may be achieved with the purchase of TDRs for height or complying with the height bonus provision under the GBP.

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REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

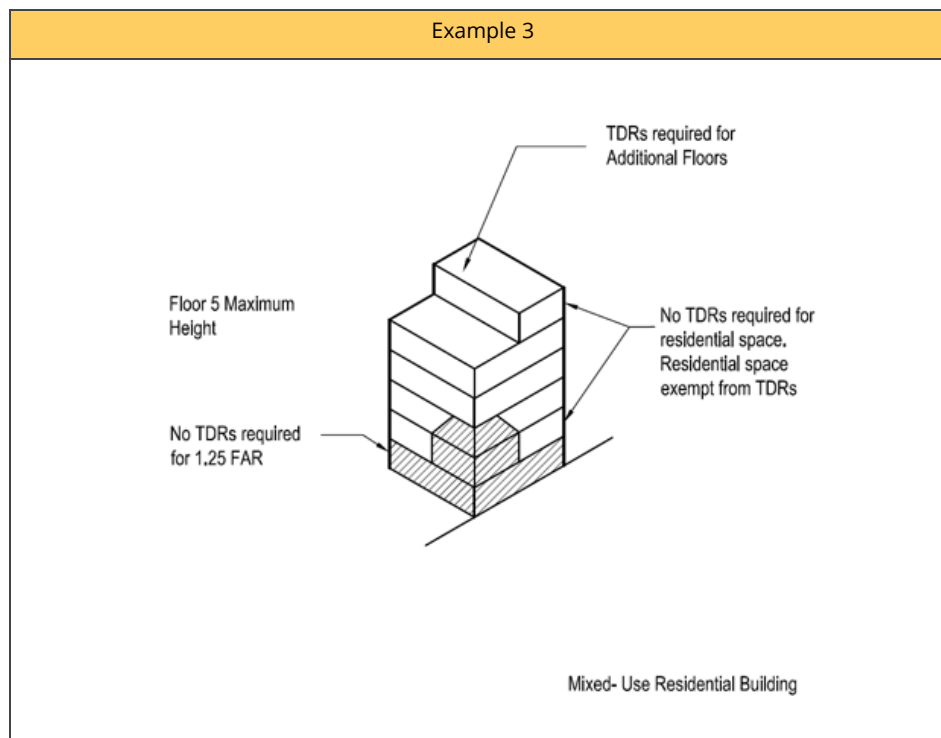


4. The purchase of TDRs or compliance with the GBP is not required for residential floor area within the maximum building height. In Example 3 below, the area that is not shaded represents residential floor area in a mixed use building. The shaded area represents the first 1.25 FAR that is exempt from the requirement to purchase TDRs or compliance with the GBP. Where five stories is the maximum allowed height, a sixth story may be added with the purchase of TDRs or complying with the GBP for the additional floor area (one additional floor only), except where a height limit overlay established in the Allowed Uses and Basic Development Standards Tables in RZC 21.10.030 through 21.10.100, and RZC 21.10.110.B, Height Limit Overlay, would prohibit a sixth floor.

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(Ord. 2642)

Effective on: 6/18/2018

21.10.170 References.

City of Redmond Zoning Code:

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For information on how to measure various site requirements like height and setbacks, see RZC 21.16, Site Requirements Measurement and Other Applicable Regulations.

RZC 21.20, Affordable Housing

RZC 21.32, Landscaping

RZC 21.34, Lighting Standards

RZC 21.38, Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures

RZC 21.40, Parking Standards

RZC Article III, Design Standards

RZC 21.67 Green Building and Green Infrastructure Incentive Program (GBP)

RZC Article V, Land Division (Ord. 2642)

Effective on: 12/17/2011

**Commented [KD76]:** Might require amendment for consistency with amended incentive program, per Redmond 2050.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

21.13.120 MDD Site Standards.

Table 21.13.120A Site Standards						
	MDD1	MDD2	MDD3	MDD4	MDD5	Notes
FAR for <a href="#">residential uses</a>	Base: 0.74 Max with incentives: 1.64	Base: 0.76 Max with incentives: 1.91	Base: 0.90 (0.99 with required affordable housing) Max with incentives: 1.35	Base: 0 Max: 0	Base: 0.5 Max with incentives: 1.65	
FAR for non- <a href="#">residential uses</a>	Base: 0.76 Max with incentives: 1.66	Base: 0.74 Max with incentives: 1.89	Base: 0.90 Max with incentives: 0.90	Base: 0.5 Max with incentives: 1.4	Base: 0 Max with incentives: 1.15 or amount existing on June 17, 2017, whichever is greater	
Combined FAR	Min: 1.5 Max: 3.0	Min: 1.5 Max: 2.54	Max: 1.35	Min: 0.5 Max: 1.4	Min: 0.5 Max: 2.0	
Required residential floor area as percentage of total floor area	Min: 25%	Min: 50%	No standard	0%	Min: 50%	
Maximum lot coverage by structures	70%	65%	55%	55%	55%	
Maximum impervious surface area	75%	70%	Base: 70% Max with incentives: 75%	70%	70%	
Minimum landscaping	25%	30%	40%	30%	40%	A. Ecological score of 30 or greater required B. See <a href="#">RZC 21.32.040 Landscape Area Requirements for</a>

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RZC ReWrite: Amendments for clarity and cross-references.

Table 21.13.120A Site Standards						
	MDD1	MDD2	MDD3	MDD4	MDD5	Notes
						<u>minimum landscape area provisions and</u> RZC 21.60.040.C, Landscaping for landscape design standards
Minimum land area for stormwater infiltration	7%	7%	7%	7%	7%	<u>A. Stormwater shall be infiltrated. See RZC 21.17.010.E, Surface Water Management</u> <u>B. 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.</u>
Minimum residential usable open space	15%	15%	No standard		15%	See RZC 21.13.190, Residential Usable Open Space

**Commented [KD1]:** Added cross-reference for clarification of minimum landscape area code provisions including impervious and hardscape surfaces.

**Commented [KD2]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

(Ord. 2883)

Effective on: 6/17/2017

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZC ReWrite: Amendments for clarity and cross-references.

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## 21.13.150 MDD Floor Area.

- A. All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met.
- B. The FAR for nonresidential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
- C. Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities. (Ord. 2883)
- D. 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.

## Table RZC 21.16.150 MDD Floor Area

Applicability: This table summarized the permitted FAR for different types of uses based on their MDD Zone Designation.

Base FAR = The Floor Area Ratio allowed for a given use without any incentives.

Max FAR w/ Incentives = The Floor Area Ratio a given use cannot exceed even after utilizing applicable incentives listed in RZC 21.13.220

Table RZC 21.13.150 MDD Floor Area						
Use Type		MDD 1	MDD 2	MDD 3	MDD 4	MDD 5
Required residential floor area as percentage of total floor area	Percentage	Min: 25%	Min: 50%	No standard	<del>0% No standard</del>	Min: 50%
Residential	Base FAR Max FAR w/ Incentives	0.74 1.64	0.76 1.91	0.99 1.35	N/A	0.5 1.65

**Commented [KD1]:** Amendment for clarity and consistency throughout the code.

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Non-Residential	Base FAR Max FAR w/ Incentives	0.76 1.66	0.74 1.89	0.90 0.90	0.5 1.4	0 1.15*
Hotel/Motel/ Other Accommodation Services	Base FAR Max FAR w/ Incentives	0.76 1.66	0.74 1.89	0.90 0.90	0.5 1.4	0.5 1.15*
Combined FAR Minimum	Minimum	1.5	1.5	N/A	0.5	0.5
Combined FAR Maximum (Mixed Use)	Maximum	3.0	2.54	1.35	1.4	2.0

Notes:

\* Or amount existing on June 17, 2017, whichever is greater

Effective on: 6/17/2017

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

Chapter 21.14

COMMERCIAL REGULATIONS

Sections:

21.14.010	Neighborhood Commercial 1 (NC-1).
21.14.015	Neighborhood Commercial 2 (NC-2).
21.14.020	General Commercial.
21.14.030	Business Park.
21.14.040	Manufacturing Park.
21.14.050	Industry.
21.14.070	Bear Creek Design District.
21.14.080	Northwest Design District.

21.14.010      Neighborhood Commercial 1 (NC-1).\*









A. Purpose. The purpose of the Neighborhood Commercial 1 (NC-1) zone is to provide for attractively designed small-scale shopping areas that offer convenience goods and professional and personal services for the daily needs of nearby neighborhoods and that serve as neighborhood gathering places. The intent is to ensure compatibility with the vicinity neighborhood character and to reduce trip length and frequency by allowing only those uses that primarily serve the neighborhood and that do not have a tendency to draw traffic from outside the neighborhood. Location on transit routes and near pedestrian facilities and bike paths is intended to encourage transit use, walking, and biking and to promote convenient access within the shopping area and to and from the neighborhood. Neighborhood Commercial developments should be compatible in height, size, bulk, and design with adjacent residential uses. Mixed-use development is encouraged.

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

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linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

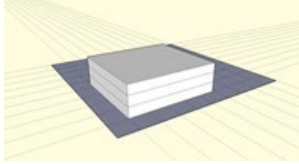
Neighborhood Commercial 1 – Regulations Table									
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 	
Floor Area Ratio	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations	
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways	
Density	Outdoor Storage, Display & 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								

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#### B. Maximum Development Yield.

Table 21.14.010A Maximum Development Yield				
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations
Floor area ratio (FAR)	0.60	Affordable Housing: 0.03 maximum amount GBP: 0.1	0.66	Example of a building, 35 feet in height with FAR = 0.66
Height	35 feet	None	35 feet	

#### C. Regulations Common to All Uses.

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Lot Frontage ( <del>ft</del> <u>feet</u> )	80	
	<del>Setbacks (ft)</del>		
	Front and Street <del>Setbacks (feet)</del>	15	A. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:
	Side and Rear <del>Setbacks (feet)</del>	10	

**Commented [KD1]:** Per Annual Cleanup: reformatting  
for increased clarity.

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<p>1. Side setback distances may be modified to permit a zero side setback to accommodate clustering.</p> <p>2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.</p> <p>Setbacks for structures abutting residential zones shall not be modified.</p> <p>B. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>C. Projections or Equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment are not allowed in a required setback abutting a residential zone. Where there is no alternative location and the equipment will</p>

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone.
	Landscaping	30 percent	<p>A. Parking lots shall include interior landscaping. All Neighborhood Commercial parking lots shall apply landscaping standards. Parking lots with less than 20 spaces shall apply landscaping standards for 20 to 150 spaces in RZC 21.32.070.B, General Requirements.</p> <p>B. Landscaped areas adjacent to front and side streets and pedestrian plazas shall be Type III, Low-Cover (RZC 21.32.080, Types of Planting).</p> <p>C. A minimum of seven percent of required landscaped areas shall be constructed as a public plaza or courtyard.</p> <p>D. The gross floor area of multi-seasonal, public plazas and courtyards that include a combination of seating, overhead cover from the elements, and heating may be multiplied by 1.50 for calculating required landscaping.</p> <p>E. Up to one-half of the required landscaped area may be at other levels if it is in a publicly accessible and usable common area.</p>

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			F. Required landscaping may include on-site stormwater management facilities such as runoff dispersion areas.
Maximum	Impervious Surface Area	70 percent	
	Height (feet)	35	Maximum height in shoreline areas is 35 feet, except that structures, including bridges that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
	FAR		
	Residential	0.30	A. Residential use FAR is additive to the commercial use FAR. Base floor area ratio, in total, shall not exceed 0.60 FAR.
	Commercial	0.30	B. Each commercial establishment shall not exceed 3,500 square feet gross floor area, unless otherwise specified. C. Commercial gross floor area may be increased to 5,000 square feet for each commercial establishment that provides and dedicates one or a combination of the

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Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<p>following community gathering amenities at a minimum size of 200 square feet:</p> <ol style="list-style-type: none"> <li>1. Outdoor, multi-seasonal, public plaza or courtyard, RZC 21.60.030, Community Space.</li> <li>2. Community meeting space.</li> <li>3. Children’s play space.</li> </ol> <p>D. RZC 21.20, Affordable Housing, and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), incentives are additive to the residential portion of the development as follows:</p> <ol style="list-style-type: none"> <li>1. Bonus market-rate residential FAR is permitted as an incentive at a 1:1 ratio for residential FAR provided as affordable housing for a maximum density bonus of an additional 0.03 Residential FAR. For example: each 1,000 square feet of affordable housing at 80 percent or less of the area median income yields an additional 1,000 square feet of bonus market rate housing, up to a total 0.03 Residential FAR.</li> <li>2. Green building is calculated based on the point system in RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), and is calculated at 0.10 FAR bonus based on the respective technique and incentive. For</li> </ol>

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			example: 1-acre site x 0.30 Residential FAR = 13,068 Residential square feet x 0.10 Green FAR = 1,307 square feet
	Site Size (acreage)	1	<p>A. Commercial uses are permitted on sites up to one acre in size.</p> <p>B. Sites of more than one acre shall apply a lot line revision to establish no greater than one acre for the NC-1 zone.</p> <p>C. Critical areas and associated buffers are exempt from the lot line revision requirement. Additional acreage that is designated as a critical area or associated buffer may be retained and shall be designated as preserved.</p>
	Hours of Operation		<p>A. Sunday - No earlier than 7:00 a.m. and no later than 9:00 p.m.</p> <p>B. Monday through Thursday - No earlier than 6:00 a.m. and no later than 9:00 p.m.</p> <p>C. Friday and Saturday - No earlier than 7:00 a.m. and no later than 11:00 p.m.</p>
	Drive-through		Drive-through facilities are prohibited with the exception of drive-up stands.
	<u>Critical Aquifer Recharge Areas</u>		<u>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</u>

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<u>Activities in Critical Aquifer Recharge Areas I and II for more information.</u>

**Commented [KD2]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

D. Redmond Comprehensive Plan Policies. Policies in the Commercial section of the Land Use Element apply to the location and development of Neighborhood Commercial zones.

E. 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 ###.###.###.# General Allowed Uses and Cross-References in NC-1 Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
	Residential	Residential	L	R	200-299

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Low Density Residential	Mixed-use residential	Mixed-use residential	L	R	200-299
Medium Density Residential	Adult Family Home	Adult Family Home	P	I	200-299

Table ##.##.###.## General Allowed Uses and Cross-References in NC-1 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	Consumer goods sales or service, other than heavy or durable	P	M	800-899	
Retail Sales	Grocery, food, beverage, and dairy	P	M	800-899	
Business and Service	Professional services	P	B	700-799, 900-999, 600-699 for Veterinary	
Food and Beverage	Full-service restaurant	P	A	900-999	
Food and Beverage	Cafeteria or limited-service restaurant	P	A	900-999	
Business and Service	Personal services	P	B	700-799, 900-999	
Rapid charging station	Rapid charging station	L			
Battery exchange station	Battery exchange station	L			
Communications and Information	Communications and Information	L			
1. <b>Limited Is limited</b> to libraries.		L			
Local utilities	Local utilities	P			
Regional utilities	Regional utilities	C			
Wireless Communication Facilities	Wireless Communication Facilities	P			

**Commented [KD3]:** Amendment for clarity

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

Arts, Entertainment, Recreation, and Assembly	Museums and other special purpose recreational institutions	P	A	400-499, 500-599
Arts, Entertainment, Recreation, and Assembly	Amusement, sports, or recreation establishment	P	A	400-499, 500-599
Natural and other recreational parks	Natural and other recreational parks	P		400-499
Government and Administration	Government functions	L	B	700-799
<b>Excluding the following that are not permitted uses:</b>		N		
1. Maintenance shops				
Water-enjoyment use	Water-enjoyment use	L		400-499

Commented [KD4]: Amendment for clarity

F. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-1) 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.

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential <sup>1</sup>			
1	Residential		

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Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
2	Mixed-use residential	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Prohibited in NC-1 zones bordering 188th Avenue NE in Southeast Redmond.
	Adult Family Home	Dwelling unit (2,0)	
General Sales or Service			
3	Retail Sales	1,000 sq ft gfa (2.0, 3.0)	
5	Business and Service		
6	Food and Beverage		
Transportation, Communication, Information, and Utilities			
9	Rapid charging station		Permitted only when three sides of site abut nonresidential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
10	Battery exchange station		Permitted only when three sides of site abut nonresidential zone.
11	Communications and Information		

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
12	Local utilities	Adequate to accommodate peak use	
13	Regional utilities		Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
14	Wireless Communication Facilities		See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	1,000 sq ft gfa (2.0, 3.0)	
17	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions			
18	Government and Administration	Employee during maximum shift (1.0,1.0)	A. Limited to 1,000 square feet gross floor area per establishment.
Other			

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
19	Water-enjoyment use	Adequate to accommodate peak use	Only allowed in the Bear Creek shoreline jurisdiction downstream of Avondale Road on Union Hill Road, Redmond Way, or SR 520; and in the Sammamish River shoreline jurisdiction at NE 85th Street or NE 90th Street.
20	Kiosk		<p>A. Within the shoreline jurisdictions of Bear Creek and the Sammamish River, limited to uses associated with water enjoyment.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>
21	Vending cart		

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Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
22	Drive-up stand	1,000 sq ft gfa(2.0, 3.0)	<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p> <p>F. Must submit circulation plan addressing queuing.</p>

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.

F. Design Standards for NC-1 Zone in Southeast Redmond.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

1. Purpose. The purpose of this section is to establish design criteria specific to properties in the NC-1 zone in Southeast Redmond in order to guide development to be functionally and aesthetically compatible with nearby residential and employment uses.

2. Development Along 188th Avenue NE.

a. Intent. The NC-1 zone along 188th Avenue NE is intended to provide small-scale sales and service uses primarily serving people who live or work nearby in a way that maintains or enhances quality of life for those working or living in the immediate vicinity, and in a way that integrates with existing parks, residential development, and the natural environment.

b. Design Criteria.

i. Development in this zone shall provide direct nonmotorized access to Southeast Redmond Park.

ii. Vehicles shall access development in this zone exclusively from 188th Avenue NE or a side street, but in no case shall vehicle access be from any street in a residential zone or NDD1.

iii. At least half of any proposed open space and outdoor seating areas shall be oriented toward Southeast Redmond Neighborhood Park to have the effect of integrating the development with the park.

iv. Non-pollution-generating impervious surfaces shall be infiltrated to the extent feasible.

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. (Ord. 2614; Ord. 2652; Ord. 2753; Ord. 2803; Ord. 2919; Ord. 2978; Ord. 3028; Ord. 3059)

Effective on: 8/28/2021

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

\* Code reviser’s note: Section 14 of Ord. 3059 reads, “Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted.” Ord. 3059 became effective on August 28, 2021.

21.14.015 Neighborhood Commercial 2 (NC-2).\*









A. Purpose. The purpose of the Neighborhood Commercial 2 (NC-2) zone is to provide for attractively designed medium-scale shopping areas that offer convenience goods, professional and business services, and personal services for the daily needs of nearby neighborhoods and that serve as neighborhood gathering places. The intent is to promote compatibility with the vicinity neighborhood character. Location on transit routes and near pedestrian facilities and bike paths is intended to encourage transit use, walking, and biking and to promote convenient access within the shopping area and to and from the neighborhood. Neighborhood Commercial developments should be compatible in height, size, bulk, and design with adjacent residential uses. Mixed-use development is encouraged.

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.

Neighborhood Commercial 2 – Regulations Table

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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							

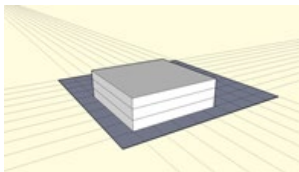
The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.



RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

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#### B. Maximum Development Yield.

Table 21.14.015A Maximum Development Yield				
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations
Floor area ratio (FAR)	0.60	Community gathering: 0.05 Open space: 0.05 Residential Incentives: • Affordable Housing: 0.05 maximum amount • GBP: 0.05	0.80	<p>Example of a building, 35 feet in height with FAR = 0.80</p> 
Height	35 feet	None	35 feet	

#### C. Regulations Common to All Uses.

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	<del>Setbacks (ft)</del>		
	Front and Street <del>Setbacks (feet)</del>	15	

**Commented [KD5]:** Per Annual Cleanup: reformatting for increased clarity.

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
	Side and Rear <b>Setbacks (feet)</b>	10	<p>A. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:</p> <ol style="list-style-type: none"> <li>1. Side setback distances may be modified to permit a zero side setback to accommodate clustering.</li> <li>2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets</li> </ol> <p>Setbacks for structures abutting residential zones shall not be modified.</p> <p>B. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>C. Projections or Equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment</p>

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			are not allowed in a required setback abutting a residential zone. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone.
	Landscaping	25 percent	<p>A. Parking lots shall include interior landscaping. All Neighborhood Commercial parking lots shall apply landscaping standards. Parking lots with less than 20 spaces shall apply landscaping standards for 20 to 150 spaces in RZC 21.32.070.B, General Requirements.</p> <p>B. Landscaped areas adjacent to front and side streets and pedestrian plazas shall be Type III, Low Cover (RZC 21.32.080, Types of Planting).</p> <p>C. A minimum of seven percent of required landscaped areas shall be constructed as a public plaza or courtyard.</p> <p>D. The gross floor area of multi-seasonal, public plazas and courtyards that include a combination of seating, overhead cover from the elements, and heating may be multiplied by 1.50 for calculating required landscaping.</p>

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<p>E. Up to one-half of the required landscaped area may be at other levels if it is in a publicly accessible and usable common area.</p> <p>F. Required landscaping may include on-site stormwater management facilities such as runoff dispersion areas.</p>
Maximum	Impervious Surface Area	70 percent	
	Height (feet)	35	Maximum height in shoreline areas is 35 feet, except that structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
	FAR		
	Commercial	0.30	A. Base floor area ratio, in total, shall not exceed 0.60 FAR.
	Residential	0.30	<p>B. Each commercial establishment shall not exceed 5,000 square feet gross floor area, unless otherwise specified.</p> <p>C. A commercial use that provides and dedicates the following may increase their commercial floor area ratio as specified:</p>

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Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<p>1. Community Gathering amenities, a maximum increase of 0.05 FAR, by dedicating a combination of at least two of the following at no less than eight percent of the final gross floor area:</p> <ul style="list-style-type: none"> <li>a. Outdoor, multi-seasonal, public plaza or courtyard as defined below, refer to landscaping section.</li> <li>b. Community meeting space.</li> <li>c. Children's play space.</li> </ul> <p>2. Open Space, a maximum increase of 0.05 FAR, by dedicating no less than 40 percent of the original lot area as open space. Critical areas apply toward the 40 percent.</p> <p>D. Residential use FAR is additive to the commercial use FAR.</p> <p>E. RZC 21.20, Affordable Housing, and RZC 21.67, Green Building and Green Infrastructure Incentive Program, incentives are additive to the residential portion of the site as follows:</p> <ul style="list-style-type: none"> <li>1. Bonus market-rate residential FAR is permitted as an incentive at a 1:1 ratio for residential FAR provided as affordable housing for a maximum density bonus of an additional 0.05 Residential FAR. For example: each 1,000</li> </ul>

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Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<p>square feet of affordable housing at 80 percent or less of the area median income yields an additional 1,000 square feet of bonus market rate housing, up to a total 0.05 Residential FAR.</p> <p>2. Green building is calculated based on the point system in RZC 21.67, Green Building and Green Infrastructure Incentive Program, and is calculated at 0.05 FAR bonus based on the respective technique and incentive. For example: 3-acre site x 0.30 Residential FAR = 39,204 Residential square feet x 0.05 Green FAR = 1,960 square feet.</p>
	Site Size (acreage)	3	<p>A. Commercial uses are permitted on sites of up to three acres in size.</p> <p>B. Sites of more than three acres shall apply a lot line revision to establish no greater than three acres for the NC-2 zone.</p> <p>C. Critical areas and associated buffers are exempt from the lot line revision requirement. Additional acreage that is designated as a critical area or associated buffer may be retained and shall be designated as preserved.</p>
	Hours of Operation		A. Sunday - No earlier than 5:00 a.m. and no later than 10:00 p.m.

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			B. Monday through Thursday - No earlier than 5:00 a.m. and no later than 10:00 p.m. C. Friday and Saturday - No earlier than 5:00 a.m. and no later than 11:00 p.m. D. Hours of operation may be further limited if residential uses are located in same structure.
	Drive-through		Drive-through facilities are prohibited with the exception of drive-up stands.
	<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD6]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

D. Redmond Comprehensive Plan policies: Policies in the Commercial section of the Land Use Element apply to the location and development of Neighborhood Commercial zones.

E. 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.

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

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 ##.##.###.# General Allowed Uses and Cross-References in NC-2 Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
Low Density Residential Medium Density Residential	Residential structure	Residential structure	P	R	200-299
	Mixed-use residential structure	Mixed-use residential structure	P	R	200-299
	Adult Family Home	Adult Family Home	P	I	200-299

Table ##.##.###.# General Allowed Uses and Cross-References in NC-2 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; Consumer goods sales or service, other than heavy or durable; Grocery, food, beverage, and dairy; Health and personal care	L	M	800-899	
		P	M	800-899	
		P	M	800-899	
		P	M	800-899	
1. <b>If</b> Automobile sales, services, or rental establishments, <b>then</b> shall		L			

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

be limited to gasoline service only.				
Business and Service	Finance and insurance; Real estate services; Professional services	L	B	700-799, 900-999, 600-699 for Veterinary
<b>Excluding the following that are not permitted uses:</b>		N		
1. Self-storage facilities				
Food and Beverage	Full-service restaurant; Cafeteria or limited-service restaurant	P	A	900-999
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	L		
1. <b>Limited is limited to libraries only</b>		L		
Local utilities	Local utilities	P		
Regional utilities	Regional utilities	C		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Museums and other special purpose recreational institutions	P	A	400-499, 500-599
Arts, Entertainment, Recreation, and Assembly	Amusement, sports, or recreation establishment	P	A	400-499, 500-599
Natural and other recreational parks	Natural and other recreational parks	P		400-499
Government and Administration	Public administration; Other government functions	L	B	700-799

**Commented [KD7]:** Amendment for clarity

**Commented [KD8]:** Amendment for clarity

**Commented [KD9]:** Amendment for clarity

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

<b>Excluding the following that are not permitted uses:</b>		N		
1. Maintenance shops				
Institutional Health and Human Services	Ambulatory and outpatient services; Social assistance, welfare, and charitable services	P	I	600-699; 700-799
Day care center	Day care center	P	E	500-599
Water-enjoyment use	Water-enjoyment use	L		

**Commented [KD10]:** Amendment for clarity

F. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-2) 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.

Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential <sup>1</sup>			
1	Residential structure	Unit (1.0, 2.25) plus 1 guest	
	Mixed-use residential structure	space per 4 units for projects of 6 units or more	

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Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
	Adult Family Home	Dwelling unit (2.0)	
General Sales or Service			
2	Retail Sales	1,000 sq ft gfa (4.0, 5.0)	A. Gasoline service permitted only when three sides of site abut nonresidential zone. B. A grocery, food, beverage, or dairy establishment that attains a minimum of LEED Silver Certification or comparable Built Green or other certification as determined by the Technical Committee may exceed the 5,000 square feet gross floor area with a gross floor area no greater than 25,000 square feet.
6	Business and Service		
9	Food and Beverage	1,000 sq ft gfa (9.0, 9.0)	
Manufacturing and Wholesale Trade			
#	Artisanal Manufacturing, Retail Sales, and Service	1,000 sq ft gfa (4.0, 5.0)	

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Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Transportation, Communication, Information, and Utilities			
12	Rapid charging station	Adequate to accommodate peak use	Permitted only when three sides of site abut nonresidential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
13	Battery exchange station		Permitted only when three sides of site abut nonresidential zone.
14	Communications and Information		
15	Local utilities		
16	Regional utilities		Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
17	Wireless Communication Facilities		See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
18	Arts, Entertainment, Recreation, and Assembly	1,000 sq ft gfa (10.0, 10.0)	

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Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
20	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			
21	Government and Administration	1,000 sq ft gfa (4.0, 5.0)	
23	Institutional Health and Human Services	1,000 sq ft gfa (4.0, 5.0)	
25	Day care center		A. Play equipment shall be located no less than 10 feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in residential zone.
Other			
26	Water-enjoyment use	Adequate to accommodate peak use	Only allowed in the Bear Creek shoreline jurisdiction downstream of Avondale Road on Union Hill Road, Redmond Way, or SR 520; and, in the Sammamish River shoreline jurisdiction at NE 85th Street or NE 90th Street.
27	Kiosk		

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Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
28	Vending cart		<p>A. Within the shoreline jurisdictions of Bear Creek and the Sammamish River, limited to uses associated with water enjoyment.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>
29	Drive-up stand	1,000 sq ft gross floor area (4.0, 5.0)	<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p>

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Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
			<p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p> <p>F. Must submit circulation plan addressing queuing.</p>

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.

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. (Ord. 2614; Ord. 2652; Ord. 2803; Ord. 2919; Ord. 2978; Ord. 3028; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.









RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted.” Ord. 3059 became effective on August 28, 2021.

21.14.020 General Commercial.\*

A. Purpose. The purpose of the General Commercial (GC) zone is to provide for retail and service businesses that serve community needs and that are better suited for locations outside of the Downtown, Overlake, or Neighborhood Commercial zones. These uses are more land intensive, serve travelers, or offer warehouse sales and sales of larger goods that make location in the Downtown, Overlake, or Neighborhood Commercial zones undesirable. Examples of such uses include, but are not limited to, large-box retail, vehicles sales and service, mini-warehouses, rental services, wholesale uses, and other similar uses. Mixed-use development is also allowed.

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.

General Commercial – Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations

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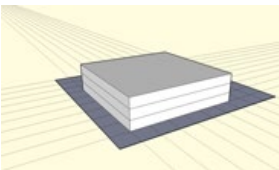
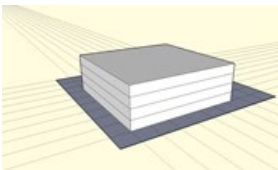
RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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 21.14.020A Maximum Development Yield					
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations	
Floor area ratio (FAR)	1.15	TDRs: 0.45 GBP: 0.45	1.60	Example of a 3-story building with FAR = 1.15	Example of a 4-story building with FAR = 1.60
Height	3 stories	TDRs: 1 story GBP: 1 story	4 stories		

#### C. Regulations Common to All Uses.

Table 21.14.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Lot Frontage ( <del>ft</del> <del>feet</del> )	30	
	<del>Setbacks (ft)</del>		
	Front <del>Setback</del> <del>(feet)</del>	10	

**Commented [KD11]:** Per Annual Cleanup: reformatting for increased clarity.

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Table 21.14.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
	Street <u>Setback</u> (feet)	10	<p>A. A 10-foot rear and side setback shall apply if a structure abuts property in a residential zone.</p> <p>B. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:</p> <ol style="list-style-type: none"> <li>1. Side setback distances may be modified to permit a zero side setback to accommodate clustering.</li> <li>2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.</li> </ol> <p>C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>D. Projections or equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback.</p>

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Table 21.14.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			However, mechanical structures or equipment are not allowed in a required setback abutting a residential zone. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone.  E. Setbacks may be reduced by 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.
	Landscaping	25 percent	
	Impervious Surface Area	75 percent	
Maximum	Height (feet)	Varies	A. Maximum height in shoreline areas is 35 feet, except that structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)  B. Maximum height for mixed-use structures is three stories without TDRs or GBP and four stories with TDRs or compliance with the GBP.

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Table 21.14.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
	FAR	0.35	A. In mixed-use structures, maximum FAR for residential uses and for other uses is additive (i.e., up to 1.15 without TDRs or GBP and up to 1.60 with TDRs or compliance with the 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	A. Drive-through facilities are permitted. B. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street. C. Type II landscaping shall screen drive-through lanes.
	<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD12]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### D. General Allowed Uses and Cross-References.

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

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 ##.##.###.# General Allowed Uses and Cross-References in GC Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
High Density Residential	Multifamily structure	Multifamily structure	P	R	200-299
	Mixed-use residential structure	Mixed-use residential structure	P	R	200-299

Table ##.##.###.# General Allowed Uses and Cross-References in GC 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

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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; Grocery, food and beverage; Convenience store; Health and personal care	L	M	800-899
1. <b>Includes</b> Drive-through facilities		P		
Business and Service	Finance and insurance; Real estate services; Professional services; Administrative services; Personal services	P	B	700-799, 900-999, 600-699 for Veterinary
1. <b>Includes</b> Drive-through facilities		P		
<b>Marijuana Cannabis</b> retail sales	<b>Marijuana Cannabis</b> retail sales	P	R	882
Food and Beverage	Full-service restaurant; Cafeteria or limited service restaurant; Bar or drinking place	P	A	900-999
1. <b>Includes</b> Drive-through facilities		P		
Pet and animal sales or service (except veterinary)	Pet and animal sales or service (except veterinary); Animal kennel/shelter	L	B	800-899
Hotel, Motel, and Other Accommodation Services	Hotel or motel	P	R-2	300-399
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	P		
Rapid charging station	Rapid charging station	L		

**Commented [KD13]:** Amendment for clarity

**Commented [KD14]:** Amendment for clarity

**Commented [KD15]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD16]:** Amendment for clarity

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Battery exchange station	Battery exchange station	L		
Communications and information	Communications and information	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Local utilities	Local utilities	P		
Regional utilities	Regional utilities	C		
Incidental hazardous waste treatment and storage	Incidental hazardous waste treatment and storage	L		
Arts, Entertainment, Recreation, and Assembly	Performing arts or supporting establishment; Museums and other special purpose recreational institutions; Zoos, botanical gardens, arboreta, etc.; Amusement, sports, or recreation establishment	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Government and Administration	Public administration; Other government functions; Public safety	P	B	700-799
Institutional Health and Human Services	Ambulatory and outpatient care services	P	I	600-699
Day care center	Day care center	L	E	500-599
Religious and Funerary	Religious institutions; Funeral homes and services; Cremation services and cemeteries	L	A, B, H, I, R, S	500-599
Water enjoyment use	Water enjoyment use			

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the General Commercial (GC) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you,

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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.

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP;	w/o TDR or GBP;		
		w/TDR or GBP	w/TDR or GBP		
Residential <sup>1</sup>					
1	Multifamily structure	3; 4	0.80; 0.90	Studio (1.2, 1.2)	
2	Mixed-use residential structure			1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	
General sales or services					
3	Retail Sales	2; 3	0.35; 0.70	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental	A. Shall not abut residential zone B. Sales uses must operate as stand-alone businesses; rental uses may operate in mixed-use developments.

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)  w/o TDR or GBP; w/TDR or GBP	FAR  w/o TDR or GBP; w/TDR or GBP		
				display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	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.
10	Business and Service	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	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,

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>such as year, make, model, may be displayed on the outside of or in the windows of vehicles.</p> <p>G. Outdoor loudspeaker systems are prohibited.</p> <p>H. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.</p> <p>I. Vehicle repair shall be conducted indoors.</p> <p>J. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street.</p> <p>K. Type II landscaping shall screen drive-through lanes.</p>

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
14	Marijuana Cannabis retail sales				See RZC 21.41 Marijuana Cannabis -related uses for additional requirements.
15	Food and Beverage	2; 3	0.35; 0.70	1,000 sq ft gfa (9.0, 9.0)	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. C. Type II landscaping shall screen drive-through lanes.
19	Pet and animal sales or service (except veterinary)			1,000 sq ft gfa (4.0, 5.0)	Boarding and training facilities must be located inside of a structure. A. Boarding facilities must be located inside of a structure. B. Outdoor runs or yards are allowed for the purpose of

**Commented [KD18]:** Amendment for consistency with state legislation – terminology only.

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>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>

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
21	Hotel, Motel, and Other Accommodation Services <sup>1,2</sup>			Rental room (1.0, 1.0)	
Manufacturing and Wholesale Trade					
#	Artisanal Manufacturing, Retail Sales, and Service			1,000 sq ft gfa (4.0, 5.0)	
Transportation, Communication, Information, and Utilities					
22	Road, ground passenger, and transit transportation	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	
23	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
24	Battery exchange station	2; 3	0.35; 0.70		Shall not be located on a parcel that abuts a residential zone.
25	Communications and information			1,000 sq ft gfa (4.0, 5.0)	See requirements for incidental hazardous waste treatment and storage in this table.
26	Wireless Communication Facilities				See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
27	Local utilities			Adequate to accommodate peak use	
28	Regional utilities				Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
29	Incidental hazardous waste				A. Allowed only as an accessory use to communications and

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
	treatment and storage				information; all site requirements for that 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.  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.

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>D. 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.</p> <p>E. 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.</p>
Arts, Entertainment, and Recreation					

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
30	Arts, Entertainment, Recreation, and Assembly	2; 3	0.35; 0.70	Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (4.0, 5.0)	
34	Natural and other recreational parks			1,000 sq ft gfa (0, adaequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions					
35	Government and Administration	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
38	Institutional Health and Human Service				
39	Day care center			Employee on maximum shift (1.0, 1.0)	A. Play equipment shall be located no less than 10 feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in residential zone.
40	Religious and Funerary			Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (4.0, 5.0)	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. Refer to RZC 21.08.280 Faith- Based and Funerary for

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					requirements concerning faith-based and funerary uses.
Other					
43	Water enjoyment use	35 ft.; 35 ft.	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	Only allowed in the Bear Creek shoreline jurisdiction downstream of Avondale Road on Union Hill Road, Redmond Way, or SR 520; and, in the Sammamish River shoreline jurisdiction at NE 85th Street or NE 90th Street.
44	Kiosk	1;			A. Limited to uses associated with water enjoyment within the
45	Vending cart	1			

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
46	Drive-up stand			1,000 sq ft gfa (4.0, 5.0)	<p>A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>

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Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					G. Must submit circulation plan addressing queuing.

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.

E. 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. (Ord. 2642; Ord. 2652; Ord. 2708; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021

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\* Code reviser’s note: Section 14 of Ord. 3059 reads, “Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted.” Ord. 3059 became effective on August 28, 2021.

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 **marijuana cannabis** retail sales are allowed. Mixed-use development is also allowed. This zone is not intended for uses that primarily serve the general public.

**Commented [KD19]:** Amendment for consistency with state legislation – terminology only.

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							
Land & Structure	Transportation	Environment	Community	Process	Money	Incentives	Other
							

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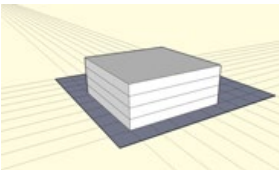
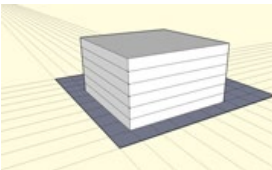
RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

Building Height	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Density	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Impervious Surface	Outdoor Storage, Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Setbacks	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
	Hazardous Liquid Pipelines							

B. Maximum Development Yield.

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Table 21.14.030A Maximum Development Yield					
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations	
Floor area ratio (FAR)	1.13	TDRs or GBP: 0.87	2.00	Example of a 4-story building with FAR = 0.45	Example of a 6-story building with FAR = 2.00
Height	4 stories	TDRs or GBP: 1 story Mixed- use residential: 1 story	6 stories		

#### C. Regulations Common to All Uses.

Table 21.14.030B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1.5	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping,

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Table 21.14.030B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			or other purposes exceed the minimum tract area.
	Lot Frontage ( <del>ft</del> <u>feet</u> )	30	
	<del>Setbacks (ft)</del>		
	Front and Street <u>Setbacks (feet)</u>	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings.  B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.  C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas.  D. Setbacks from Willows Road north of NE 95th Street shall average 100 feet and in no instance be less than 75 feet. This setback shall also apply to parking areas.
	Rear <u>Setbacks (feet)</u>	20	
	Side <u>Setbacks (feet)</u>	40	

**Commented [KD20]:** Per Annual Cleanup: reformatting for increased clarity.

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Table 21.14.030B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			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, Green Building and Green Infrastructure Incentive Program (GBP), except as required along Willows Road north of NE 95th Street, as provided above.
	Landscaping	20 percent	
	Impervious surface area	75 percent	Limited to 60 percent in the Willows/Rose Hill Neighborhood north of NE 95th Street.
Maximum	Height	Varies	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably

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Table 21.14.030B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
	FAR (Floor Area Ratio)	Varies	A. In mixed-use structures, maximum FAR for residential uses and for other uses is additive (i.e., up to 1.13 without TDRs or GBP and up to 2.00 with TDRs or GBP). B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.
	<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD21]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### D. General Allowed Uses and Cross-References.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

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 ###.###.###.# General Allowed Uses and Cross-References in BP Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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 ##.##.###.# 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	L, C	M	800-899

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	consumer goods sales or service; Convenience use			
<p>1. <b>Limited Is limited to</b> Automobile sales, service, or rental establishment; Heavy consumer goods sales or service; Durable consumer goods sales or service; Convenience use</p> <p>2. <b>Automobile If automobile</b> sales, service, or rental establishments, <b>then is</b> limited to gasoline service only</p> <p>3. <b>Heavy If heavy</b> consumer goods, sales, or service, <b>and or if Durable durable</b> consumer goods, sales, or service, <b>then is</b> limited to rental and repair of goods only.</p> <p>4. Supermarkets <b>are</b> prohibited.</p>		L, N		
Business and Service	Finance and insurance; Personal services; Professional services; Administrative services; Services to buildings or dwellings	L	B	700-799, 900-999, 600-699
1. <b>Limited Is limited to</b> 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		

**Commented [KD22]:** Amendment for clarity

**Commented [KD23]:** Amendment for clarity

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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		
Heliport facility	Heliport facility	C		
Automobile parking facility	Automobile parking facility	L	S-2	
<b>Excluding the following that are not permitted uses:</b>		N		
1. Storage of impounded, abandoned, or damaged vehicles				
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		
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. <del>Limited</del> <b>Is limited to</b> athletic club or fitness center only		L		
Adult entertainment facilities	Adult entertainment facilities	C	A	400-499
Educational	Grade schools; Colleges and universities; Technical, trade, and other specialty schools	C	E	500-599
Secure community transition facility	Secure community transition facility	P		

**Commented [KD24]:** Amendment for clarity

**Commented [KD25]:** Amendment for clarity

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Institutional Health and Human Services	Ambulatory and outpatient care services	L	I	600-699
1. <del>Limited is limited</del> 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		

**Commented [KD26]:** Amendment for clarity

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		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Residential <sup>1</sup>					
1	Mixed-use residential structure	5; 6	0.68; 1.0	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedroom (1.8, 1.8) 3+ bedroom (2.0, 2.0)	
General sales or services					
2	Retail Sales	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. Not permitted north of NE 90th Street and west of Willows Road.

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Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
5	Business and Service	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	<p>A. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only.</p> <p>B. Must be closed a minimum of four hours in any 24-hour period.</p> <p>C. Minimum size per tenant space is 1,000 sq ft gfa.</p> <p>D. Maximum size per tenant space is 20,000 sq ft gfa.</p> <p>E. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses.</p> <p>F. Bicycle parking shall be provided on-site.</p>

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Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					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.
11	Food and Beverage			Employee on maximum shift (1.0, 1.0)	

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Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
				1,000 sq ft gfa (10.0, 10.0)	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex. B. 50-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. C. Hours of operation limited to 6 a.m.-10 p.m.
Manufacturing and Wholesale Trade					
14	Manufacturing and wholesale trade	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. At least 75 percent of business activity by area must be conducted indoors, including storage of materials used in business activity.

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					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 10 percent of combined gross floor area or 1,000 square feet.
Transportation, Communication, Information, and Utilities					
15	Rail transportation				
16	Road, ground passenger, and transit transportation	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	

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Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
17	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
18	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.
19	Courier and messenger services			1,000 sq ft gfa (2.0, 3.0)	
20	Heliport facility	4; 5	0.45; 1.0		Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
21	Automobile parking facility				

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Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
22	Communications and information			1,000 sq ft gfa (2.0, 3.0)	
23	Wireless Communication Facilities				See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
24	Regional utilities			Adequate to accommodate peak use	
25	Local utilities				
26	Incidental hazardous waste treatment and storage			1,000 sq ft gfa (2.0, 3.0)	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

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					<p>storms where areas are not covered.</p> <p>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.</p> <p>C. Storage limited to amount necessary for proper function of business, not to exceed quantities permitted by the Redmond Fire Department; excess stockpiling prohibited.</p>

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		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					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.
Arts, Entertainment, and Recreation					
27	Natural and other recreational parks	4; 5	0.45; 1.0	1,000 sq ft gfa (0, adequate to accommodate peak use)	

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
28	Arts, Entertainment, Recreation, and Assembly				Maximum size is 30,000 sq ft gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.
29	Adult entertainment facilities			1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. See RZC 21.18, Adult Entertainment Facilities.
Education, Public Administration, Health Care, and other Institutions					
30	Educational	4; 5	0.45; 1.0	Adequate to accommodate peak use	Conditional use permit required if capacity is greater than 150 full-time students. See RZC 21.76.070.K, Conditional Use Permit.

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Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
33	Secure community transition facility				See RZC 21.76.070.M, Essential Public Facilities.
34	Institutional Health and Human Services				Only permitted in the Southeast Redmond neighborhood north of Union Hill Road.
35	Day care center			Employee on maximum shift (1.0, 1.0)	A. Play equipment shall be located no less than 10 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					
37	Construction-related businesses	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	Office uses only.

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		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Other					
38	Water enjoyment use	45 ft.; 45 ft.	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	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)
39	Kiosk	1; 1			A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.
40	Vending cart			B. Shall not locate in required parking, landscaping, or drive aisle	

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		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					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.
41	Drive-up stand			1,000 sq ft gfa (2.0, 3.0)	A. Limited to uses associated with water enjoyment within the

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					<p>shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p>

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					F. Administrative design review required for structures. G. Must submit circulation plan addressing queuing.

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.

E. 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:

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- 
- a. Important natural features of the hillside corridor;
  - b. A pastoral and parkway appearance;
  - 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.
    - 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.

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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.

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. (Ord. 2652; Ord. 2709; Ord. 2803; Ord. 2919; Ord. 2978; Ord. 3053; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser’s note: Section 14 of Ord. 3059 reads, “Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted.” Ord. 3059 became effective on August 28, 2021.

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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 range of commercial uses are allowed within the Manufacturing Park Overlay in SE Redmond as shown 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.

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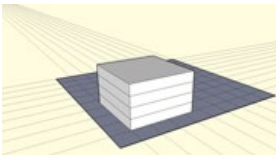
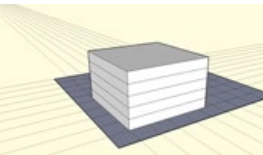
RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

Manufacturing Park – Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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 21.14.040A Maximum Development Yield					
	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 4-story building with FAR = 0.50	Example of a 5-story building with FAR = 1.00
Height	4 stories	TDRs or GBP: 1 story	5 stories		

C. Regulations Common to All Uses.

Table 21.14.040B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1.5	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage ( <del>ft</del> <b>feet</b> )	30	

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Table 21.14.040B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
	<del>Setbacks (ft)</del>		
	Front and street <del>Setbacks (feet)</del>	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures and no accessory structures are permitted in setback areas. D. Setbacks may be reduced to 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.
	Rear and side <del>Setbacks (feet)</del>	10	
	Landscaping	20 percent	
Maximum	Impervious surface area	80 percent	
	Height	Varies	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of

**Commented [KD27]:** Per Annual Cleanup: reformatting for increased clarity.

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Table 21.14.040B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)
	FAR (Floor Area Ratio)	Varies	All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP provided that other site requirements can be met.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
	<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD28]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

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#### 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 ##.##.###.# 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. Heavy If heavy consumer goods, sales, or service, then is limited to repair and rental of goods and membership		L		

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wholesale/retail warehouse 2. <b>Membership If membership</b> wholesale/retail warehouses, <b>then is</b> limited to Southeast Redmond neighborhood only.				
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. <b>Real If real</b> estate services, <b>then is</b> limited to mini-warehouse/self-storage only. 2. <b>Health If health</b> and personal care, <b>and Finance or if finance</b> and insurance, <b>then is</b> limited to Manufacturing Park Overlay only. 3. <b>Professional If professional</b> services, <b>then is</b> limited to research and development services and other uses that support another permitted use within the MP zone only 4. <b>Administrative If administrative</b> services, <b>then is</b> limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses		L		

**Commented [KD29]:** Amendment for clarity

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within an MP zone in Redmond only. 5. <del>Personal</del> If personal services, <del>then is</del> limited to the Manufacturing Park Overlay only.				
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. <del>Pet and animal sales or services is</del> 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		
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		

Commented [KD30]: Amendment for clarity

Commented [KD31]: Amendment for clarity

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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. <del>Limited Is limited to</del> athletic club or fitness center only		L		
Adult entertainment facilities	Adult entertainment facilities	C	A	400-499
Educational	Technical, trade, and other specialty schools	C	E	500-599
1. <del>Limited Is limited to</del> Technical, trade, and other specialty schools only		C		
Secure community transition facility	Secure community transition facility	P	I	500-599
Institutional Health and Human Services	Ambulatory and outpatient care services	L	I	600-699
1. <del>Limited Is limited to</del> Ambulatory and outpatient care services only. 2. <del>Limited Is limited to</del> Manufacturing Park Overlake only.		<del>L</del>		
Day Care Center	Day care center	L	E	500-599
Religious 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		

**Commented [KD32]:** Amendment for clarity

**Commented [KD33]:** Amendment for clarity

**Commented [KD34]:** Amendment for clarity

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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.

Table 21.14.040C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
	General sales or services				

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Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
1	Retail Sales	4; 5	0.5; 1.0	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 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.
		4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	

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Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
		4; 4	0.25; 0.25	1,000 sq ft gfa (2.0, 5.0)	<p>D. Vehicle display area shall be outside of required parking and landscape areas.</p> <p>E. Vehicles shall be stored on paved surfaces.</p> <p>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.</p> <p>G. Outdoor loudspeaker systems are prohibited.</p> <p>H. Razor wire, chain link, and barbed wire fences are prohibited on street or access frontage.</p>

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Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>I. Vehicle repair shall be conducted indoors.</p> <p>J. Auto and motorcycle repair uses may also allow sales, not to exceed 25 percent of the combined gross floor area of all uses.</p> <p>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.</p> <p>L. For real estate services, limited to mini-warehouses/self-storage only,</p>

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Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.</p> <p>M. For heavy consumer good, sales and services and for durable consumer goods, sales, and services, limited to repair and rental of goods, and membership wholesale/retail warehouses only, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.</p> <p>N. For membership wholesale/retail warehouses:</p> <ol style="list-style-type: none"> <li>1. Permitted in SE Redmond only.</li> <li>2. A Development Agreement is required and must address the following policy areas of the</li> </ol>

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>Comprehensive Plan: land use and design, sustainable building practices, utilities, environmental issues, transportation, parks and open space, and community character.</p> <p>3. A neighborhood meeting is required prior to development agreement public hearing.</p> <p>4. Notice for neighborhood meeting shall be mailed at least 21 days in advance to all owners and tenants of properties within 1,000 feet of the site for which a complete application has been received by the City. Notice shall also be mailed to all homeowners' associations and</p>

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					residential properties adjacent to the specific MP zone in question. O. Parking in the Manufacturing Park Overlay shall be provided at 2.0 to 3.0 stalls per 1,000 sq ft gfa.

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
7	Business and Service	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	<p>A. For health and personal services and for finance and insurance, allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.</p> <p>B. For professional services, limited to research and development services and other uses that support another permitted use in the MP zone, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.</p> <p>C. For administrative services, limited to corporate headquarters and regional offices associated with manufacturing or wholesale trade</p>

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Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					uses in an MP zone in Redmond, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay. D. For personal services, allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.
12	Food and Beverage	4; 5	0.5; 1.0	Employee on maximum shift (1.0, 1.0)	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex. B. 50-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined
				For bar or drinking place, 1,000 sq ft gfa (10.0, 10.0)	

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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.
17	Pet and animal sales or services (except veterinary)			1,000 sq ft gfa (2.0, 3.0)	Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.  For Animal kennel/shelter uses: A. Boarding facilities must be located inside of a structure. B. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>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>
Manufacturing and Wholesale Trade					

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
19	Manufacturing and wholesale trade	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	<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>

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					E. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.
#	Artisanal Manufacturing, Retail Sales, and Service			1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities					
20	Rail transportation	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
21	Road, ground passenger, and transit transportation				
22	Truck and freight				

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
	transportation services				
23	Towing operators and auto impoundment yards				
24	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
25	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.
26	Postal services				

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		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
27	Heliport facility			1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
28	Communications and information				
31	Wireless Communication Facilities	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
32	Regional utilities				
33	Local utilities				
34	Solid waste transfer and recycling				
35	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

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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.
36	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

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		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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					
37	Natural and other	4; 5	0.5; 1.0	1,000 sq ft gfa (0, adequate	

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
	recreational parks			to accommodate peak use)	
38	Arts, Entertainment, Recreation, and Assembly				
39	Adult entertainment facilities			1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. See RZC 21.18, Adult Entertainment Facilities.
Education, Public Administration, Health Care, and other Institutions					
40	Educational	4; 5	0.5; 1.0	Adequate to accommodate peak use	A. Conditional use permit required if capacity is greater than 150 full- time-equivalent students, where 15 credits per quarter is considered

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>full-time. See RZC 21.76.070.K, Conditional Use Permit.</p> <p>B. The school shall allow for the efficient operation <b>of</b> manufacturing uses.</p> <p>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, light, and view of adjacent and less aesthetic uses (such as a storage yard).</p>
41	Secure community transition facility				See RZC 21.76.070.M, Essential Public Facilities.

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
42	Institutional Health and Human Services				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.
43	Day care center			Employee on maximum shift (1.0, 1.0)	A. Play equipment shall be located no less than 10 feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in residential zone.
44	Religious and Funerary			Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses:	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

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Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
				1,000 sq ft gfa (2.0, 3.0)	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 setback 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.

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Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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					
45	Construction-related businesses	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
Other					
46	Water enjoyment use	45 feet; 45 feet	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. Allowed only in the shoreline jurisdiction of Bear Creek, downstream of Avondale Road on

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Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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) B. Maximum height is 45 feet. (SMP)
47	Kiosk	1; 1		1,000 sq ft gfa (2.0, 3.0)	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.
48	Vending cart				

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Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>
49	Drive-up stand			1,000 sq ft gfa (2.0, 3.0)	<p>A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza</p>

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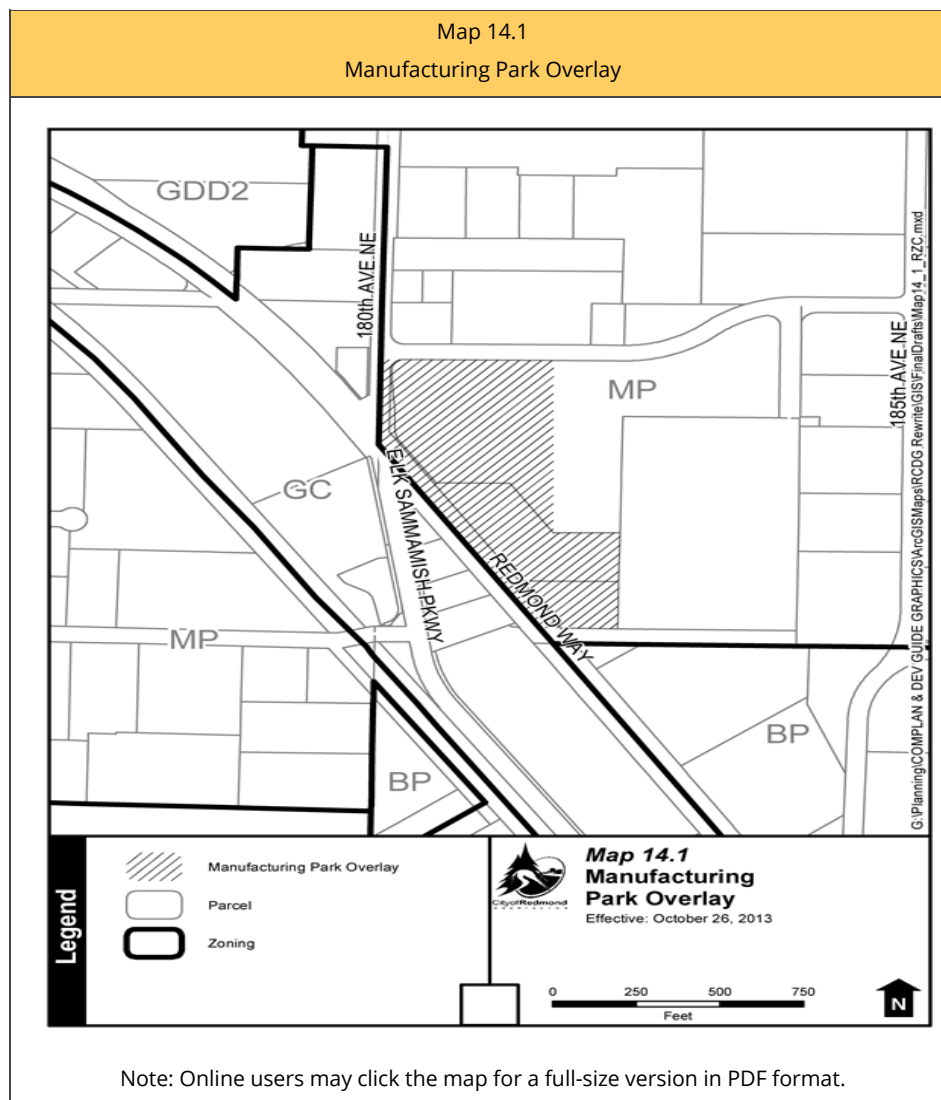
RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p> <p>G. Must submit circulation plan addressing queuing.</p>

F. Manufacturing Park Overlay. The Manufacturing Park Overlay is shown in Map 14.1, Manufacturing Park Overlay, below.

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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. (Ord. 2642; Ord. 2652; Ord. 2708; Ord. 2709; Ord. 2803; Ord. 2919; Ord. 2978; Ord. 3053)

Effective on: 8/28/2021

#### 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 & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

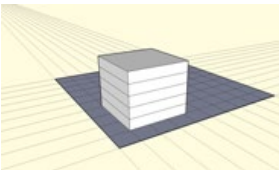
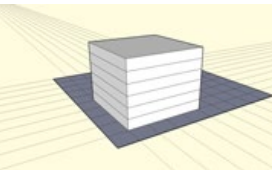
RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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					
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations	
Floor area ratio (FAR)	0.50	TDRs or GBP: 0.5	1.00	Example of a 5-story building with FAR = 0.50	Example of a 6-story building with FAR = 1.00
Height	5 stories	TDRs or GBP: 1 story	6 stories		

C. Regulations Common to All Uses.

Table 21.14.050B Regulations Common to All Uses			
	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 ( <del>ft</del> <b>feet</b> )	30	

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Table 21.14.050B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
	<note to codifier: please remove this row>		
	<del>Setbacks (ft)</del>		
	Front and street <del>Setbacks (feet)</del>	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 <del>Setbacks (feet)</del>	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 GPB.
	Landscaping	20 percent	

**Commented [KD36]:** Per Annual Cleanup: reformatting for increased clarity.

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Table 21.14.050B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Maximum	Impervious surface area	80 percent	Industrial uses on sites less than 10 acres may exclude lined ponds that are part of a water treatment facility from impervious surface area calculations.
	Height (stories)		
	Without TDRs or GBP	5	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)
	With TDRs or GBP	6	
	FAR (Floor Area Ratio)		
	Without TDRs or GBP	0.5	All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP provided that other site requirements can be met.
	With TDRs or GBP	1.0	
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses

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Table 21.14.050B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			and Basic Development Standards table below.
	<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD37]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

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.

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Table ###.###.###.# 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. <del>Limited Is limited</del> to automobile repair only		L		
Business and Service	Professional services	L	B	700-799, 900-999
1. <del>Limited Is limited</del> 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		
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		

**Commented [KD38]:** Amendment for clarity

**Commented [KD39]:** Amendment for clarity

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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. 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 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
General Sales or Services			
1	Retail Sales	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	<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>

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Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
2	Business and Service	1,000 sq ft gfa (2.0, 3.0)	
3	Food and Beverage	Employee on maximum shift (1.0, 1.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. Shall be located in multi-tenant building or a single building in a multi-building, multi-tenant complex. C. 50-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. D. Hours of operation limited to 6 a.m.-10 p.m.
		For caterer and food service contractor: 1,000 sq ft gfa (2.0, 3.0)	
Manufacturing and Wholesale Trade			
7	Manufacturing and wholesale trade	1,000 sq ft gfa (2.0, 3.0)	A. Asphalt and concrete batch plants shall have direct access to arterials. B. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet. C. Retail sales of goods manufactured on the premises, or accessory or secondary to

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Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
			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.  D. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.
#	Artisanal Manufacturing, Retail Sales, and Service	1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities			
8	Rail transportation		
9	Road, ground passenger, and transit transportation		
10	Truck and freight transportation services		

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Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
11	Towing operators and auto impoundment yards		
12	Rapid charging station	Adequate to accommodate peak use	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	Heliport facility	1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
15	Communications and information		
16	Wireless Communication Facilities		See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
17	Regional utilities	Adequate to accommodate peak use	
18	Local utilities		

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Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
19	Incidental hazardous waste treatment and storage	1,000 sq ft gfa (2.0, 3.0)	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.
20	Primary hazardous waste treatment and storage		
Arts, Entertainment, and Recreation			
21	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
22	Adult entertainment facilities	1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. See RZC 21.18, Adult Entertainment Facilities.

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Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Education, Public Administration, Health Care, and other Institutions			
23	Secure community transition facility	Adequate to accommodate peak use	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			
24	Construction-related businesses	1,000 sq ft gfa (2.0, 3.0)	
Mining and Extraction Establishments			
25	Mining and extraction establishments	1,000 sq ft gfa (2.0, 3.0)	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

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Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
			landscape buffers to screen lighting from adjacent shoreline areas.
Other			
26	Solid waste transfer and recycling	1,000 sq ft gfa (2.0, 3.0)	

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. (Ord. 2642; Ord. 2652; Ord. 2709; Ord. 2803; Ord. 2919; Ord. 2978)

Effective on: 11/30/2019

Reserved.

Effective on: 11/1/2014

#### 21.14.070 Bear Creek Design District.\*

A. Purpose. The purpose of the Bear Creek Design District (comprising Performance Area 1 and Performance Area 2) is to provide development potential on the upland portion of the Bear Creek Design District in the northwest portion of the site in a comprehensive master plan that









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would allow for the permanent protection of Bear Creek, its riparian corridor, and associated wetlands and floodplains. The Design District provides for the location of retirement residence facilities, associated limited support services, and affordable housing for employees. The Design District will provide critical links in the Bear and Evans Creek Greenway System, an important planned regional trail along Bear and Evans Creeks. The balance of the undevelopable portion of this district will be established as a wetland mitigation banking site.

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.

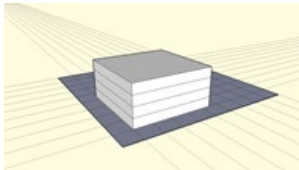
Bear Creek Design District – Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas

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Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

#### B. Maximum Development Yield.

Table 21.14.070A Maximum Development Yield				
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustration
Floor area ratio (FAR)	0.80	None	0.80	Example of a 4-story building with FAR = 0.80
Height	4 stories	None	4 stories	

#### C. Regulations Common to All Uses.

1. Maximum height of structures or portions of structures located above parking shall not include the distance between the finished grade of the parking surface and the structure, or the stories of the structure devoted to parking.
2. Maximum height in shoreline areas is 30 feet.
3. Impervious surface area resulting directly from the Bear and Evans Creek Trail and Greenway is exempt from impervious surface area calculations.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

4. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards tables below.

**5. 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.**

**Commented [KD40]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### 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 ##.##.###.# General Allowed Uses and Cross-References in BCDD Zone (Residential)						
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						
Residential Use Category	Residential Use Class	Former Use Classification (prior to Dec. 31, 2021)	Use Permissions Performance Area 1	Use Permissions Performance Area 2	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Low Density Residential	Housing services	Housing services for the elderly	L	N	I	200-299

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Medium Density Residential	for the elderly					
	Detached dwelling unit	Detached dwelling unit	L	N	R	200-299
	Multifamily structure	Multifamily structure	L	N	R	200-299
	Adult Family Home	Adult Family Home	P	N	I	200-299

Table ##.##.###.##.## General Allowed Uses and Cross-References in BCDD 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	Nonresidential Use Class
Business and Service	Finance and insurance	L	N	B	700-799
Amateur Radio Tower	Amateur Radio Tower	P	N		
Antenna Array and Base Station	Antenna Array and Base Station	C	N		
Antenna Support Structures	Antenna Support Structures	P	N		
Natural and Other Recreational Parks	Natural and other recreational parks	P	P		
Institutional Health and Human Services	Ambulatory or outpatient care services; Nursing, supervision, and other	L	N	I	600-699

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

	rehabilitative services; Social assistance, welfare, and charitable services				
1. <b>Limited Is limited</b> to					
Ambulatory or outpatient care services; Nursing, supervision, and other rehabilitative services; and Social assistance, welfare, and charitable services.					
Educational	Colleges and universities	L	N	E	500-599
Crop production	Crop production	L	L		
Wetland mitigation banking	Wetland mitigation banking	P	P		
Wireless Communication Facilities	Wireless Communication Facilities	N	P		

**Commented [KD41]:** Amendment for clarity

E. Allowed Uses and Basic Development Standards. The following tables contain the basic zoning regulations that apply to uses in the Bear Creek Design District (BCDD) 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 more information.

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Table 21.14.070B							
Allowed Uses and Basic Development Standards: Performance Area 1							
		Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
§	Use						
Residential <sup>1</sup>							
1	Housing services for the elderly	Avondale: 15, 75, 150  Other property lines: 10, 75, 100	30%;  65%	4	0.80	Dwelling unit (1.0, 1.0)	A. Ten percent of the total number of dwelling units (including those built for employees) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit.  B. Applicant is entitled to number of TDRs equal to number of

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§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
							affordable units provided. C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
2	Detached dwelling unit					Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8)	A. Permitted only to house employees and the families of housing services for the elderly.
3	Multifamily structure						B. Ten percent of the total number of

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Table 21.14.070B Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
						3+ bedrooms (2.0, 2.0)	dwelling units (including those built as housing services for the elderly) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit.  C. Applicant is entitled to number of TDRs equal to number of affordable units provided.

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Table 21.14.070B Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
							D. See RZC 21.20, Affordable Housing, for additional guidance.
	Adult Family Home					Dwelling unit (2.0)	
General Sales or Services							
4	Business and Service	Avondale: 15, 75, 150  Other property lines: 10, 75, 100	30%; 65%	4	0.80		Permitted only as internal service to residents and guests of housing services for the elderly.
Transportation, Communication, Information, and Utilities							
5	Amateur Radio Tower	Avondale: 15, 75, 150  Other property	30%; 65%	4	0.80	Adequate to accommodate peak use	See RZC 21.56, Wireless Communication Facilities for specific

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Table 21.14.070B							
Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
		lines: 10, 75, 100					development requirements.
6	Antenna Array and Base Station						A Conditional Use permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
7	Antenna Support Structures						A. RZC 21.56, Wireless Communication Facilities. B. Conditional Use Permit required. See RZC 21.76.070.K, Conditional Use Permit.
Arts, Entertainment, and Recreation							

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Table 21.14.070B Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
8	Natural and other recreational parks	Avondale: 15, 75, 150  Other property lines: 10, 75, 100	30%; 65%	4	0.80	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
9	Institutional Health and Human Services	Avondale: 15, 75, 150  Other property lines: 10, 75, 100	30%; 65%	4	0.80		Permitted only as internal service to residents and guests of housing services for the elderly.
12	Educational						A. Permitted only as internal housing services for the elderly. B. Curriculum must be related to geriatrics/gerontology.

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Table 21.14.070B							
Allowed Uses and Basic Development Standards: Performance Area 1							
		Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
§	Use						
Agriculture, Forestry, Fishing, and Hunting							
14	Wetland mitigation banking	Avondale: 15, 75, 150  Other property lines: 10, 75, 100	0; 0	0	0		

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Table 21.14.070C				
Allowed Uses and Basic Development Standards: Performance Area 2				
§	Use	Maximums		Special Regulations
		Lot coverage; Impervious surface area	FAR	
Arts, Entertainment, and Recreation				
1	Natural and other recreational parks	0; 0	0	
Agriculture, Forestry, Fishing, and Hunting				
3	Wetland mitigation banking	0; 0	0	
Transportation, Communication, Information and Utilities				
4	Wireless Communication Facilities			See RZC 21.56, Wireless Communication Facilities for specific development requirements.

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.

E. Site and Design Requirements.

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

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ii. The design of the riparian corridor shall, to the extent possible within the limited space, mimic naturally occurring riparian corridors with respect to native vegetation, shading, and the provision of meander spaces;

iii. The corridor shall not contain impervious surfaces, but may be bridged for up to four vehicle crossings and two pedestrian crossings; those crossings shall conform to Washington State Department of Fish and Wildlife standards for culvert crossings allowing fish passage;

iv. Crossings shall minimize adverse impacts to the stream corridor;

v. The average width of the corridor shall measure no less than 15 feet; in no case shall the corridor measure less than 10 feet across.

b. The portion of the watercourse that is within PA-2 shall be treated as a Class II stream, and the project proponent shall enhance the channel, banks, and required buffers from its entrance into PA-2 to the confluence with Bear Creek. This enhancement shall include, at a minimum, planting of native trees, shrubs and herbaceous species and incorporation of large woody debris (e.g., snags, root wads, and downed logs) for enhancement of fish and wildlife habitat.

7. Landscaping and Vegetation Preservation.

a. In addition to landscaping standards described in RZC 21.32, Landscaping, and RZC 21.72.060, Tree Protection Standards, the following standards shall apply:

b. All pervious surfaces shall be landscaped, except those areas to be preserved in or restored to natural conditions, areas such as pervious pathways, and areas within PA-1 in the 100-year FEMA floodplain.

c. Up to 20 percent of the required landscape area may be met by providing pedestrian plazas for gathering.

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

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Applicable Regulations, for information on other standards that may apply to you. (Ord. 2652; Ord. 2803; Ord. 2919; Ord. 3059)





Effective on: 8/28/2021

\* Code reviser’s note: Section 14 of Ord. 3059 reads, “Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted.” Ord. 3059 became effective on August 28, 2021.

21.14.080 Northwest Design District.\*





A. Purpose. The purpose of the Northwest Design District (NWDD) is to encourage residential uses within a variety of housing types while also providing neighborhood-scaled commercial and service uses that meet the daily needs of nearby residents and employees working within the Willows employment corridor. The Northwest Design District will provide opportunity for coordinated development through a master plan that recognizes the unique context and natural features of the site.

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.

Northwest Design District – Regulations Table							
Land & Structure	Transportation	Environment	Community	Process	Money	Incentives	Other
							

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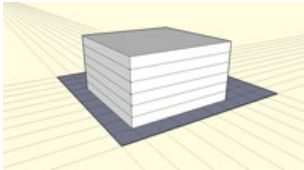
RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of “limited” when referring to an allowed (limited) land use class.

								
Floor Area Ratio	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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 21.14.080A Maximum Development Yield				
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustration
Floor area ratio (FAR)	1.13	TDRs or NWDD Green Incentives: 0.87	2.00	<p>Example of a 6-story building with FAR = 2.00</p> 

#### C. 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.

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Table ###.###.###.## General Allowed Uses and Cross-References in NWDD Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	P	R	200-299
	Stacked flat		P	R	200-299
	Courtyard apartment		P	R	200-299
	Multifamily structure	Multifamily structure	P	R	200-299
	Mixed-use residential structure	Mixed-use residential structure	P	R	200-299

Table ###.###.###.## General Allowed Uses and Cross-References in NWDD 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
Sales and Retail	Consumer goods sales or service, other than heavy or durable; Grocery, food, beverage, and dairy; Health and personal care	L	M	800-899
Business and Service	Finance and Insurance; Real estate services; Professional services	L	B	700-799, 900-999, 600-699

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<b>Excluding the following that are not permitted uses:</b>		N		
1. Self-storage facilities				
Food and Beverage	Full-service restaurant; Cafeteria or limited-service restaurant	P	A	900-999
Business and Service	Personal services	P	B	700-799, 900-999
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	P		
Rapid charging station	Rapid charging station	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Local utilities	Local utilities	P		
Regional utilities	Regional utilities	C		
Arts, Entertainment, Recreation, and Assembly	Amusement, sports, or recreation establishment; Community indoor recreation	L	A	400-499, 500-599
1. <del>Limited</del> <b>Is limited</b> to fitness and athletic clubs only.		L		
Natural and Other Recreational Park	Natural and other recreational park	P		400-499
Natural and Other Recreational Park	Parks, open space trails, and gardens	P		400-499
Day care center	Day care center	P	E	500-599

**Commented [KD42]:** Amendment for clarity

**Commented [KD43]:** Amendment for clarity

#### D. Allowed Uses and Basic Development Standards.

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RZCRW: Amendments to reformat and clarify provisions located in tables and to clarify the intent of "limited" when referring to an allowed (limited) land use class.

Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
Residential <sup>1</sup>					
1	Attached dwelling unit, 2-4 units	4	0.68; 1.0	Studio (1.2, 1.2)	A. See RZC 21.08.260, Attached Dwelling Units, for specific regulations related to design, review and decision procedures. B. See RZC 21.20, Affordable Housing.
2	Stacked flat			1 bedroom (1.5, 1.5)	
3	Courtyard apartment			2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	
4	Multifamily structure	5; 6	0.68; 1.0	Guest (1 per 4 units)	See RZC 21.20, Affordable Housing.
5	Mixed-use residential structure			A. Non-residential uses shall be included, but not limited to, the	

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Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
				ground floor street level. B. See RZC 21.20, Affordable Housing.	
General sales or services					
4	Sales and Retail	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	For grocery, food, beverage, and dairy, maximum 15,000 sq ft gfa.
7	Business and Service				

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Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
10	Food and Beverage			For full service restaurant, 1,000 sq ft gfa (9.0, 9.0) For cafeteria or limited service restaurant, 1,000 sq ft gfa (10.0, 10.0)	
Transportation, Communication, Information, and Utilities					
13	Road, ground passenger, and transit transportation	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	
14	Rapid charging station				

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Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
15	Wireless Communication Facilities			Adequate to accommodate peak use	See RZC 21.56,Wireless Communication Facilities, for specific development requirements.
16	Local utilities				
17	Regional utilities				Conditional Use Permit required.
Arts, Entertainment, and Recreation					
18	Arts, Entertainment, Recreation, and Assembly	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	Max 10,000 sq ft gfa.
19	Natural and other			1,000 sq ft gfa (0, adequate to	

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Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
	recreational park			accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions					
22	Day care center	4; 5	0.45; 1.0	Employee on maximum shift (1.0, 1.0)	See RZC 21.08.310.

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.

D. Regulations Common to All Uses.

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Table 21.14.080C Regulations Common to All Uses		
Regulation	Standard	Exceptions
Setback: NE 124th Street	15 feet; stories 4 and higher shall be setback a minimum of 20 feet	A. Parking areas shall be located outside of setbacks on NE 124th Street and Willows Road. Parking shall be setback a minimum of 10 feet from all other property lines with approval of a landscape plan.
Setback: Willows Road	100 feet average; in no instance may be less than 75 feet	B. Features allowed within all setbacks may include recreational open space, trails and pathways, natural looking stormwater facilities, retaining walls with an 8 foot maximum height, City gateway features and signage, and similar features or amenities.  C. Underground stormwater detention facilities are allowed within setbacks provided they are located no closer than 15 feet to the planned right-of-way line for Willows Road.
Setback: All other property lines	20 feet	
Landscape Area	20 percent, see RZC 21.16.020.G	
Impervious surface area	60 percent, see RZC 21.16.020.D	
Residential usable open space	20 percent of gross site area	Environmentally critical areas and their buffers shall not be included to satisfy open space requirements.

...

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: The proposed amendment clarifies the activities that trigger Historic and Cultural Resource review and updates the cross-reference to the relevant code portions.

## Chapter 21.16

### SITE REQUIREMENTS MEASUREMENT AND OTHER APPLICABLE REGULATIONS

Sections:

21.16.010	Purpose.
21.16.020	How to Measure Site Requirements.
21.16.030	Other Applicable Regulations.

#### 21.16.010 Purpose.

This chapter explains how to measure site requirements, such as height and setbacks for non-residential zones. Site requirements measurement for residential zones can be found in RZC 21.08, Residential Regulations. 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. (Ord. 2652)

Effective on: 4/16/2011

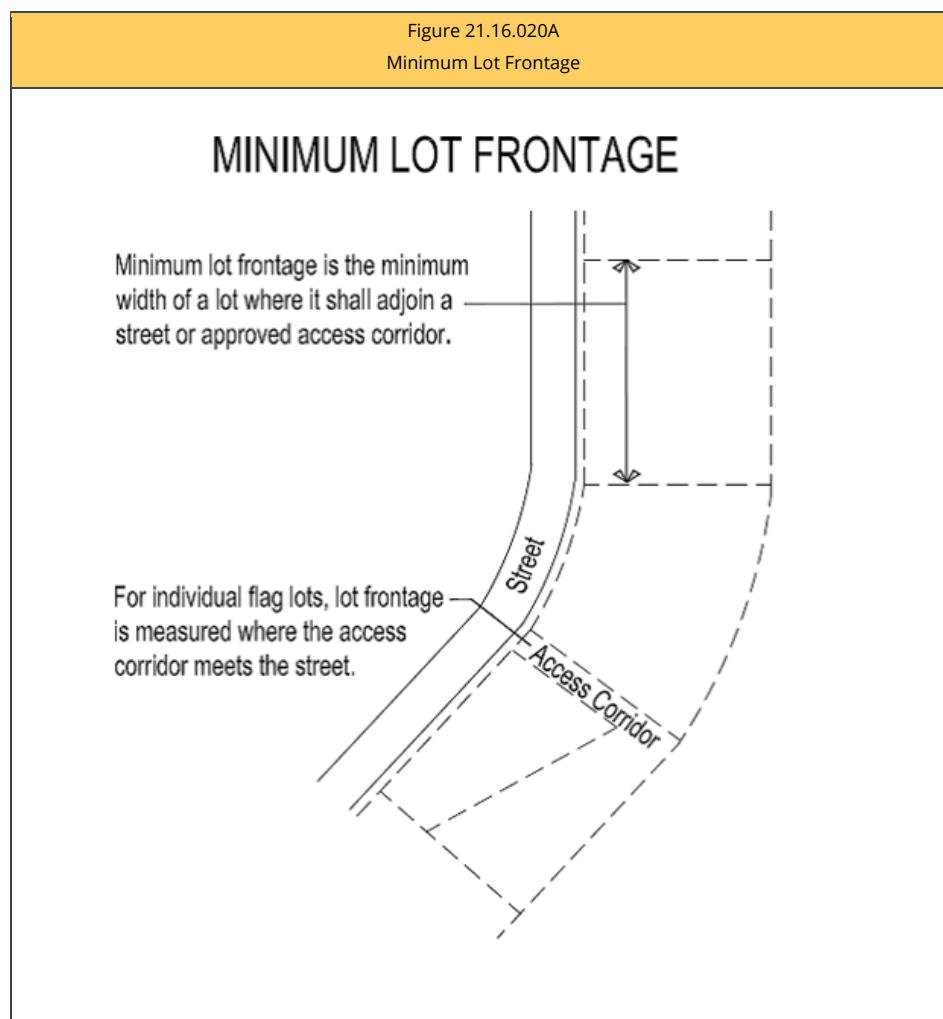
#### 21.16.020 How to Measure Site Requirements.

A. Tract area. Some zones require a minimum tract area in order to develop a site. This is simply the land area that is part of the development application. Existing rights-of-way are excluded from the calculation.

RZCRW: The proposed amendment clarifies the activities that trigger Historic and Cultural Resource review and updates the cross-reference to the relevant code portions.

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B. 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 21.16.020A for an example.



C. Setbacks.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

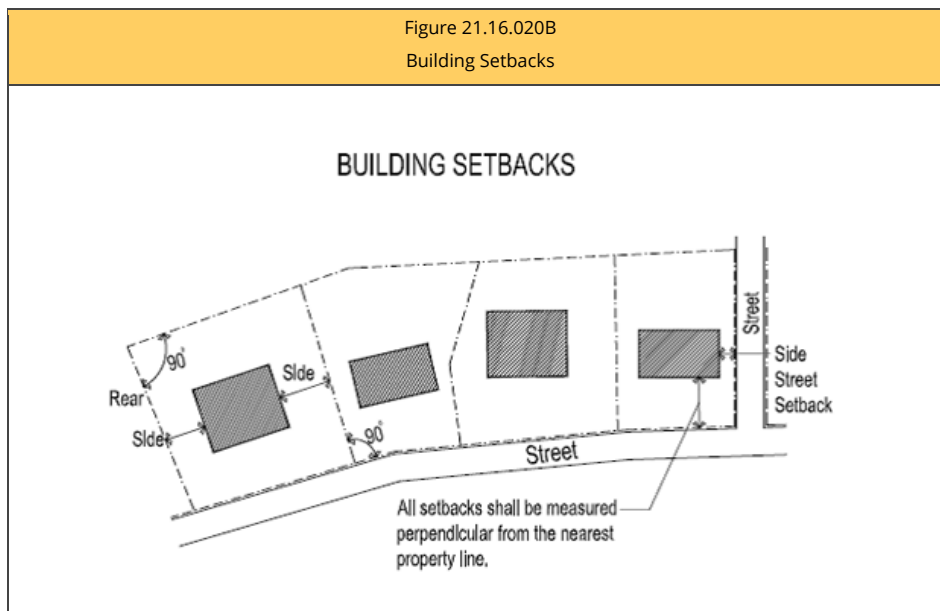


RZCRW: The proposed amendment clarifies the activities that trigger Historic and Cultural Resource review and updates the cross-reference to the relevant code portions.

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1. All zones require minimum or maximum setbacks. 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.
2. 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.

Figure 21.16.020B  
Building Setbacks



D. 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.

RZCRW: The proposed amendment clarifies the activities that trigger Historic and Cultural Resource review and updates the cross-reference to the relevant code portions.

E. Height.

1. 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.
2. 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.

F. 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.

RZCRW: The proposed amendment clarifies the activities that trigger Historic and Cultural Resource review and updates the cross-reference to the relevant code portions.

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G. Landscaped Area. Many zones require minimum landscape areas. Calculate a site's landscape area by subtracting area devoted to building, parking, storage or accessory uses, and stormwater detention ponds from the total site area. A landscape area may include patios, plazas, walkways, walls and fences, water features, such as fountains or pools, and planting areas. Stormwater detention ponds may count toward the landscape area total if they are integrated with landscaping.

H. 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, and patios and porches with roofs, and dividing the total by the lot area.

I. Building Separation. Many zones have minimum building separation standards. Building separation shall be determined by measuring the distance between the foundations of the subject buildings at the narrowest area. (Ord. 2652)

Effective on: 4/28/2012

#### 21.16.030 Other Applicable Regulations.

A. This list is provided to assist the reader in finding applicable regulations. It may not be exhaustive. You should review the table of contents of this code to find other chapters that may apply to your project.

B. Adult Entertainment. If your proposal involves adult entertainment, see RZC 21.18, Adult Entertainment Facilities.

C. Affordable Housing. If your proposal involves residential development in Bear Creek, Downtown, Overlake, North Redmond, Education Hill, Grass Lawn, or Willows/Rose Hill, see RZC 21.20, Affordable Housing.

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: The proposed amendment clarifies the activities that trigger Historic and Cultural Resource review and updates the cross-reference to the relevant code portions.

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- D. Design Standards. If your proposal involves anything other than single-unit or two-unit residential development, see RZC Article III, Design Standards.
- E. Design Standards for Public View Corridors. If your proposal is located at or near a public view corridor, see RZC 21.42, Public View Corridors and Gateways.
- F. Dredging. If your proposal involves dredging, see RZC 21.66, Dredging Standards.
- G. Exterior Lighting. If your proposal involves anything other than lighting on a single-family property, see RZC 21.34, Lighting Standards.
- H. Fences. If you plan to erect fences, see RZC 21.24, Fences.
- I. Hazardous Liquid Pipelines. If your proposal is within 150 feet of a hazardous liquid pipeline corridor, see RZC 21.26, Hazardous Liquid Pipelines.
- J. High Capacity Transit Corridor Preservation. If your proposal is near a planned light rail alignment, see RZC 21.28, High Capacity Transit Corridor Preservation.
- K. Historic and ~~Archaeological~~ **Cultural** Resources. ~~If your proposal involves a designated historic landmark, property on which historic designation is sought, property that has a high probability of containing archaeological artifacts, or property on which someone has discovered archaeological artifacts, see All projects involving ground disturbing activities including demolition, clearing, or grading, or involving modifications to designated historic resources, identified in RZC Appendix 5. Redmond Heritage Resource Register, must comply with~~ RZC 21.30, Historic and Archaeological Resources **and RZC Appendix 9. Cultural Resources Management Procedures. Proposals involving designated historic resources must also comply with RZC Appendix 4. Historic Landmarks Care and Restoration.**
- L. Landscaping. If your proposal involves anything other than one single-family home, see RZC 21.32, Landscaping.
- M. Tree Protection. If you plan to remove trees as part of your proposal, see RZC 21.72, Tree Preservation.

**Commented [KD1]:** Clarification of activities triggering need for cultural resources consideration and relevant cross-references, for alignment with the adopted Cultural Resources Management Plan.

RZCRW: The proposed amendment clarifies the activities that trigger Historic and Cultural Resource review and updates the cross-reference to the relevant code portions.

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N. Limitations on External Effects of Uses (Performance Standards). All proposals must comply with RMC 6.34, Limitation on External Effects of Uses (Performance Standards).

O. Noise Standards. All proposals must comply with RMC 6.36, Noise Standards.

P. Open Space. If your proposal is located in an area designated as open space or involves the provision of open space, see RZC 21.36, Open Space.

Q. Outdoor Storage, Retail Display and Garbage and Recycling Enclosures. If your proposal involves outdoor storage, outdoor retail display, or garbage or recycling enclosures, see RZC 21.38, Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures.

R. Parking. If your proposal involves any kind of parking facility, see RZC 21.40, Parking Standards.

S. Performance Assurance. If your proposal involves the posting of a performance or warranty assurance, see RZC 21.76.090.F, Performance Assurance.

T. Signs. If your proposal includes any kind of sign, see RZC 21.44, Signs.

U. Temporary Use. If your proposal is of a temporary nature, see RZC 21.46, Temporary Uses.

V. Transportation Standards. If your proposal will generate at least 25 mobility units of demand, or will result in at least 25 individuals arriving at the proposal site during the a.m. or p.m. peak hour or both, or requires new street construction or street frontage improvements or construction of property access, or is near a street intersection, see RZC 21.52, Transportation Standards.

W. Adequate Public Facilities and Undergrounding of Utilities. All proposals must comply with RZC 21.17, Adequate Public Facilities and Undergrounding of Utilities.

X. Critical Areas. If your proposal involves property that has or is near a stream, fish and wildlife habitat conservation area, wetland, frequently flooded area, critical aquifer recharge area, or geologically hazardous area, see RZC 21.64, Critical Areas Regulations.

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RZCRW: The proposed amendment clarifies the activities that trigger Historic and Cultural Resource review and updates the cross-reference to the relevant code portions.

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Y. Shoreline Master Program. If your proposal is located near Lake Sammamish, the Sammamish River, Bear Creek, or Evans Creek, see RZC 21.68, Shoreline Master Program.

Z. State Environmental Policy Act Procedures. All proposals must comply with RZC 21.70, State Environmental Policy Act (SEPA) Procedures.

AA. Transfer of Development Rights. If you plan to seek bonuses through the Transfer of Development Rights program, see RZC 21.48, Transfer of Development Rights (TDR) Program.

BB. Transition Overlay Areas. If your property is zoned R-12, R-18, R-20, R-30, GC, NC, MP, OBAT, BP, I, or RR, see RZC 21.50, Transition Overlay Areas.

CC. Wireless Communications Facilities. If your proposal involves any kind of wireless communication facility, see RZC 21.56, Wireless Communications Facilities.

DD. This list is provided to assist the reader in finding applicable regulations. It may not be exhaustive. You should review the table of contents of this code to find other chapters that may apply to your project. (Ord. 2652)

Effective on: 4/16/2011

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

## Chapter 21.24 FENCES

### Sections:

21.24.010	Purpose.
21.24.020	Permits.
21.24.030	Height.
21.24.040	Prohibited Locations.
21.24.050	Electric, Barbed Wire, and Swimming Pool Fences.
21.24.060	Additional Residential Neighborhood Requirements.



### 21.24.010 Purpose.

The purpose of this chapter is to provide for fences that:

- A. Protect or enhance property and life and that are compatible with residential neighborhoods while protecting the public from hazardous fences or fences that may blight residential neighborhoods;
- B. Increase visibility of front yards by using the principles of the Crime Prevention Through Environmental Design (CPTED) Program to increase public safety and to deter crime;
- C. Promote and enhance the City's neighborhoods as walkable places and reduce impacts on the pedestrian experience that may result from taller fencing;
- D. Maintain the open space character of certain residential neighborhoods and promote public view corridors by encouraging the application of non-solid styles of fencing, and landscaped screens.

RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

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Effective on: 4/16/2011

**~~21.24.020 Permits. Repealed.~~**

~~Fences exceeding six feet in height require a building permit before being erected, altered, or relocated. Fences of six feet or lesser height are exempt from the requirement to obtain a building permit.~~

~~Effective on: 4/16/2011~~

**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, R1-R30	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.**

B. Fences Adjacent to Rockeries or Retaining Walls.



RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

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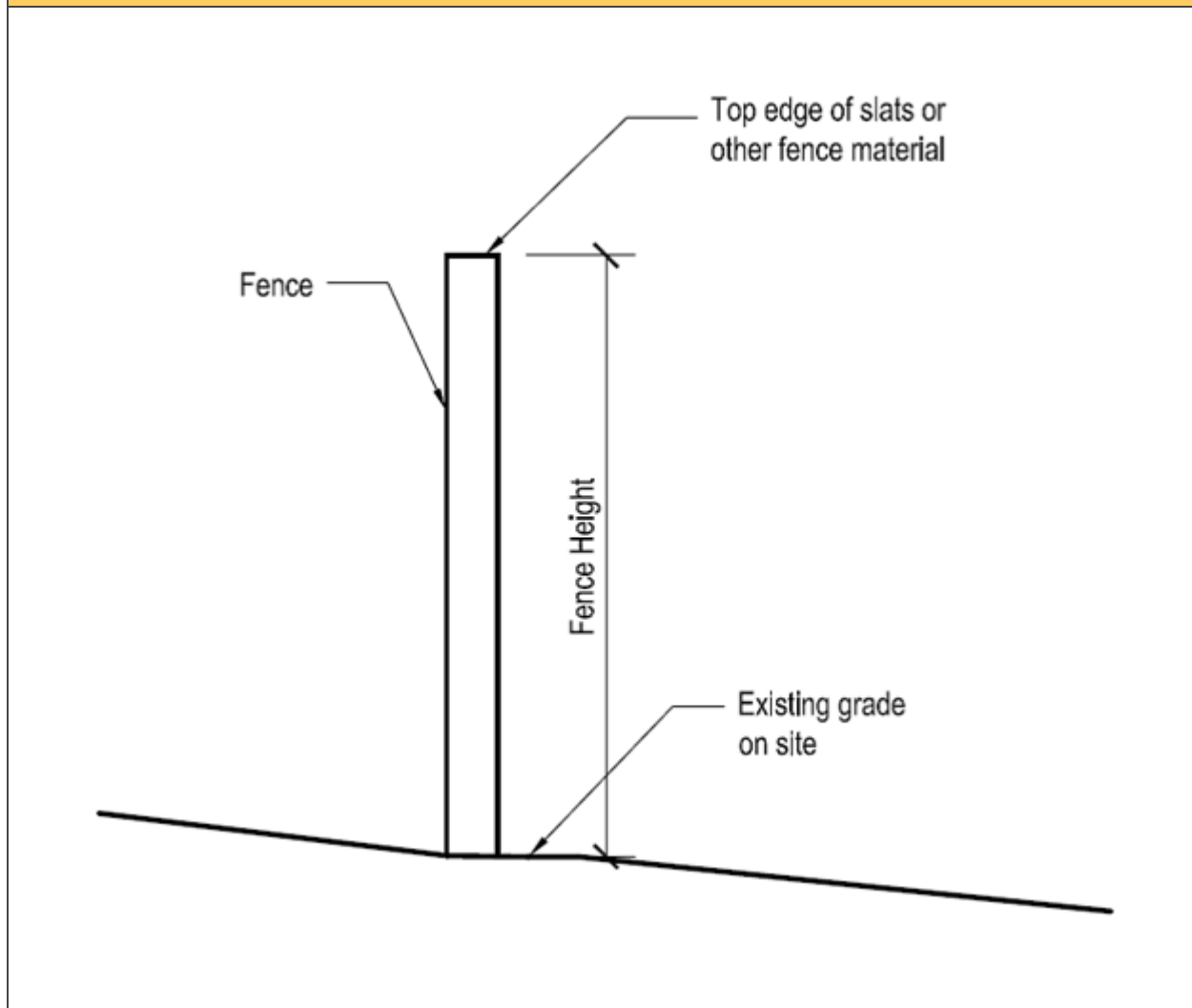
1. Where a fence and a rockery or retaining wall lying within a building setback area are within five feet of each other, the combined height of the fence and rockery or retaining wall shall not exceed a maximum of eight feet except as provided in subsections B.2 and B.3 below.
2. Staff may approve a modification to the combined height limit for fences and rockeries or retaining walls if either:
  - a. The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery; or
  - b. The design of the rockery or retaining wall includes terraces that are deep enough to incorporate landscaping or other techniques that reduce the visual mass of the wall, and the fence is designed to be no more than 50 percent solid.
3. The Technical Committee may approve a modification to the combined height limit for fences and rockeries or retaining walls if the modification is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights and privileges permitted to other properties in the vicinity or zone in which the property is located, and the modification will not be materially detrimental to the public welfare or to abutting properties:

C. Measurement of Fence and Wall Height. For purposes of this chapter, fence and wall height shall be measured as follows:

1. Fence height shall be measured as the vertical distance between the existing grade on the site at the base of the fence and the top edge of the slats or other fence material (exclusive of fence posts).

RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

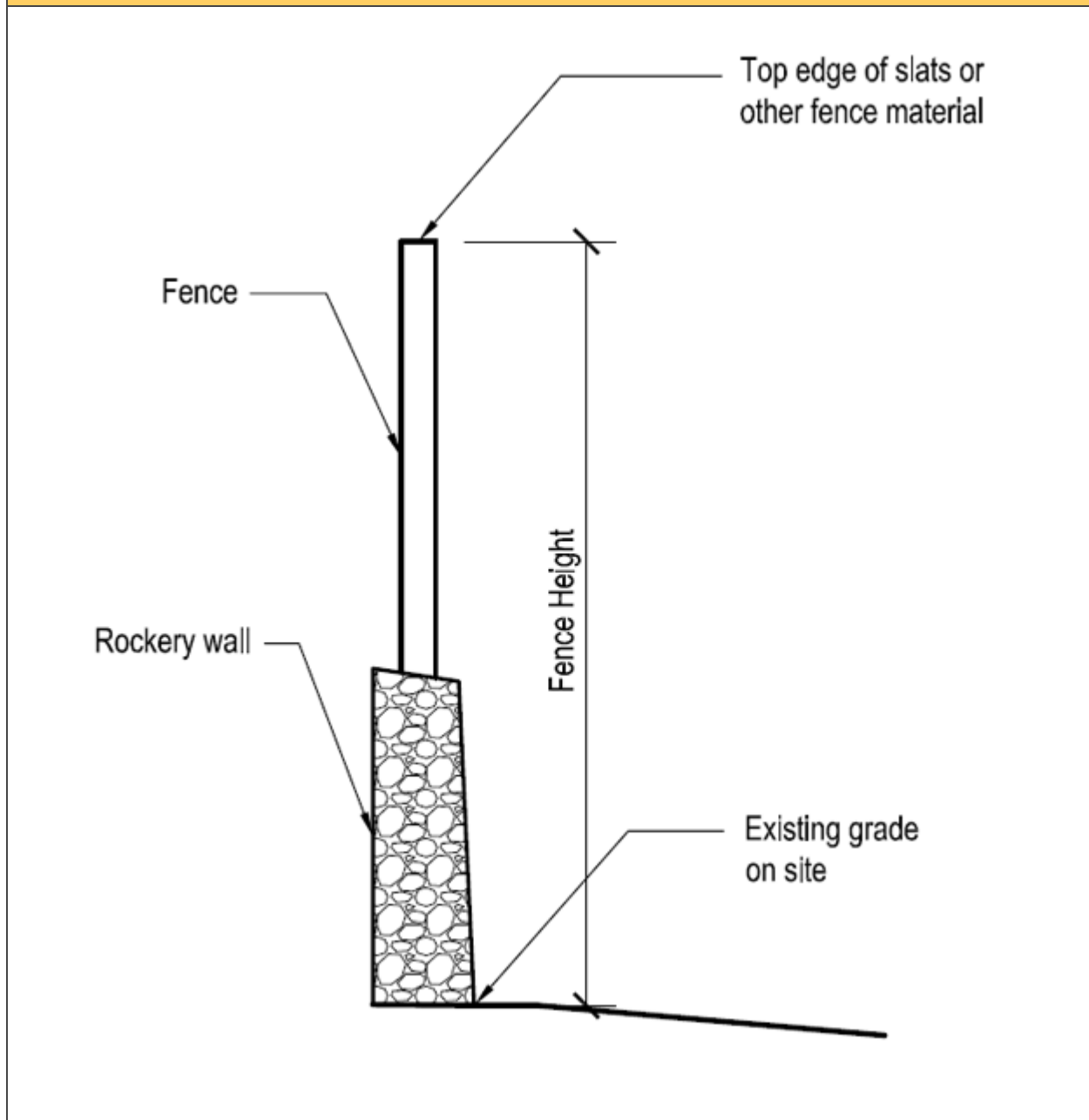
Figure 21.24.030A  
Measurement of Fence and Wall Height



2. The combined height of fencing placed on top of a wall or rockery shall be measured as the vertical distance between the existing grade on the site at the base of the wall and the top edge of the slats or other fence material (exclusive of posts).

RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

Figure 21.24.030B  
Measurement of Fence and Wall Height

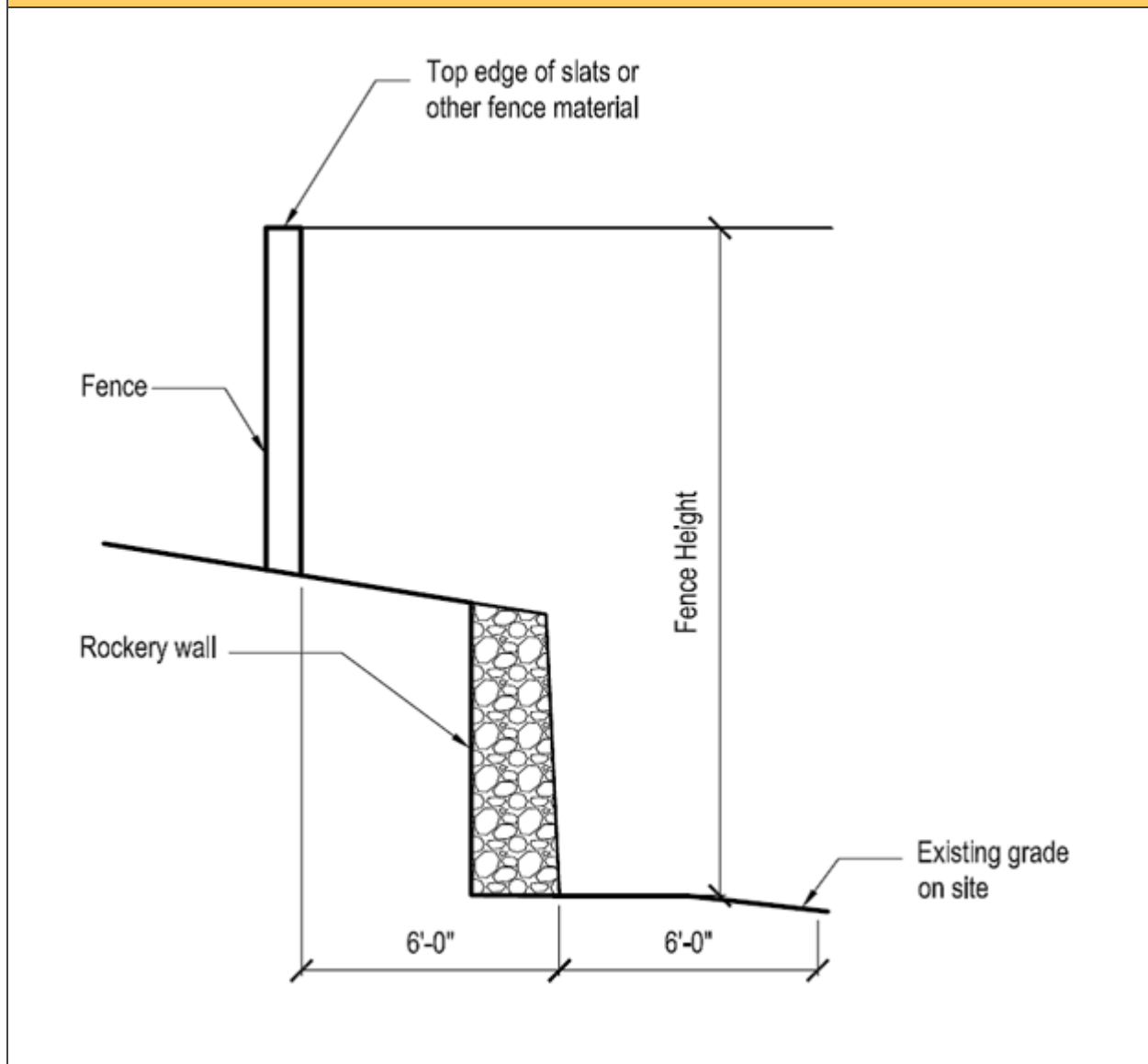


3. Where the grade within six feet of the base of a fence or wall differs from one side of the fence or wall to the other (as when a fence is placed at the top or bottom of a slope or

RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

at the top of a rockery or retaining wall), the height shall be measured from the side with the lowest existing grade.

Figure 21.24.030C  
Measurement of Fence and Wall Height



Effective on: 6/18/2018

RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

#### 21.24.040 Prohibited Locations.

Fences are prohibited in critical areas, critical area buffers, native growth protection areas, designated greenbelts, and designated open space, except as required by RZC 21.64.010.R.2.

Effective on: 4/16/2011

#### 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 R-4 through 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 R-4 through 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.	All electric fences must comply with RMC Chapter 15.12, Electrical Code.

RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

Table 21.24.050 Electric, Barbed Wire, and Swimming Pool Fences			
Fence Type	Permitted Zones	Special Requirements	Other Code Requirements
		D. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	
(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.

Effective on: 6/18/2018

RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

#### 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 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	42 inches in any front setback area, and 42 inches in any street side or rear setback area adjacent to an	A. No sight-obscuring fencing materials allowed.  B. Fence must be of a non-solid type, such as split rail fencing or split	None

RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

Table 21.24.060 Additional Neighborhood Requirements				
Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
	corridors, and public recreational trails.	identified pedestrian or public view corridor.  (See Figure 21.24.060)	rail fencing combined with dark-colored vinyl or powder-coated chain link fence.	
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.	
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

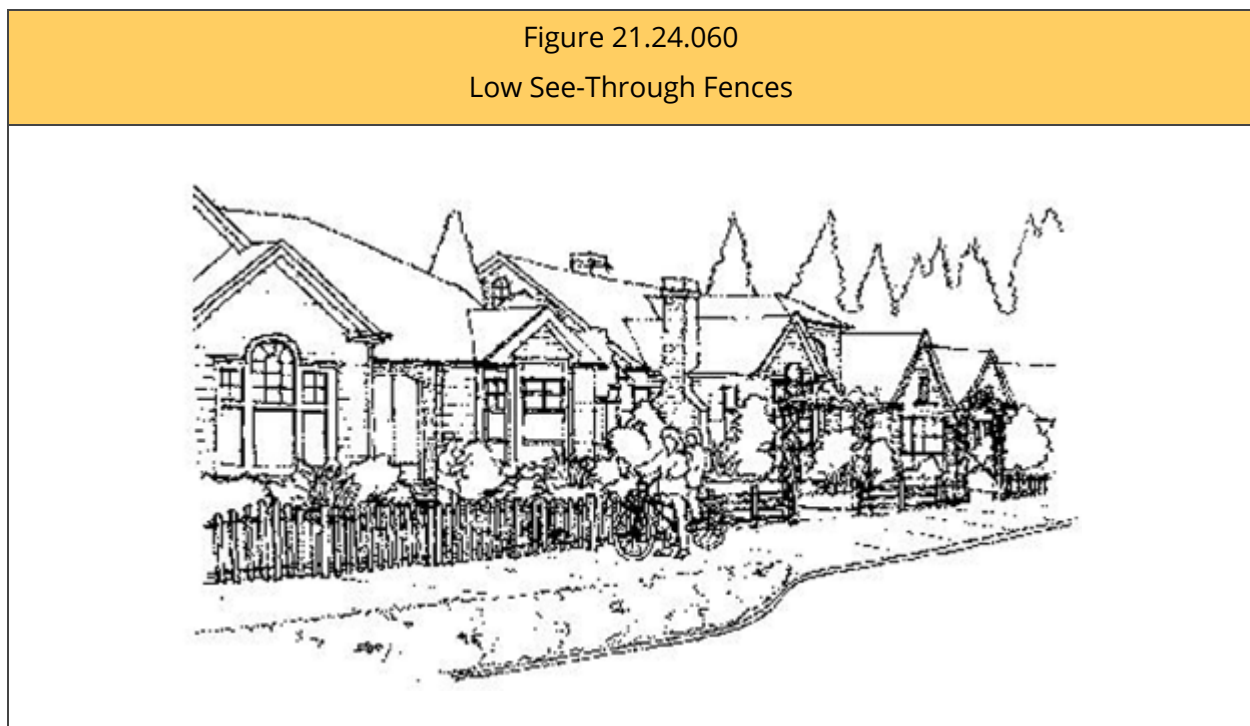


RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

Table 21.24.060 Additional Neighborhood Requirements				
Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
				fencing are prohibited.

B. The Administrator may approve alternative materials or a combination of materials for the fences and walls described above when such alternative materials or combinations are demonstrated to better meet the intent of this chapter.

C. The Administrator may also approve deviations from the maximum fence height requirements set forth in the above table in the North Redmond and Willows/Rose Hill Neighborhoods for fencing associated with swimming pools, landscaping alternatives (such as landscaped berms), or other designs that clearly meet the intent of this chapter.



RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

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<p>Figure 21.24.060 Low See-Through Fences</p>
<p>Low, see-through fences (maximum height 42 inches) can add variety and human scale.</p>

Effective on: 6/18/2018

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RZCRW: Amended for consistency only with legislative replacement of term “Marijuana” with the technical term “Cannabis”.

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## Chapter 21.41

### ~~MARIJUANA-CANNABIS~~-RELATED USES

Sections:

<b>21.41.010</b>	<b>Relationship to Federal Law.</b>
<b>21.41.020</b>	<b>Collective Gardens.</b>
<b>21.41.030</b>	<b>State License.</b>
<b>21.41.040</b>	<b>Location; Buffers.</b>
<b>21.41.050</b>	<b>Structural Requirements.</b>

#### **21.41.010 Relationship to Federal Law.**

The production, processing, and retailing of ~~marijuana-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)

Effective on: 6/28/2014

#### **21.41.020 Collective Gardens.**

A. 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.

B. 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.

RZCRW: Amended for consistency only with legislative replacement of term "Marijuana" with the technical term "Cannabis".

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C. Consistent with state law, collective gardens are not allowed within the city. (Ord. 2744; Ord. 2836)

Effective on: 6/18/2016

#### **21.41.030 State License.**

No ~~marijuana-cannabis~~ processor, ~~marijuana-cannabis~~ producer, or ~~marijuana-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)

Effective on: 6/18/2016

#### **21.41.040 Location; Buffers.**

A. ~~Marijuana-Cannabis~~ production, ~~marijuana-cannabis~~ processing, and ~~marijuana-cannabis~~ retail uses are allowed uses within the city where in compliance with state law and regulation and this chapter.

B. No ~~marijuana-cannabis~~ producer or ~~marijuana-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:

1. Elementary or secondary school,
2. Playground,
3. Recreation center or facility,

RZCRW: Amended for consistency only with legislative replacement of term “Marijuana” with the technical term “Cannabis”.

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4. Child care center,
5. Public park,
6. Public transit center,
7. Library, or
8. Game arcade.

C. No ~~marijuana~~-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:

1. Elementary or secondary school, or
2. Playground.

D. No ~~marijuana~~-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:

1. Recreation center or facility,
2. Child care center,
3. Public park,
4. Public transit center,
5. Library, or
6. Game arcade. (Ord. 2744; Ord. 2803; Ord. 2836)

Effective on: 6/18/2016

RZCRW: Amended for consistency only with legislative replacement of term "Marijuana" with the technical term "Cannabis".

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#### **21.41.050 Structural Requirements.**

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

Effective on: 6/18/2016

**The Redmond Zoning Code is current through Ordinance 3083, passed June 21, 2022.**

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: [www.redmond.gov](http://www.redmond.gov)

Code Publishing Company

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

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## 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.
<b>21.76.060</b>	<b>Process Steps and Decision Makers.</b>
21.76.070	Land Use Actions and Decision Criteria.
<b>21.76.080</b>	<b>Notices.</b>
<b>21.76.090</b>	<b>Post-Approval Actions.</b>
21.76.100	Miscellaneous.

21.76.010 User Guide.

A. ...

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

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Figure 21.76.050F Flow Chart for Type VI Process
2. Link to RZC 21.76.080

(Ord. 2652; Ord. 2889; Ord. 2924; Ord. 2958)

Effective on: 4/27/2019

## 21.76.060 Process Steps and Decision Makers.

A. ...

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.



RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

2. Record. A written record of the Technical Committee's decision shall be prepared in each case and may be in the form of a staff report, letter, the permit itself, or other written document indicating approval, approval with conditions, or denial. All parties of record shall be notified of the final decision.

3. Design Review Board and Landmarks and Heritage Commission Review. When design review or review of a Certificate of Appropriateness is required, the decision of the Design Review Board or Landmarks and Heritage Commission shall be included with the Technical Committee decision.

4. Appeal. Type II decisions (except shoreline permits) may be appealed to the Hearing Examiner as provided in RZC 21.76.060.I, Appeals to Hearing Examiner on Type I and Type II Permits. All decisions are final upon expiration of the appeal period or, if appealed, upon issuance of the Hearing Examiner's final decision on the appeal. Appeal decisions of the Hearing Examiner may be appealed to the King County Superior Court as provided in RZC 21.76.060.M.

F. Technical Committee Recommendations on Type III, IV, V and VI Reviews.

1. Decision. The Technical Committee's recommendation shall be based on the decision criteria for the application set forth in the RZC. Based upon its analysis of the application, the Technical Committee may recommend approval, approval with conditions or with modifications, or denial.

2. Recommendations. The Technical Committee shall ~~make a~~ transmit the following recommendations:

a. Recommendations involving Type III and Type IV permits shall be transmitted to the Hearing Examiner. ~~on all Type III and Type IV reviews,~~

b. ~~a recommendation~~ Recommendations involving Type V permits shall be transmitted to the City Council. ~~on all Type V Reviews,~~

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

~~c. and a recommendation~~ Recommendations involving Type VI permits shall be transmitted to the Planning Commission. ~~for all Type VI reviews.~~

~~The Technical Committee's recommendation shall be based on the decision criteria for the application set forth in the RZC, and shall include any conditions necessary to ensure consistency with the City's development regulations. Based upon its analysis of the application, the Technical Committee may recommend approval, approval with conditions or with modifications, or denial.~~

**3. Record.** A written record of the Technical Committee's recommendation shall be prepared in each case. The recommendation shall summarize the Technical Committee's analysis with respect to the decision criteria and indicate approval, approval with conditions or modifications, or denial.

**4. Recommendations of the Design Review Board and/or Landmark Commission.** A written report of the Technical Committee's recommendation shall be prepared and transmitted to the Hearing Examiner along with the recommendation of the Design Review Board and/or Landmarks and Heritage Commission where applicable.

**Commented [KD2]:** Proposed to increase clarity and confirm consistency of implementation.

G. Design Review Board Determinations on Type II, III, IV and V Reviews. When design review is required by the Design Review Board, the Design Review Board shall consider the application at an open public meeting of the Board in order to determine whether the application complies with Article III, Design Standards. The Design Review Board's determination shall be given the effect of a final decision on design standard compliance for Type II applications, shall be given the effect of a recommendation to the Hearing Examiner on a Type III or Type IV application, and the effect of a recommendation to the City Council on a Type V application. The Design Review Board's determination shall be included with the written report that contains the Technical Committee recommendation or decision. The Design Review Board's determination may be appealed in the same manner as the decision of the applicable decision maker on the underlying land use permit.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

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#### 21.76.080 Notices.

A. Purpose. The purpose of this chapter is to maximize public input into the development process by providing for broad public notice of development applications, meetings, hearings, and decisions. This chapter establishes the procedures for the giving of public notices associated with development applications.

B. ...

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

2. The Administrator shall mail notice of the City Council public hearing, the SEPA determination, and the notice of the availability of the Technical Committee recommendation to each owner and occupant of real property within 500 feet of the project site or to 20 property owners and residents/tenants, whichever is greater; and to each person who established themselves as a party of record at any time prior to the publication of the notice of hearing.
3. The Administrator shall post the notice of the date of the public hearing and the availability of the recommendation on-site and at a designated location within City Hall and at least one other public building. The Administrator shall establish standards for size, color, layout, design, wording, and placement of the notice boards.
4. Type V Master Planned Developments are considered a major land use action. In addition to the general notice requirements, major land use actions shall comply with the extraordinary signage requirements outlined in Appendix 6.

F. ~~Notice of Planning Commission Public~~ Hearings on Type VI Reviews.

Commented [KD7]: Proposed for clarity.

1. When the Planning Commission or City Council has scheduled a public hearing on a Type VI proposal, notice of the public hearing shall be provided 21 days prior to the scheduled hearing date in the manner set forth in ~~subsection F.2 of this section Table 21.76.080A Notice of Public Hearing.~~
2. Notice of Public Hearing. The administrator shall provide public notice using communication methods in accordance with the corresponding land use action as listed in Table 21.76.080A.

Table 21.76.080A Notice of Public Hearing			
Land Use Action	Publish	Mail	Post
Comprehensive Plan Amendment	X		
Zoning Code Amendment – Text	X		

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

<b><u>Table 21.76.080A Notice of Public Hearing</u></b>			
<b>Land Use Action</b>	<b>Publish</b>	<b>Mail</b>	<b>Post</b>
Zoning Code Amendment – Zoning Map	X	X	<b><u>Refer to criteria of RZC 21.76.080.5 Posted Notice for Zoning Map Amendments</u></b>

3. Published Notice. ~~When required, the applicable department director~~ **The administrator** shall publish a notice in a newspaper of general circulation in the City. The notice shall contain the following information:

- a. The name of the applicant, and, if applicable, the project name;
- b. If the application requires owner signatures under RZC 21.76.070.AF.4, the street address of the subject property, a description in nonlegal terms sufficient to identify its location, and a vicinity map indicating the subject property;
- c. Brief description of the action or approval requested;
- d. The date, time, and place of the public hearing; and
- e. A statement of the right of any person to participate in the public hearing as provided in RZC 21.76.060.L.2.b.

**f. The location and instructions for obtaining a copy of the written record of the Technical Committee's recommendation.**

**Commented [KD8]:** Proposed to increase clarity and confirm consistency of implementation.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

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4. Mailed Notice for Zoning Map Amendments.

a. ~~Zoning Map Amendments.~~ If the application requires owner signatures under RZC 21.76.070.AF.4, notice of the public hearing, containing the same information set forth in subsection F.3 of this section, shall be mailed to each person establishing themselves as a party of record prior to notice of hearing being issued, and to each owner and occupant of real property within 500 feet of any boundary of the subject property or to 20 property owners and residents/tenants, whichever is greater.

- i. The records of the King County ~~Department of Assessments~~ Department , or its successor agency shall be used for determining the property owner of record.

Commented [KD9]: Proposed for accuracy and timeliness

Addresses for a mailed notice required by this code shall be obtained from the King County real property tax records. The approval authority shall issue a certificate of mailing to all persons entitled to notice under this chapter. The approval authority may provide notice to other persons than those required to receive notice under the code.

b. Notice shall be mailed to each person who has established themselves as a party of record prior to issuance of the notice of hearing.

c. No proceeding of any procedure established in this chapter shall be found to be invalid for failure to provide mailed notice as required in this section as long as the other methods of notice have met their respective requirements and there was a good faith attempt to comply with the mailed notice requirements.

d. All public notices shall be deemed to have been provided or received on the date the notice is deposited in the mail or personally delivered, whichever occurs first.

5. Posted Notice for Zoning Map Amendments.

a. ~~Zoning Map Amendments.~~ If the application requires owner signatures under RZC 21.76.070.AF.4, at least one public notice board shall be posted on the site or in a location immediately adjacent to the site that provides visibility to motorists using the adjacent street(s).

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

b. ~~Type VI Zoning Code Amendment~~— A Zoning Map amendment is considered a major land use action. In addition to the general notice requirements, major land use actions shall comply with the extraordinary signage requirements outlined in Appendix 6.

**Commented [KD10]:** To increase clarity of this paragraph.

6. Responsibility for Notice. The Administrator is responsible for providing published legal notices, mailed notice, and posted notice in public buildings. The applicant is responsible for complying with on-site posted notice requirements.

7. Alternative Means of Notification. In the case of the following actions initiated by the City, which affect large areas of the city, the Administrator may elect to use alternative means of public notification in addition to the newspaper publication required by RCW 35A.63.070, provided such notification is likely to achieve equal or greater actual public notification:

- a. Adoption or amendment of a neighborhood or other area-wide community plan;
- b. Zoning Map amendments adopted on a neighborhood or other area-wide basis.

G. Notice of Final Decision. The Administrator shall mail the Notice of Final Decision and the final SEPA determination, if any, to all parties of record. The Notice of Decision shall include a statement of any threshold determination made under SEPA and the procedures for administrative appeal, if any. For those project permits subject to SEPA, the Notice of Decision shall contain the requirements set forth in RZC 21.70, State Environmental Policy Act (SEPA) Procedures. The exception shall be for Notice of Decision for Historic Landmark Designations, which shall conform to the notice procedures found in King County Code Chapter 20.62. For Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, and Shoreline Variances, see RZC 21.68.200.C.6.b and 21.68.200.C.6.c.

H. Notice of Open Record Appeal Hearings on Type I and II Permits. If a Type I or II decision is appealed, a hearing before the City Hearing Examiner shall be set and notice of the hearing shall be provided to all parties of record no less than 14 days prior to the date on which the Hearing Examiner will hold the appeal hearing; except that if the Type I or II decision has been consolidated with a recommendation on a Type III, IV, or V application, any appeal of the Type I or II decision shall be consolidated with the Type III, IV, or V public hearing. No separate notice

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

of a Type I or II appeal will be provided if a public hearing has already been scheduled for the Type III, IV, or V component of an application.

#### I. Notice of Closed Record Appeal Proceeding Before City Council.

1. Contents of Notice. The Administrator shall prepare a Notice of Closed Record Appeal Proceeding containing the following:

- a. The name of the appellant, and, if applicable, the project name, and
- b. The street address of the subject property and a description in nonlegal terms sufficient to identify its location, and
- c. A brief description of the decision of the Hearing Examiner which is being appealed, and
- d. The date, time, and place of the closed record appeal proceeding before the City Council.

2. Time and Provision of Notice. The Administrator shall mail the Notice of Closed Appeal Proceeding to each party of record no less than 14 days prior to the date on which the Council will hold the closed record appeal proceeding.

II. Notice of ~~Closed Record City Council Proceeding Potential City Council Action~~ on Type IV and ~~City Council Proceeding on~~ Type VI Reviews. The Administrator shall mail notice of the ~~proceeding~~ at which the City Council ~~will consider the recommendation, the SEPA threshold determination, and the availability of the recommendation may take final action on a Type IV and Type VI recommendation~~ to each person who established themselves as a party of record prior to the close of public hearing by either the Hearing Examiner or Planning Commission. Notice shall be provided a minimum of 21 days prior to the ~~meeting/proceeding and shall include the date, time, and location of the meeting; instructions for obtaining a copy of the Hearing Examiner or Commission's written recommendation~~. (Ord. 2652; Ord. 2709; Ord. 2803; Ord. 2978)

Commented [KD11]: Proposed to increase clarity.

Effective on: 11/30/2019

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.



RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

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## 21.76.090 Post-Approval Actions.

A. ...

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

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F. Performance Assurance..

	Bonds User Guide
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1. Purpose. The purpose of this section is to establish the requirements for the posting of performance assurance and warranty assurance in order to ensure timely and proper completion of improvements, to ensure compliance with the RZC, to ensure compliance with land use permit approval conditions, warranty the quality of materials or workmanship of improvements constructed as a condition of land use permit approval, or to warranty survival of landscaping.

2. Applicability and Exemptions.

a. Applicability. The provisions of this subsection RZC 21.76.090.F apply whenever any provision of the RZC requires the posting of performance assurance or warranty assurance in connection with any land use permit approval, including but not limited to land division approvals, land use permit approval conditions, landscaping plan approvals, tree protection, tree replacement, and critical areas mitigation.

b. Exemptions. State agencies and local government entities, including special purpose districts, shall not be required to secure the performance or warranty of permit or approval conditions with a surety bond or other performance or warranty assurance device. These public agencies are required to comply with all requirements, terms, and conditions of the permit or land use permit approval, and to provide a letter committing to completion of the improvements.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

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### 3. General Standards.

- a. **Requirements.** Whenever a performance or warranty assurance is required by any provision of the RZC or by any condition of land use permit approval, the performance or warranty assurance shall meet the general standards set forth in this section as well as the specific requirements set forth in subsection F.4.a below
- b. **Performance Assurance.** The applicant shall provide an estimate of the costs of the improvements, landscaping, tree replacement, or other conditions of land use approval to be secured by the performance assurance. The Administrator shall review the estimate and shall use the same to calculate the required performance assurance amount if the Administrator deems the estimate to reflect reasonably the anticipated costs. In the event that the Administrator disagrees with the estimate, the Administrator may use the City staff's best estimate of the actual anticipated costs to calculate the required performance assurance amount.
- c. **Warranty Assurance.** The amount of the approved warranty assurance shall be not less than 10 percent of total construction costs.
- d. **Form.** All performance assurance and warranty assurance devices shall be in a form approved by the Administrator and City Attorney. All surety companies shall be authorized to conduct surety business in the State of Washington. No individual sureties shall be allowed.
- e. **Release.** A performance assurance shall not be released by the Administrator unless and until the required performance has been completed and accepted by the City and the required warranty assurance, if any, has been provided. A warranty assurance shall not be released by the Administrator unless and until the work has been inspected and accepted following the warranty period.
- f. **Enforcement.** The City may enforce the performance and warranty assurances required by this section according to their terms, pursuant to any and all legal and equitable remedies available. Any performance or warranty assurance is subject to enforcement by the City in the following manner:

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

i. In the event that performance is not completed as required, or a warranty assurance is not furnished as required, or defects have been identified during the warranty period, the Administrator shall notify the applicant and the guarantor in writing, which shall set forth the performance that is incomplete, or the specific defects which must be remedied or repaired, and shall state a specific time by which such actions must be completed.

ii. In the event that the performance is not completed, or the defects are not remedied or repaired by the specified time, the City may proceed to perform the work either by force account, using City forces, or by private contractor. Upon completion of the work, the cost thereof, plus interest at the rate of 12 percent per annum, shall be due and owing to the City from the applicant and the guarantor as a joint and severable obligation. In the event that the City is required to bring suit to enforce maintenance, the applicant and guarantor shall be responsible for any costs and attorney's fees incurred by the City as a result of the action.

iii. In the event that the performance or warranty assurance is in the form of a deposit of cash held by the City, the City may deduct all costs set forth in this subsection from the cash on deposit; and the applicant and guarantor shall be required to replenish the same for the duration of the assurance period.

4. Performance and Warranty Assurance for Improvements, Landscaping, Tree Protection, Tree Replacement, and Critical Areas.

- a. Land use permit applicants shall post performance and warranty assurances as required in the Table below:

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

Table 21.76.090 Performance and Warranty Assurances					
Assurance Type	Performance Assurance Amount	Performance Assurance Period	Warranty Assurance Amount	Warranty Assurance Period	Specific Standards
Improvements required as a condition of land use permit approval	Not less than 150 percent of the estimated cost of construction of installation, provided, that the City Engineer or Administrator may set a higher amount based on complexity of the project.	Subdivisions - 3 years after final plat approval. Other land use permit approvals - as required by condition.	As determined by City Engineer based on complexity of project, but a minimum of 10 percent of total construction costs.	1 year	Subdivision improvement performance assurance must be furnished prior to recording of final plat. Performance assurance for other land use permit approvals must be furnished prior to final approval. Warranty assurance must be posted prior to City's acceptance of improvements or determination of compliance with condition of approval.
Landscape	150 percent of cost of plant materials, irrigation, fertilizing, and labor	1 year	10 percent of the Performance Security	one year after installation	None
Tree Protection	150 percent of City's Tree Base Fee for each protected tree	5 years	N/A	N/A	Prior to issuance of the certificate of occupancy, any protected tree found to be irreparably damaged, severely stressed or dying shall be replaced according to the standards identified under RZC 21.72, Tree Preservation.
Tree Replacement	150 percent of cost of plant materials, fertilizing,	1 year	150 percent of cost of plant materials,	3 years	In the event a required replacement tree becomes irreparably damaged, severely stressed or dies, the tree shall be

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RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

Table 21.76.090 Performance and Warranty Assurances					
Assurance Type	Performance Assurance Amount	Performance Assurance Period	Warranty Assurance Amount	Warranty Assurance Period	Specific Standards
	pruning, and labor		fertilizing, pruning and labor		replaced according to the standards in RZC 21.72, Tree Preservation.
Critical Area Mitigation	125 percent of cost of mitigation project (installation, maintenance and monitoring)	5 years	N/A	N/A	The security may be reduced in proportion to work successfully completed over the security period which shall coincide with the monitoring period and may be extended if the mitigation project does not succeed. A contingency plan for mitigating the impacts of the functions and values of the critical area shall be established in the event that the mitigation plan fails.
<u>Green Building</u>	<u>1 percent of the projected building value for commercial and multifamily projects</u>  <u>0.75 percent of the projected building value</u>	<u>2 years</u>	<u>N/A</u>	<u>N/A</u>	<u>None</u>

**Commented [KD12]:** Amendment reflecting refinements to Green Building Incentive Program chapter.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Clarify procedures for Technical Committee transmittal of recommendations to the Planning Commission and clarify notification procedures for Type VI permit class.

Table 21.76.090 Performance and Warranty Assurances					
Assurance Type	Performance Assurance Amount	Performance Assurance Period	Warranty Assurance Amount	Warranty Assurance Period	Specific Standards
	<u>for single family projects</u>				

(Ord. 2958)

Effective on: 4/27/2019

21.76.100 Miscellaneous.

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

## **B. REDMOND ZONING CODE REWRITE**

### **PHASE 2 OF AMENDMENTS TO THE REDMOND ZONING AND MUNICIPAL CODE AS PERIODIC REWRITE OF REDMOND'S DEVELOPMENT REGULATIONS**

#### Amendment Summaries and Analysis

The following provide background information for proposed amendments comprising Phase 2 of the periodic rewrite of the City's development regulations.

<u>Pg.</u>	<u>Amendment Topic</u>
2.	Beekeeping in Nonresidential Zoning Districts
5.	Cross-references from Zoning Districts to Critical Aquifer Recharge Area regulations
7.	Fence Height for Consistency with the Redmond Building Code
9.	Planted Tree Wells for Consistency with Standard Details and Specifications
10.	Fats, Oils, and Grease (FOG), Sewage, and Drainage Code Update
12.	Table Formatting for Clarity in All Use Development Standards
14.	Clarify Text and Procedures for Technical Committee Review of Type VI Permits
16.	Legislative Conformance including Home Day Care and Cannabis (terminology)



# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Beekeeping in Nonresidential Zones per Annual Code Cleanup

Team Lead	<i>Kim Dietz</i>
Team Members	<i>Jenny Lybeck</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan</i>
Primary Policy Direction	<i>WAC 365-196-800 Relationship between development regulations and comprehensive plans.</i>
Relevant Code Portions	<i>Amended: RMC 7.04.154 Beekeeping. New: n/a Related: n/a</i>
Analytical Overview	<i>Increasing the code's accuracy, clarity, and consistency ensures and strengthens predictability of the code's implementation across the City's built environment. These amendments are anticipated to increase the code's accessibility through terminology and cross-references. The proposal to expand opportunities for beekeeping in nonresidential zones is anticipated to increase support of the City's Climate Emergency Declaration and the Environmental Sustainability Action Plan.</i>

## Business Case

- Staff received three requests during 2021 for the opportunity to manage bee hives at the rooftop level of nonresidential buildings such as in Business Parks, Manufacturing Parks, and at mixed use buildings. This amendment would increase the allowances for beekeeping and provide the criteria through which the hives could be located in nonresidential zones.
- This allowance for beekeeping would also ensure similarity to other cities in the Puget Sound region. Staff is also researching implementation of Second Substitute Senate Bill 5253 Pollinator Health—Various Provisions Effective Date: July 25, 2021

## Research Methods

- Staff researched the following for guidance and consistency in expanding the zoning districts in which beekeeping could occur:
  - Neighboring cities including Woodinville, Bothell, Bellevue, Tacoma, Olympia, Shoreline, Lynnwood, and Seattle
  - King County
  - King County Conservation District
  - Puget Sound Beekeepers Association
  - Washington Administrative Code and the Revised Code of Washington
  - City of Redmond's Environmental Sustainability Action Plan
  - Redmond City Council's Climate Emergency Declaration
- The community member requesting this amendment also provided the following research:
  - Change would be beneficial to allow pollinators habitat in a controlled manner, along with teaching and educational opportunities to the stakeholders of the area. Best Bees provides research data to partners such as NASA, Google Earth, MIT, National Geographic to help understand the needs and what can be done to positively effect pollinators. With current climate change issues, not only will a local beehive in Redmond provide information that can help sustain pollinator habitats, but it will make an impact beyond the hive to provide that information nationally. Best Bees provides educational opportunities as well to help the public understand the importance of docile honey bees. Best Bees has patented technology that is used to analyze honey nectar and pollen sources, as stated in [the City's] SUSTAINABILITY THEMES TOOLKIT, biodiversity is mentioned. Honey Analysis gives us a proven, scientific, and measurable way to analyze biodiversity that is easy to understand, in a breakdown of nectar sources in honey.
  - Honey bee stings, which are covered in our insurance policy. Honey bees are docile creatures, and will only sting when threatened. Most clients do not know whether or not there is a beehive in the vicinity.

## Team's Key Decision Points

- What approvals would be important for the siting and maintenance of beehives?
- Should the zoning districts be expanded in a more limited manner or a more expansive, permissible manner?
- Does beekeeping impact the presence of naturally occurring bees? Could the code provision cause confusion when beehives are established in trees, structures, or the ground?

### Stakeholder Feedback on Preliminary Recommendation

- I am hoping that the introductory sentence could be modified to specify that this only applies to honeybees, and there are no limitations on native, solitary bees such as Washington's 25 native species of bumblebees, and other native bees like mason bees, leafcutter bees, and so on. Many Redmond gardeners and environmentalists encourage, host, or purchase these native bees because they're very effective pollinators, and a critical part of the ecosystem. Plus, they come without the risks of stings, swarms, etc. with honeybees. -- Staff recommends cross-referencing RCW 15.60 Apiaries and its associated definitions for consistency and clarity regarding beekeeping activities and the species of bees (*Apis mellifera*) regulated by the state. The staff recommended refinement is highlighted in the working amendment below.

### Proposed Amendment Overview

- Expand list of permissible zoning districts to include nonresidential and mixed use zones
- Require approval of the underlying owner

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Cross-references to Prohibited Land Use and Activities in the Critical Aquifer Recharge Area (CARA) per Annual Code Cleanup

Team Lead	<i>Kim Dietz</i>
Team Members	<i>Amanda Balzer, Jessica Atkinson</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan, Environmental Sustainability Action Plan, Low Impact Development (LID), State and Federal Regulations</i>
Primary Policy Direction	<i>WAC 365-196-800 Relationship between development regulations and comprehensive plans.</i>
Relevant Code Portions	<i>Amended: "Regulations Common to All Uses" tables within 21.10 Downtown Regulations; 21.13 Southeast Redmond Regulations; 21.14 Commercial Regulations New: n/a Related: 21.64.050 Critical Aquifer Recharge Areas</i>
Analytical Overview	<i>Increasing the code's accuracy, clarity, and consistency ensures and strengthens predictability of the code's implementation across the City's built environment. These amendments are anticipated to increase the code's accessibility through terminology and cross-references. Cross-references added to the Regulations Common to All Uses tables for zoning districts located in CARA I and II would increase regulatory transparency for the protection of groundwater resources.</i>

#### Business Case

- The prohibited land uses and activities that pose a hazard to the City's groundwater resources are listed in 21.64.050.C though are not identified similarly within Article I chapters. These chapters, for individual zoning districts such as 21.10.030 Old Town (OT) Zone, are a common starting point for applicants to begin considering new development and land use categories.

#### Research Methods

- Staff identified the need for cross-references based on operational history and questions from customers of the code.

#### Team's Key Decision Points

- What is the optimum location for including cross-references to 21.64.050 Critical Aquifer Recharge Areas:
  - Regulations Common to All Uses tables – this is preferred for clarity and efficient long-term code maintenance;
  - Allowed Uses and Basic Development Standards tables; or
  - Footnotes to Allowed Uses and Basic Development Standards tables?
- Does 21.16.030.X Critical Areas provide sufficient cross-reference or do applicants typically begin site and land use research based on the zoning districts? – because the Property Viewer directs interested applicants to the respective zoning chapter and because developers familiar with Redmond likely begin their research with the respective zoning chapter, the cross-references should be added to the zoning chapters.

### Stakeholder Feedback on Preliminary Recommendation

- Can the list of limited land use/activities (RZC 21.64.010.C) in the critical aquifer recharge areas (CARA) include language such as “Dry cleaning establishments using the solvent perchloroethylene or other chlorocarbons or hydro chlorocarbons? – Staff does not believe a change is necessary as this is accounted for in RMC 21.64.050.C.1.i prohibits dry cleaning establishments using the solvent perchloroethylene within the CARA.
- Can the list of limited land use/activities (RZC 21.64.010.C) in the critical aquifer recharge areas (CARA) include auto body painting? – Staff notes that the current RZC includes a limitation on this type of use as follows. Auto body painters are allowed to operate within the CARA, however there are protections for this type of activity within the City’s code. RMC 21.64.050.D.3.a.i requires any hazardous materials or other deleterious substances (including paint) in quantities greater than 20 gallons liquid to be secondarily contained within the CARA.

### Proposed Amendment Overview

- Add row “Critical Aquifer Recharge Areas” and cross-reference to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II to Regulations Common to All Uses tables for zoning districts located in and overlapping CARAs I and II.

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Fence Consistency with Redmond Building Code per Annual Code Cleanup

Team Lead	<i>Kim Dietz</i>
Team Members	<i>Jason Lynch, Stephanie Moline, Andrea Kares</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan</i>
Primary Policy Direction	<i>WAC 365-196-800 Relationship between development regulations and comprehensive plans.</i>
Relevant Code Portions	<i>Amended: 21.24 Fences, 21.24.020 Permits, 21.06.030 Urban Recreation, Accessory Uses. New: n/a Related: RMC 15.08 Building Code</i>
Analytical Overview	<i>Increasing the code's accuracy, clarity, and consistency ensures and strengthens predictability of the code's implementation across the City's built environment. These amendments are anticipated to increase the code's consistency with provisions of the Redmond Building Code concerning fence heights. The removal would continue to support neighborhood specificity of fence heights, codified within the RZC, and only request a building permit when the fence height exceeds seven feet (RMC 15.08.050, Amendments to the International Building Code).</i>

## Business Case

- The International and Redmond Building Code were updated to reflect a higher threshold for building permit requirements regarding fences. This resulted in a conflict between the requirement stated in the Redmond Zoning Code and the adopted Building Code.
- The RZC includes several general references to the Redmond Municipal Code, specific to RMC Title 15 Buildings and Construction. An additional cross-reference regarding fences is somewhat duplicative to sections such as:
  - 21.02.060 Relationship to Other Codes. The RZC is part of a comprehensive program of regulation related to land use and development within the City. The Redmond Municipal Code (RMC) contains other regulations that relate, directly or indirectly, to land use and development, including but not limited to, RMC Chapter 1.16, Annexation Procedures, **RMC Title 15, Buildings and Construction**, RMC Chapter 3.10, Impact Fees, and RMC 6.36, Noise Standards. In order to understand all of the regulations that may relate to land use and development, readers are advised to consult both the RZC and the RMC.
- The amendment repealing the section from the code will support alignment with the building code specific to the height of proposed fences. Applicants will experience clear operational practices by the Development Services Center, directing applicant's questions to the relevant staff.

## Research Methods

- Staff identified this conflict following the city's adoption of ordinance 3007, September 2020.

## Team's Key Decision Points

- Should the RZC fence height requirements match those of the Redmond Building Code?
  - No, a broader discussion would be necessary to support neighborhood-based decisions with the community.
- Should neighborhood-based fence design standards be maintained?
  - Yes, these were established during neighborhood planning processes with advisement from neighborhood-based community advisory committees.
- Should a reference to the building code and required permit be maintained?
  - The reference is not necessary and may cause confusion regarding thresholds for building permit requirements. Established operational standards and protocols should remain active.

## Stakeholder Feedback on Preliminary Recommendation

- Request to allow for increases to fence height by golf courses for public safety in proximity to driving range uses. -- Staff recommends introducing criteria through which the Technical Committee may consider requests for additional fence height in the Urban Recreation zoning district. The refinements to this effect are highlighted in the working amendment below.

## Proposed Amendment Overview

- Coordinate with updated building code regarding threshold for requirements of a building permit.
- Add opportunity and criteria in the Urban Recreation zoning district for safety netting – a fence type typically used at golf courses and similar recreational activities.

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Planted Tree Wells Updated from Tree Grates per Annual Code Cleanup

Team Lead	Andy Chow
Team Members	Development Engineering, Traffic Operations, Transportation Planning and Engineering
Component Advisory Team	Carol Helland and Aaron Bert
Policy, Functional Strategic Plans	Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan
Primary Policy Direction	WAC 365-196-800 Relationship between development regulations and comprehensive plans.
Relevant Code Portions	Amended: 21.10.150 Pedestrian System, Figure 21.10.150A, Map 10.3 New: n/a Related: City Standard Details and Specifications - 907
Analytical Overview	Increasing the code's accuracy, clarity, and consistency ensures and strengthens predictability of the code's implementation across the City's built environment. These amendments are anticipated to increase the code's consistency with the approved City Standard Details and Specifications, number 907. Consistency such as this helps avoid confusion and supports accurate submittals for development, leading to less time involved in project design and staff's review of submitted material, and fewer requests for deviations from code provisions. This reduction in time can result in a cost savings by applicants.

#### Business Case

- The City of Redmond standard detail 907 and city policy is to not use tree grates. Many City and private projects built in the last 5 years have been installed contrary to the RZC code language. This update is to ensure unified street design while ensuring regulation and policy are aligned.

#### Research Methods

- Standard detail 907 was approved in 2018.

#### Team's Key Decision Points

- Should the same standard be reflected in the OV regulations? The OV neighborhood is being addressed by Redmond 2050.

#### Stakeholder Feedback on Preliminary Recommendation

- No feedback has been received.

#### Proposed Amendment Overview

- Consistency with the standard detail and City policy will be incorporated into the RZC by way of updates to terminology and illustrations.



# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Sewage and Draining Code Update for Accuracy and Timeliness per Annual Code Cleanup

Team Lead	<i>Peter Holte</i>
Team Members	<i>Environment and Utilities Services Division and Stormwater Maintenance and Operations</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan Utilities Element, General Sewer Plan</i>
Primary Policy Direction	<i>UT-30 Require development to construct sewer system improvements necessary to serve the development and to use design and construction standards for wastewater facilities that:</i> <ul style="list-style-type: none"><li><i>Facilitate long-term operation and maintenance at the lowest reasonable cost,</i></li><li><i>Meet or exceed the State Department of Ecology standards,</i></li><li><i>Comply with state or federal regulations, and</i></li><li><i>Provide a reliable integrated collection system.</i></li></ul>
Relevant Code Portions	<i>Amended: RMC 13.04 Sewage and Drainage, RMC 13.04.360(2)</i> <i>New: n/a</i> <i>Related:</i>
Analytical Overview	<i>The current threshold for the amount of fats, oil, grease allowed into the sewer system is problematic and effectively un-enforceable for numerous reasons.</i> <ul style="list-style-type: none"><li><i>The current threshold requires an accurate sample and lab testing to determine if a pipe blockage exceeds the allow discharges into sewer systems. Obtaining an accurate and verifiable sample from a blockage is usually impossible.</i></li><li><i>Lab sampling is both expensive and takes much more time relative to more straight-forward alternative.</i></li><li><i>The current language is not initiative, nor easily understood to Wastewater Utility customers.</i></li><li><i>The proposed revised language is more straight forward and can be easily measured in the field by using a sewer pipe camera and taking a picture of the blockage. The current language was taken from a previous version of King County Wastewater code that the county has since revised. The purposed revision aligns Redmond's code with thresholds that are similar to those used by neighboring jurisdictions.</i></li></ul>

### Business Case

- The proposed revised language is more straight forward and can be easily measured in the field by using a sewer pipe camera and taking a picture of the blockage. The current language was taken from a previous version of King County Wastewater code that the county has since revised. The purposed revision aligns Redmond's code with thresholds that are similar to those used by neighboring jurisdictions. Additionally, it is staff's opinion that the purposed language is more initiative and easily understood than the "Any water or waste which contains more than one hundred parts per million by weight of fat, oil or grease."

### Research Methods

- Coordination with code provisions of regional and neighboring jurisdictions.

### Team's Key Decision Points

- Should additional updates be made to the chapter for timeliness? Substantial updates are needed and work is anticipated based on staff availability.

### Stakeholder Feedback on Preliminary Recommendation

- No feedback has been received.

### Proposed Amendment Overview

- Minor amendment for consistency with code provisions and operational practices of regional and neighboring jurisdictions.

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Setback Measurements and Table Formatting for Clarity per Annual Code Cleanup

Team Lead	<i>Kim Dietz</i>
Team Members	<i>Cameron Zapata</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan</i>
Primary Policy Direction	<i>WAC 365-196-800 Relationship between development regulations and comprehensive plans.</i>
Relevant Code Portions	<i>Amended: Within RZC Article 1 several zone-based chapters – Regulations Common to All Uses tables New: n/a Related:</i>
Analytical Overview	<i>Increasing the code's accuracy, clarity, and consistency ensures and strengthens predictability of the code's implementation across the City's built environment. These amendments are anticipated to increase the code's accuracy regarding setback standards as listed in Regulations Common to All Uses tables. The changes are anticipated to a) provide flexibility while achieving intended outcomes of setback distances and b) improve accuracy for applicants when planning and designing for development and for staff's review. Outcomes of the changes include site-specific adaptations to achieve intended setback distances between buildings and the potential for cost reductions on behalf of applicants.</i>

### Business Case

- Setbacks between buildings require a combination of 5 feet and 10 feet. However, site-specific conditions of the built environment do not allow to equitable in-fill development. An average of 15 feet with a minimum of no less than 5 feet would allow for flexibility when meeting the previously adopted intent of the setback provisions.
- The formatting of the relevant "Regulations Common to All Uses" tables produces unanticipated confusion regarding the applicability of setbacks and landscaping standards. This incorrect formatting (shading and alignment) is present in several chapters of RZC Article I including NC-1, NDD1, NDD2, NDD3, and RR zoning designations. A correction to the tables will support staff's implementation of setbacks and landscaping requirements and support applicant's clear understanding of the code provisions.

### Research Methods

- Staff identified these issues when reviewing applications for development and applying the code (2021/2022).

### Team's Key Decision Points

- Setbacks are determined based on existing, neighboring properties. The existing position of residences determines the setback of proposed in-fill development or remodels.
- The specific measurements of 5 and 10 feet can lead to non-conformance and subsequent denial of remodels.
- The formatting issue was generated during the rewriting in 2011 of the Redmond Community Development Guide into the Redmond Zoning Code.
- No standards are proposed for change as part of this formatting clarification.

### Stakeholder Feedback on Preliminary Recommendation

- No feedback has been received.

### Proposed Amendment Overview

- Table formatting throughout the RZC to provide clarity regarding setback dimensions in the Regulations Common to All Uses tables.
- Allowing averaging and minor flexibility for equity regarding side/interior setbacks between buildings in residential zones.

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Clarity of Text and Procedures per Annual Code Cleanup

Team Lead	<i>Kim Dietz</i>
Team Members	<i>David Lee, Cameron Zapata, Jeff Churchill, Gloria Meerscheidt, Jodi Daub</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan</i>
Primary Policy Direction	<i>WAC 365-196-800 Relationship between development regulations and comprehensive plans.</i>
Relevant Code Portions	<i>Amended: RZC 21.76.060.F Technical Committee Recommendations on Type III, IV, V, and VI Reviews; RZC 21.76.080.F Notice of Planning Commission Hearing on Type VI Reviews New: n/a Related:</i>
Analytical Overview	<i>Increasing the code's clarity and consistency ensures and strengthens predictability of the code's implementation across the City's built environment. These amendments are anticipated to increase the code's clarity regarding procedures and notification involving review of Type VI permits specific to notification involving the Technical Committee's recommendation and transmittal to the Planning Commission.</i>

### Business Case

- The code does not provide clarity regarding notice procedures for the Technical Committee's transmittal of amendments to the Redmond Zoning Code text and maps (Type VI permits) to the Redmond Planning Commission.

### Research Methods

- Staff identified the need for clarity regarding Type VI permit procedures when summarizing community and involvement steps for this phase of the Redmond Zoning Code ReWrite.

### Team's Key Decision Points

- For the Type VI permit procedures, staff confirmed the draft proposed approach with the Technical Committee before including in the Q3 2022 Technical Testing series.

### Stakeholder Feedback on Preliminary Recommendation

- No feedback has been received.

### Proposed Amendment Overview

- Clarification for consistency and transparency regarding processes and deliverables for transmitting the Technical Committee's recommendation to the Planning Commission during formal review of Type III – VI permits.

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Legislative Conformance per Annual Code Cleanup

Team Lead	<i>Kim Dietz</i>
Team Members	<i>David Lee, Cameron Zapata, Todd Short, Philly Marsh, Brooke Buckingham</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan</i>
Primary Policy Direction	<i>Regular order of business to maintain policy and code for legislative consistency.</i>
Relevant Code Portions	<p><i>Amended:</i></p> <ul style="list-style-type: none"><li>• <b>Marijuana:</b> RZC Article 1 Zone Based Regulations, RZC 21.41 Marijuana-Related Uses, RZC 21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing, RZC 21.78 Definitions, RMC Title 5 Business Licenses and Regulations, RMC Title 9 Public Peace, Morals and Safety</li><li>• <b>&lt;PRELIMINARY PROPOSAL&gt; Family Day Care:</b> RZC 21.08.340.C..13., Family Day Care Providers – pending information DCYF and SBCC</li></ul> <p><i>New: n/a</i> <i>Related:</i></p>
Analytical Overview	<i>Development regulations must reflect applicable federal, state, and countywide laws. Redmond's regulations may be more restrictive though must be based on the foundations set forth by the RCW and WAC as well as the CFR. Clarity within the city's development regulations is improved when terms and regulations are consistent within the body of the code, among other adopted codes such as the Building Code, and in relationship to applicable federal, state, and countywide laws.</i>

## Business Case

- **Marijuana:** LCB Board Action: Permanent Rule Making Replacing Term “Marijuana” with “Cannabis”
  - On July 6, 2022, during its regularly scheduled meeting, the Washington State Liquor and Cannabis Board took the following action:  
Approved a rule-making order (CR 103) regarding implementation of Second Substitute House Bill 1210 – Replacing “Marijuana” with “Cannabis.” This permanent rulemaking replaces the term “marijuana” with “cannabis” throughout the rules of the Liquor and Cannabis Board in Title 314 WAC.
  - The legislature’s intent was to make technical changes to replace the term “marijuana” with “cannabis” throughout the Revised Code of Washington. The legislature found that the use of the term “marijuana” in the United States has discriminatory origins and should be replaced with the more scientifically accurate term “cannabis.” This act was technical in nature and no substantive legal changes were intended or implied.
- **Family Day Care:** E2SSB 5237 Enacted “expanding accessible, affordable child care and early childhood development programs”
  - EFFECTIVE DATE: July 25, 2021—Except for sections 105 and 503, which become effective May 7, 2021; sections 201, 202, 301, 309, and 504, which become effective July 1, 2021; sections 204 through 206 and 403, which become effective July 1, 2026; and section 505, which becomes effective July 1, 2024.
  - RCW 43.216.692  
Family home providers—Capacity flexibility.  
The department may waive the limit, as established in RCW 43.216.010(1)(c), that restricts family home providers from serving not more than 12 children. The department must establish conditions for such waivers by rule and must assess, at a minimum, the provider’s available square footage and staffing capabilities prior to issuing any waiver of the limit of 12 children.

## Research Methods

- Staff monitors the legislative agenda on an annual basis to confirm consistency between the RCW, WAC, and the Redmond Zoning Code.

## Team’s Key Decision Points

- **Family Day Care:** Staff discussed E2SSB 5237 concerning its relationship to the following:
  - WSBC- CHILD CARE, FAMILY HOME. A child care facility, licensed by Washington State, located in the dwelling of the person or persons under whose direct care and supervision the child is placed, for the care of twelve or fewer children, including children who reside at the home.
  - WSRC - CHILD CARE, FAMILY HOME. A child care facility, licensed by Washington State, located in the dwelling of the person or persons under whose direct care and supervision the child is placed, for the care of twelve or fewer children, including children who reside at the home.



### Stakeholder Feedback on Preliminary Recommendation

- DCYF is still considering and seeking advice from cities on the legislative provisions for the daycares. DCYF is also consulting with the WA State Building Code Council.
- State Fire Marshall does not provide inspections. Uncertain how this relates to local jurisdictions.
- Note the provisions for Adult Family Homes regarding required fire sprinklers.
- Parking is an issue but is not currently considered in the context of the daycare crisis
- An opportunity to education child care providers about local code provisions. There is an organization that can help – Childcare Resources.
- How can state inspections be more frequent also to ensure that local standards are met.
- The State Residential Building Code is not designed to review for uses other than residential. The total number of students and staff exceeds standard home capacities per the Res. Building Code. Meets instead the threshold for Commercial Building Code and the definition of Commercial Daycare Centers. Suggest that changes first go through the SBCC.
- Staff will continue communication with DCYF.
- Would also like to convene child care providers to discuss possible alignment across jurisdictions.
- What is the process for staff to review and approve?
- Should a separate business license be developed for daycares and/or for daycares that receive the waiver?
- Figure out a path forward for now. Fire and Building code would overrule though the RZC would not be administered.
- We need to determine whether there is a conflict in state law with our code. If a conflict, we cannot continue to administer RZC. Read thru statute against the code. If a straight up conflict, we need to describe how we remove the conflict. We could write an interpretation. If granted waiver, still an in-home day care but still need to comply with Fire and Building code that apply based on numbers. If state law is clear on applying to local regulations, then we would need to still administer local regs. Which of these is it? Where in the statute is the conflict or the deference to local regs. Then, we will have a policy choice: navigate the code, amend the code, or wait until all other codes align. Has the state preempted local code?

### Proposed Amendment Overview

- Amendments regarding “marijuana”/“cannabis”-related uses are minor in scope, to set forth consistency with state terminology only.
- Amendments regarding Family Day Care are inconsistent across the RCW/WAC, State Building Code, and WA State Fire Code. Therefore, the amendments proposed herein are preliminary only until additional information and consistency is established. Staff will continue to monitor related legislature and other amendments.



## Determination of Non-Significance Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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### CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Determination of Non-Significance for  
Redmond Zoning Code Rewrite Phase 2 File number: SEPA-2023-00113  
was sent to the Applicant and to the attached mailing list copy, by first class mail  
and electronically mailed to attached SEPA Agency List on or before August 1, 2023

Name (print) Gloria Meerscheidt

Date August 1, 2023

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### CERTIFICATE OF POSTING

I, the undersigned, certify that on August 1, 2023 I posted copies of the attached

Determination of Non-Significance at:	0	Location(s) on or near the site via Applicant
	1	City Hall
	1	Library

Name (print) Gloria Meerscheidt

Date August 1, 2023



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

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## PROJECT INFORMATION

**PROJECT NAME:** Redmond Zoning Code  
Rewrite Phase 2

**SEPA FILE NUMBER:** SEPA-2023-00113

### **PROJECT DESCRIPTION:**

Proposal involves amendments to the Redmond Zoning Code & Municipal Code including formatting and organization, transparency and accessibility of the code, community requests, process improvement, consistency with state law, and general corrections of cross-references, phrasing, and grammar. Amendments ensure consistency with the City's Comprehensive Plan policies.

**PROJECT LOCATION:** Citywide / Non-project action

**SITE ADDRESS:** Citywide / Non-project action

**APPLICANT:** Kim Dietz

**LEAD AGENCY:** City of Redmond

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

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

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

## CITY CONTACT INFORMATION

**PROJECT PLANNER NAME:** Matthew Allen

**PHONE NUMBER:** 425-556-2329

**EMAIL:** [mallen@redmond.gov](mailto:mallen@redmond.gov)

## IMPORTANT DATES

### **COMMENT PERIOD**

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

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

This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 08/15/2023.**

### **APPEAL PERIOD**

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 08/29/2023**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov) or at City Hall. You should be prepared to make specific factual objections.

**DATE OF DNS ISSUANCE:** August 1, 2023

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

**RESPONSIBLE OFFICIAL:** Carol V. Helland  
Planning Director

SIGNATURE: 

**RESPONSIBLE OFFICIAL:** Aaron Bert  
Public Works Director

SIGNATURE: 

**Address:** 15670 NE 85th Street Redmond, WA 98052

**CITY OF REDMOND**

**ENVIRONMENTAL CHECKLIST**

**NON-PROJECT ACTION**

*(Revised May 2018)*

**Purpose of the Checklist:**

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

**Instructions for Applicants:**

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

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

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

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

Review Planner Name: Matthew Allen

Date of Review: 7/6/2023

To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>A. <u>BACKGROUND</u></b></p> <p>1. Name of proposed project, if applicable: Redmond Zoning Code ReWrite and Code Amendments - Phase 2</p> <p>2. Name of applicant: Kimberly Dietz, Principal Planner, Planning and Community Development, City of Redmond</p> <p>3. Address and phone number of applicant and contact person: 15670 NE 85th Street, MS-4SPL, Redmond, WA 98052 425-556-2415</p> <p>4. Date checklist prepared: June 7, 2023</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:            i. Acreage of the site: citywide            ii. Number of dwelling units/ buildings to be constructed: none, non-project            iii. Square footage of dwelling units/ buildings being added: none, non-project            iv. Square footage of pavement being added: none            v. Use or principal activity: citywide non-project action            vi. Other information: amendments to dev. regulations         </p>	<p>MA</p> <p>MA</p> <p>MA</p> <p>MA</p> <p>MA</p> <p>MA</p> <p>MA</p> <p>MA</p> <p>MA</p> <p>MA</p> <p>MA</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Amendments to the city's development regulations per Redmond Zoning Code ReWrite Phase 2, are part of the multi-year, multi-phased project. This phase began development in 2021 and is anticipated for the City Council's final action in the fourth quarter of 2023 or first quarter of 2024.</p>	<p>MA</p>
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>The Redmond Zoning Code ReWrite is proposed for four phases, with this being the second phase. Following phases are anticipated address design standards in the Downtown urban center, amendments to improve the clarity of regulatory language, updates for conformance with federal and state legislation, and for alignment with the city's periodic update to its Comprehensive Plan (Redmond 2050). Amendments to the Redmond Municipal Code are also included.</p>	<p>MA</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>No additional environmental information has been prepared for this proposal. No additional environmental information is anticipated to be prepared for this proposal.</p>	<p>MA</p>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>Yes and no, the amendments proposed herein are being reviewed and considered for adoption in coordination with Redmond 2050 - the city's periodic amendment to its Comprehensive Plan for efficiency. While the amendments are not based on companion policies requiring amendment in advance, their review will be undertaken at the same time as Comprehensive Plan policies, organized by topic such as "housing", "natural environment", etc. The amendments proposed herein will be discussed under the heading of "Annual Cleanup" and represent general maintenance of the city's development regulations.</p>	<p>MA</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>The amendments to the city's development regulations and municipal code are a non-project action for general code improvement. The amendments are minor and represent general, annual maintenance of the city's development regulations.</p>	<p>MA</p>
<p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</p> <p>The proposal involves amendments to the Redmond Zoning Code and Municipal Code including formatting and organization, transparency and accessibility of the code, community requests, process improvement, consistency with state law, and general corrections of cross-references, phrasing, and grammar. The amendments ensure consistency with the City's Comprehensive Plan policies.</p>	<p>MA</p>
<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist</p> <p>The proposal involves the city's development regulations and is citywide. This is a non-project action comprised of amendments that are overarching throughout the City of Redmond, to be implemented at the time of future development.</p>	<p>MA</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>B. <u>SUPPLEMENTAL</u></b></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p> <p>This non-project action proposal is unlikely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>Two amendments within this package of annual cleanups are anticipated to avoid and reduce such increases: a.) streamlining and creating consistent procedures regarding monitoring of fats, oils, and grease in sewer infrastructure and b.) establishing clear cross-references from zoning districts to the critical areas chapter for Critical Aquifer Recharge Areas - prohibited land use activities.</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>This non-project action proposal is anticipated to have a positive impact on long-term conditions for plants, animals, fish, and marine life.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p>Including the amendments described in Question 1, an amendment to allow beekeeping in additional zoning districts throughout the city is anticipated, for example, to increase support for plants and insects.</p>	<p>MA</p> <p>MA</p> <p>MA</p> <p>MA</p>



To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>This non-project action proposal is unlikely to deplete energy or natural resources.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>The amendments proposed herein are mostly general in content and provide annual maintenance to the city's development regulations. Responses to Questions 1 and 2 address anticipated positive impacts to the environment and to fish and wildlife. In addition, two amendments within this package of annual cleanups are anticipated to increase protection and conservation of natural resources: a.) streamlining and creating consistent procedures regarding monitoring of fats, oils, and grease in sewer infrastructure and b.) establishing clear cross-references from zoning districts to the critical areas chapter for Critical Aquifer Recharge Areas - prohibited land use activities.</p>	<p>MA</p> <p>MA</p>
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p>This non-project action proposal is not anticipated to use and unlikely to affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection. In addition, current development regulations and associated amendments for clarity will continue to provide protection of these areas as future development occurs. Where amendments are proposed for clarity and transparency, it is anticipated that protections will be improved such as through their consistent and predictable implementation.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Protection of the city's aquifer is anticipated to be strengthened by establishing clear cross-references from zoning districts and their allowed land use information to the Zoning Code's critical areas chapter regarding the Critical Aquifer Recharge Areas - prohibited land use activities. The expansion of zoning districts allowing beekeeping is also anticipated to increase support for these areas by potentially increasing pollinating species in a more diverse and integrated setting.</p>	<p>MA</p> <p>MA</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>This non-project action is unlikely to affect land and shoreline use and will not allow or encourage land or shoreline use incompatible with existing plans. No amendments are proposed involving changes to land and shoreline use therefore, current development regulations and protection of land and shoreline use will continue to apply during development activities.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Adopted policies and development regulations will continue to apply to development activities. This non-project action does not propose changes to the regulations protecting land and shorelines.</p>	<p>MA</p> <p>MA</p>
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>The amendments proposed herein are anticipated to somewhat lessen demands on transportation services and impacts to utilities. No change is anticipated to demands for public services.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>Two amendments within this package of annual cleanups are anticipated to somewhat decrease demand on utilities: a.) streamlining and creating consistent procedures regarding monitoring of fats, oils, and grease in sewer infrastructure and b.) establishing clear cross-references from zoning districts to the critical areas chapter for Critical Aquifer Recharge Areas - prohibited land use activities. The amendment regarding family day care is anticipated, where feasible, to reduce trips involving day care drop off and pick up by identifying clear local review procedures for service providers, where state issued waivers support increased capacity for children and staff.</p>	<p>MA</p> <p>MA</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>The amendments proposed herein involve conformance of the city's development regulations with enacted state and/or federal legislation. For example, the term "marijuana" will be amended throughout the Redmond Zoning Code and Redmond Municipal Code to reflect the state's enacted terminology: "cannabis".</p>	<p>MA</p>

### C. **SIGNATURE**

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

**Applicant Signature:**

**Kim Dietz**

Digitally signed by Kim Dietz  
DN: CN=Kim Dietz  
Date: 2023.06.06 14:27:16-07'00'

**Name of Signee:**

Kimberly Dietz

**Position and Agency/Organization:**

Principal Planner, City of Redmond

**Relationship of Signer to Project:**

Staff, Project Manager

**Date Submitted:**

June 7, 2023

**From:** [Legals](#)  
**To:** [Gloria Meerscheidt](#)  
**Subject:** RE: 60465 - Please publish SEPA-2023-00113 as a liner ad on Tuesday, August 1, 2023  
**Date:** Thursday, July 27, 2023 12:33:01 PM

---

**External Email Warning!** Use caution before clicking links or opening attachments.

Hi Gloria,  
This is scheduled for Aug. 1, the total is \$231.92. Proof is attached.  
Thank you,

**Holly Botts** (she/her)  
*Legal Advertising Representative*  
p: (206) 652-6604  
e: [hbotts@seattletimes.com](mailto:hbotts@seattletimes.com)



---

**From:** Gloria Meerscheidt <GMeerscheidt@REDMOND.GOV>  
**Sent:** Thursday, July 27, 2023 11:56 AM  
**To:** Legals <legals@seattletimes.com>  
**Cc:** Gloria Meerscheidt <GMeerscheidt@REDMOND.GOV>  
**Subject:** 60465 - Please publish SEPA-2023-00113 as a liner ad on Tuesday, August 1, 2023

Hello Seattle Times Representative,

Please publish the enclosed attachment (word format) for SEPA-2023-00113 as a liner ad on Tuesday, August 1, 2023

Please respond to verify this request.

Thank you,

**Gloria Meerscheidt**  
Administrative Specialist, City of Redmond



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☎ 425-556-2407

 [gmeerscheidt@redmond.gov](mailto:gmeerscheidt@redmond.gov)

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**City of Redmond  
STATE ENVIRONMENTAL  
POLICY ACT (SEPA)  
DETERMINATION OF  
NON-SIGNIFICANCE**

**Name of Proposal/File Number:** Redmond Zoning Code-Rewrite Phase 2, SEPA-2023-00113

**Description of Proposal:** Proposal involves amendments to the Redmond Zoning Code and Municipal Code including formatting and organization, transparency and accessibility of the code, community requests, process improvement, consistency with state law, and general corrections of cross-references, phrasing, and grammar. Amendments ensure consistency with the City's Comprehensive Plan policies.

**Location of Proposal:** Citywide / Non-project action

**Site Address of Proposal (if any):** Citywide / Non-project action

**Applicant:** Kim Dietz

**Lead Agency:** City of Redmond

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

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

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

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

     There is no comment period for this DNS.

  X   This DNS is issued under WAC 197-11-340(2) and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the project Planner, Matthew Allen, at 425-556-2329, via fax at 425-556-2400, via e-mail at mallen@redmond.gov.

**Comments must be submitted by August 15, 2023.**

**Responsible                      Official/Position/Title:**  
Carol V. Helland, Planning Director

**Responsible                      Official/Position/Title:**  
Aaron Bert, Public Works Director

**Address:** 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710

**Appeal Period**

You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 08/29/23** by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov). You should be prepared to make specific factual objections.

For more information about the project or SEPA procedures, please contact the project planner, Matthew Allen at 425-556-2329 or e-mail [mallen@redmond.gov](mailto:mallen@redmond.gov).

Date of DNS issuance: August 1, 2023



**From:** [NoReply@ecy.wa.gov](mailto:NoReply@ecy.wa.gov)  
**To:** [Gloria Meerscheidt](#)  
**Subject:** SEPA record published  
**Date:** Tuesday, August 1, 2023 4:27:43 PM

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The SEPA admin reviewed and published [SEPA record number 202303699, "Redmond Zoning Code Rewrite Phase 2"](#).

Lead Agency File Number: SEPA-2023-00113.

It will now be available to the public.

From: Marjorie Jordan-Sabo  
Email: [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)  
Phone number: (564) 669-3418

**From:** [Gloria Meerscheidt](#)  
**To:** [Adam](#); [Avril Baty](#); [Bob Yoder](#); [Casey Barney](#); [Chris Jenkins](#); [Construction](#); [Dan Sokol](#); [Dbeadle](#); [Drew Folsom](#); [Elizabeth Elliot](#); [Erika Harris](#); [Genick](#); [Glen St. Amant - MTFD Habitat Program](#); [Gretchen Kaehler](#); [Heidi Bedwell](#); [Jennifer Meisner](#); [Jerry Meninick](#); [Jim Ishimaru](#); [John Greene](#); [Jon Regala](#); [King County Parks](#); [King County Wastewater](#); [Klyste](#); [Laura Murphy](#); [Mark Wilgus](#); [Matt](#); [Muckleshoot](#); [Peter Alm](#); [Philippe D. LeTourneau](#); [Puget Sound Clean Air Agency](#); [R10-NEPA](#); [Robert Nunnenkamp](#); [RYoung](#); [SEPA Center](#); [sepadahp](#); [Stephanie Jolivet](#); [Steve Bottheim](#); [Steven Mullen-Moses](#); [Terry Lavendar](#); [Tina Morehead](#); [TMcGruder](#); [Todd Scott](#); [WDFW biologist](#); [wendy.klahr](#)  
**Cc:** [Matthew Allen](#); [Kim Dietz](#); [Gloria Meerscheidt](#)  
**Subject:** City of Redmond - SEPA-2023-00113 Redmond Zoning Code Rewrite Phase 2  
**Date:** Tuesday, August 1, 2023 11:49:44 AM  
**Attachments:** [SEPA-2023-00113.pdf](#)

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Hello SEPA Reviewers,

**Attached:** SEPA-2023-00113, Redmond Zoning Code Rewrite Phase 2

**Type of SEPA Documentation:** State Environmental Policy Act, Determination of Non-Significance

**Description of Proposal:** Proposal involves amendments to the Redmond Zoning Code and Municipal Code including formatting and organization, transparency and accessibility of the code, community requests, process improvement, consistency with state law, and general corrections of cross-references, phrasing, and grammar. Amendments ensure consistency with the City's Comprehensive Plan policies.

**Date of Notice:** August 1, 2023

To view more information about this project, click the link below.

<https://www.redmond.gov/2045/Redmond-Zoning-Code-Rewrite-Phase-2>

If you have any questions, please contact the assigned planner:

- Matthew Allen
- [mallen@redmond.gov](mailto:mallen@redmond.gov)
- 425-556-2329

**Gloria Meerscheidt**  
Administrative Specialist, City of Redmond



.....  
☎ 425-556-2407

✉ [gmeerscheidt@redmond.gov](mailto:gmeerscheidt@redmond.gov)

🖱 [www.redmond.gov](http://www.redmond.gov)

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A	B	C
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Angie Yusuf		<a href="mailto:angie@centroculturalmexicano.org">angie@centroculturalmexicano.org</a>
Lake Washington School District	Mathew Gillingham	<a href="mailto:mgillingham@lwsd.org">mgillingham@lwsd.org</a>
Muslim Community Resource Center	Nickhath Sheriff	<a href="mailto:nicky@mcrcseattle.org">nicky@mcrcseattle.org</a>
Overlake Christian Church	Josh McQueen	<a href="mailto:JoshM@occ.org">JoshM@occ.org</a>
Lake Washington School District	Catherine Roberson	<a href="mailto:carobinson@lwsd.org">carobinson@lwsd.org</a>
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		<a href="mailto:executivedirector@iaww.org">executivedirector@iaww.org</a>
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King County Housing Authority	Elizabeth Westber	<a href="mailto:ElizabethW@kcha.org">ElizabethW@kcha.org</a>
IAWA	Lalita Uppala	<a href="mailto:executivedirector@iawa.com">executivedirector@iawa.com</a>
Holy Resurrection Armenian Apostolic Church	Rev. Fr. Vazgen Boyaj	<a href="mailto:tervazken@yahoo.com">tervazken@yahoo.com</a>
Evangelical Chinese Church	Paul Eng	<a href="mailto:pauleng.pe@gmail.com">pauleng.pe@gmail.com</a>
Redmond United Methodist Church	Reverend Lara Bolger	<a href="mailto:pastor@redmondumc.org">pastor@redmondumc.org</a>
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Redmond Historical Society		<a href="mailto:john.oftebro@redmondhistoricalsociety.org">john.oftebro@redmondhistoricalsociety.org</a>

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80	Hillis Clark Martin & Peterson P.S.	Joshua E. Friendmann	<a href="mailto:josh.friedmann@hcmp.com">josh.friedmann@hcmp.com</a>
81	GEM Partners	Tiffany Salerno	<a href="mailto:tiffany@gempartners.net">tiffany@gempartners.net</a>
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107		Jacob Stephens	<a href="mailto:jacobmisterstephens@gmail.com">jacobmisterstephens@gmail.com</a>
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112			

**NOTICE OF PUBLIC HEARING  
CITY OF REDMOND**

**Phase 2 of Amendments to the Redmond Zoning and Municipal Code as Periodic Rewrite of  
Redmond's Development Regulations (LAND-2023-00112/SEPA-2023-00113)**

The City of Redmond **Planning Commission** will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **September 27, 2023 at 7:00 p.m.** or as soon thereafter on:

**SUBJECT:** Amendments to the Redmond Zoning Code & Municipal Code including formatting and organization, transparency and accessibility of the code, community requests, process improvement, consistency with state law, general corrections of cross-references, phrasing, and grammar, and for consistency with Comprehensive Plan policies. Amendments involve RZC Chapters 21.06, 21.08, 21.10, 21.13, 21.14, 21.16, 21.24, 21.41, 21.57, 21.76; associated definitions in RZC 21.78; and RMC Titles 5, 9, 7, and 13.

**REQUESTED ACTION:** Planning Commission recommendation on the proposed Code amendments.

Join in-person at City Hall, watch live at [redmond.gov/RCTV](https://www.redmond.gov/RCTV), Comcast channel 21, Ziply channel 34, on [facebook.com/CityofRedmond](https://www.facebook.com/CityofRedmond), or listen live by phone by calling 510-335-7371.

All persons are invited to comment in-person or by phone during the meeting by providing a name and phone number to [PlanningCommission@redmond.gov](mailto:PlanningCommission@redmond.gov) no later than 5 p.m. on the day of the hearing.

Written testimony should be sent to the Planning Department at City Hall, P.O. Box 97010, Redmond, Washington, 98073-9710. Written testimony may also be provided by e-mail to [PlanningCommission@redmond.gov](mailto:PlanningCommission@redmond.gov). All written testimony must be received by 5:00 p.m. the day the hearing.

**For more information about the [Redmond Zoning Code Rewrite](#), please contact Kimberly Dietz, Principal Planner, 425-556-2415, [kdietz@redmond.gov](mailto:kdietz@redmond.gov).**

A copy of the proposal is available at <https://www.redmond.gov/1747/Redmond-Zoning-Code-Rewrite-Phase-2>. If you are hearing or visually impaired, please notify the Planning Department at (425) 556-2441 one week in advance of the hearing to arrange for assistance.

**LEGAL NOTICE: 9/6/2023**

## Attachment A. 3. Public Comment Matrix

### Phase 2 of Amendments to the Redmond Zoning and Municipal Codes as Periodic Rewrite of Redmond's Development Regulations

*Note: Redmond Planning Commission held its public hearing on September 27, 2023 and kept it open for written public comments through October 25, 2023.*

<b>Name</b>	<b>Topic</b>	<b>Comment Summary</b>	<b>Written/Verbal</b>
<b>David Morton</b>	Redmond Zoning Code: Critical Aquifer Recharge Area prohibited land use activities	Request to the City to take proactive steps to safeguard drinking water/aquifer from contamination. He identified the prohibited land use activities in RZC 21.64.050.C, requesting amendment on this section concerning Critical Aquifer Recharge Areas (CARAs) I and II.	Verbal and Written September 27, 2023
<b>Evan Lawler, Katie Kendall, and Keith Hubrath</b>	Redmond Zoning Code: Clarify allowance of ambulatory or outpatient services in the Northwest Design District	Ambulatory or outpatient services was thought to be included in the allowed uses for the Northwest Design District. The use class allows for dentists and clinics.	Verbal and Written September 27, 2023



## Attachment C: Public Comments

### 1. David Morton Comments

**From:** [David Morton](#)  
**To:** [Planning Commission](#)  
**Cc:** [Ian Lefcourte](#); [Kim Dietz](#); [Amanda Balzer](#); [Jessica Atiakson](#); [Carol Helland](#); [Aaron Bert](#); [Jenny Lybeck](#); [Becky Frey](#); [Lauren Alpert](#); [Glenn Coil](#); [Redmond 2050](#); [Cathy Beam](#); [Lauren Anderson](#); [Council](#); [Mayor Council](#); [Mayor \(Internet\)](#); [Oneredmond Info](#); [Patrick Jurney](#); [Andrea Martin](#); [pwilliams@redmond.gov](#); [Malisa Files](#); [Jill E. Smith](#); [Mike Brent](#); [Andy Swayne](#); [David Hoffman](#); [jor\\_mig\\_santos@hotmail.com](#); [tammyvupham@icloud.com](#); [Rheva Wren](#); [Saanvi Bathla](#); [Erik Bedell](#); [Dave Otis](#); [Zwanziq, Macy](#); [brandon.levritz@pse.com](#); [Jones, Karissa](#); [James Terwilliger](#); [Anastasiya Warhol](#); [David Baker](#); [Milton Curtis](#); [Angela Kugler](#); [Nigel Herbig](#); [Joe Marshall](#); [Melanie OCain](#); [Andrew McClung](#); [David Barnes](#); [Brian Stewart](#); [Corina Pfeil](#); [Debra Srebnik](#); [City Hall](#); [Cheryl D. Xanthos](#); [City Clerk](#); [Jeff Churchill](#); [PLAN - Redmond 2050 - Technical Advisory Committee](#); [Chip Cornwell](#); [Steve Yoon](#); [Odra Cardenas](#); [Brian Collins \(GWS\)](#); [Buck, Brian](#); [Arielle Dorman](#); [Kim Faust](#); [Tom Hitzroth](#); [Marilyn Lazaro \(City Volunteer\)](#); [Yeni Li](#); [Tom Markl - Economic Development Board of Directors](#); [Phil Miller](#); [Ray Savers](#); [Kelli Refer](#); [Sol Dressa](#); [David Godfrey](#); [Court Olson](#); [Barbara Braun](#); [Dave Russell](#); [Phil Ritter](#); [Bill Westre](#); [Annie Phillips](#); [Cynthia Ervin](#); [Cynthia Ervin](#); [Robin Briggs](#); [Ron Snell](#); [Sarah Richards](#); [Iris Antman](#); [Terry Jorgensen](#); [Linda Golley](#); [Stacey Valenz](#); [Vicki Grayland](#); [Steven Bolliger](#); [David Perk](#); [Emanuel](#); [Ann Fletcher](#); [Colleen Clement](#); [Callie Ridolfi](#); [Anne Udalov](#); [Hollytownes](#); [Linda Hagedorn](#); [Kristi Weir](#); [Gwen Hanson](#); [Marilyn Mayers](#); [David Ramsay](#); [David Perk](#); [Dan Streiffert](#); [Scott Patterson](#); [Greg Smith](#); [paulared325@hotmail.com](#); [Neal Anderson](#); [Brady Nordstrom](#); [Paul Bruno](#); [AA](#); [April Stevens](#); [Cameron Barajas](#); [Alice Meng](#); [Jonny Lu](#); [Christopher Randels](#); [Devon Kellogg](#); [Marilyn Subala](#); [Rachel Molloy](#); [Bonnie Shipman](#); [Howard Harrison](#); [Gene Olson](#); [David Lee](#); [Seraphie Allen](#)  
**Subject:** A Public Comment at the Redmond Planning Commission meeting on 9/27/23 by David Morton  
**Date:** Wednesday, September 27, 2023 11:35:50 AM  
**Attachments:** [Tenth talk to Redmond Planning Commission.docx](#)

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Redmond Planning Commissioners,

I wish to provide spoken public comment during the public hearing portion of the September 27, 2023, meeting of the Redmond Planning Commission. The public hearing is scheduled during agenda item #4 (Redmond Zoning Code Rewrite: Annual Code Cleanups).

I plan to be present at City Hall to present my public comment in person at the podium.

My 3- to 5-minute comment is attached as a Word document (containing [blue and underlined hyperlinks](#)) and is inserted in the body of this email below.

Here are relevant links from the agenda regarding agenda item 4:

[Memo](#)

[Att. A: Technical Committee Report \(also provided 9/13\)](#)

[Att. A.1: Proposed Zoning and Municipal Code Amendments](#)

[Att. A.2: Amendment Summaries and Analysis](#)

[Att. B: Issues Matrix](#)

☐ ☐ ☐ **The Following Is My 3- to 5- Minute Public Comment** ☐ ☐ ☐

Redmond must take **proactive** steps to safeguard its drinking water aquifer from contamination resulting from new developments in its [Critical Aquifer Recharge Areas](#) (CARAs). To achieve this, the city should consider amending its Zoning Code regarding its CARAs.

The prohibited land uses and activities that pose a hazard to the City's CARAs are listed in [RZC 21.64.050.C](#), though they are not similarly identified within Article I chapters. [Staff](#)

[identified the need for cross-references](#) from RZC Chapters 21.10, 21.13 and 21.14 to [RZC 21.64.050.C](#), which lists the Prohibited Land Uses in the CARAs.

However, I have not seen an amendment to correct a flaw in 21.64.050.C.

Its [Subsection 1](#) lists **25** prohibited land uses and activities **in CARA I**, but

[Subsection 2](#) lists only **2** prohibited land uses and activities in **CARA II**.

**CARAs I and II lie over the same aquifer.** The only [difference between CARA I and CARA II](#) is:

- In **CARA I**, it takes **up to 5 years** for groundwater contamination to reach City-owned public water wells.
- In **CARA II**, it takes **more than 5 years** for groundwater contamination to reach those wells.

Contaminating the groundwater in **CARA II** is as bad for water quality and public health as contaminating the groundwater in **CARA I**. **All 25 of the prohibited land uses and activities in CARA I should also be prohibited in CARA II.**

The City of Redmond has a [Pollution Prevention Assistance Agreement](#) with the state Department of Ecology. The [Program](#)'s mission is to safeguard residents and the environment by helping small businesses reduce toxic chemical usage, safely manage hazardous waste, and prevent stormwater pollution. As part of the Agreement, Redmond will conduct site visits to [businesses that may potentially pollute groundwater](#) within its CARAs to conduct risk-based assessments.

**The Redmond Zoning Code could require that businesses wishing to locate on Redmond's CARAs first be proactively assessed through this [Program](#) for their risk of potential groundwater contamination.**

To **avoid contaminating its drinking water aquifer**, Redmond might consider the following:

1. Establish stricter zoning regulations for CARAs, ensuring that high-risk activities such as [industrial and chemical storage facilities are prohibited](#) within these areas. Implement setback requirements to keep development a safe distance from aquifer recharge zones.
2. Require comprehensive environmental impact assessments for any development proposed in CARAs, including hydrogeological studies, soil testing, and potential contaminant modeling to evaluate the impact on groundwater quality. Developers should be obligated to fund and adhere to mitigation measures.
3. Incentivize low-impact development (LID) techniques within CARAs, such as permeable pavements, green roofs, and stormwater retention systems to reduce runoff and minimize pollutants entering the aquifer.
4. Implement stringent monitoring and reporting requirements for existing and new developments in CARAs. Regular inspections should be conducted to ensure compliance with environmental safeguards.
5. Educate the public to increase awareness of the importance of CARAs and the need for their protection. Stakeholders, including residents, businesses, and environmental organizations, should be engaged in the Zoning Code amendment process.

Through proper amendment of the Zoning Code, Redmond can fortify its commitment to

preserving its drinking water aquifer and maintaining the long-term sustainability of this vital resource.

☐☐☐ **End of My 3- to 5- Minute Public Comment** ☐☐☐

Sincerely,

Dr. David Morton  
Redmond, 98053



## Attachment C: Public Comments

### 2. Northwest Design District Comments from Lawler, Kendall, and Hubrath

**From:** [Courtney Flora](#)  
**To:** [Planning Commission](#); [Kim Dietz](#)  
**Cc:** [Carol Helland](#); [Evan Lawler](#); [Keith Hubrath](#); [Katie Kendall](#)  
**Subject:** Code Cleanup Ordinance  
**Date:** Tuesday, September 26, 2023 3:19:50 PM  
**Attachments:** [Proctor Willows, Use Clarification.pdf](#)  
[Agenda Memo No.pdf](#)  
[Proctor Willows - Medical Office Trip Generation Memo.pdf](#)

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**External Email Warning!** Use caution before clicking links or opening attachments.

Hello-- Please see the attached letter and attachments submitted on behalf of Goodman Real Estate for tomorrow night's Planning Commission meeting, item #4 (Annual Code Cleanup).

Evan Lawler and Keith Hubrath from Goodman, and Katie Kendall from my office, are planning to attend in support of our request for a clarifying amendment to the Northwest Design District zoning to allow for medical office uses.

Thank you for your attention to this, and please reach out with any questions. Thank you!

Courtney Flora

Partner

**McCULLOUGH HILL PLLC**

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September 26, 2023

VIA EMAIL

Redmond Planning Commission  
c/o Kim Deitz, Principal Planner  
City of Redmond  
15670 NE 85<sup>th</sup> Street  
Redmond, WA 98073  
[KDIETZ@REDMOND.GOV](mailto:KDIETZ@REDMOND.GOV)

Re: Proctor Willows, Medical Office Use Clarification

Dear Planning Commission Members:

We are writing on behalf of Goodman Real Estate, owner of the mixed-use portion of the “Proctor Willows” project, located at the corner of NE 124<sup>th</sup> Street and Willows Road. It has recently come to Goodman’s attention that the site’s zoning does not appear to allow medical office (classified in Redmond as an “institutional health and service use”). This was a surprise and has become a significant issue because Goodman needs to secure a tenant for occupancy in mid-2024. This is an ideal location for medical office, and Virginia Mason has expressed strong interest in the space.

The omission of medical office as a permitted use in this zone was a clear oversight. The site is zoned Northwest Design District (“NWDD”), a new zoning district developed in 2018/2019 specifically for this site. This site was previously zoned Business Park (“BP”) but had been vacant for 20 years because the site topography and location would not support a large-format office/manufacturing/business park use. Quadrant Homes determined the site was better suited for residential uses, and it proposed an amendment to the BP zoning that would add standalone and detached housing types to supplement the multi-family housing already allowed in the BP zone.

Instead of amending the BP zoning, the City directed Quadrant to develop a new “Northwest Design District,” with zoning and incentives tailored to the site. The focus of the new zoning effort was to add a diversity of housing types, but to ensure a mixed-use project with neighborhood-serving businesses, the City required a mandatory 22k sq. ft. of “nonresidential uses.”

I represented Quadrant in the development of the NWDD regulations (and companion Comprehensive Plan amendment, rezone, and Master Plan), and I had extensive discussions with Andrew Bauer, Jae Hill, and Erika Vandenbrande (among others) to determine which uses should be carried over from the BP zoning into the new NWDD. Manufacturing, wholesale trade and regional uses were prohibited, but the full range of retail and professional and personal services were permitted outright in the new NWDD zone. The intent was to carry over all permitted BP uses that would make sense in a mixed-use project in this location.

As evidenced in the attached Memorandum from the Mayor to the City Council on March 5, 2019, the NWDD district was adopted to “create flexible regulations that would facilitate the development

of a mixed-use site that allows uses such as townhomes, apartments, mixed-use structures, office, and neighborhood-scaled commercial services.” In addition, the NWDD zoning allowed for a “broad range” of services to “serve the surrounding neighborhood and the future employees and residents living and working on the site.”

Ultimately, all “health and personal care” uses, “professional services,” and “personal services” were permitted outright in the NWDD. Admittedly, “ambulatory or outpatient services” (the use category that allowed medical offices in 2019) was not specifically listed as a permitted use in the NWDD zone— but there is no indication that staff, Planning Commission or the Council intended to exclude this use. To the contrary, we discussed neighborhood clinics, dentists, etc. being appropriate uses for this mixed-use project. Notably, daycare is permitted outright in the NWDD zone (and daycares are now included in the same “institutional health and human services” zoning category as clinics, dentists, and chiropractors).

As a result of this oversight, Goodman could lease space to a nail salon, veterinarian’s office, day care center, optometrist or law office— but not to a dentist, chiropractor or neighborhood clinic. This makes no sense, and it is inconsistent with the “community-serving” function of the NWDD zone. It reinforces the fact that the omission of medical office was an oversight.

A medical office use would have no greater environmental impact than any of the allowed uses in the NWDD zone. The transportation study prepared for the NWDD Comprehensive Plan amendment/rezone/Master Plan assumed 9,000 sq. ft. of office, a 8,500 sq. ft. day care, and 5,000 sq. ft. of retail. The Transpo Group, the same transportation engineering firm that prepared the 2018 trip generation analysis for the NWDD rezone, has evaluated the impact of replacing these uses with 22,500 sq. ft. of medical office. Transpo concluded that the “medical office land use would result in fewer peak hour trips generated and lessen the impact on surrounding streets.” *See* attached memorandum from the Transpo Group, dated September 25, 2023.

Goodman is asking the Planning Commission to rectify this oversight in the code cleanup ordinance by adding “institutional health and service uses” as a permitted use in the NWDD zone. The NWDD was designed to allow flexible, neighborhood-serving retail and office uses; medical office is exactly what was intended. These uses would benefit the project and the neighborhood as a whole.

Thank you for considering these comments.

Sincerely,

*[Courtney E. Flora]*

Courtney E. Flora

cc: Carol Helland, Planning Director

## MEMORANDUM

<b>Date:</b>	September 25, 2023	<b>TG:</b>	1.16159.02
<b>To:</b>	Courtney Flora – McCullough Hill, PLLC		
<b>From:</b>	Michael Swenson, PE, PTOE – Transpo Group		
<b>Cc:</b>	Evan Lawler – Goodman Real Estate		
<b>Subject:</b>	Proctor Willows – Medical Office Trip Generation		

This memorandum summarizes the analysis conducted regarding the forecast trip generation for the proposed medical office land use on the Proctor Willows site and compares it to the previous trip generation the City relied on when it adopted the “Northwest Design District” Comprehensive Plan amendment and rezone for the Proctor Willows site in 2018.

Though the 2018 analysis did not include medical office, this memorandum demonstrates that a medical office use in the project would result in fewer peak hour trips than the originally analyzed commercial uses and lessen the impacts on surrounding streets.

## Previous Analyses

The September 11, 2018 memorandum from Transpo Group provided a vehicle trip generation comparison for multiple development scenarios, shown below. The Proposed Zoning (Revised) development scenario included a mixed-use and townhomes project. Under this development scenario, a total of approximately 2,700 weekday trips were generated with 240 during the weekday AM peak hour and 273 during the weekday PM peak hour (note that the numbers in the table are rounded). Of the 273 PM peak hour trips, 158 trips were from the residential component and the remaining 115 trips were from the commercial piece, assumed to consist of 22,500 sf of commercial space, including 9,000 sf office, 8,500 sf daycare, and 5,000 sf retail.

### Vehicle Trip Generation Comparison

Development Scenario	Weekday	AM Peak Hour	PM Peak Hour
Current Zoning: Mixed Use <sup>1</sup>	5,400	320	390
Current Zoning (0.45 FAR): Business Park <sup>2</sup>	3,700	420	380
Current Zoning (1.00 FAR): Business Park <sup>3</sup>	8,500	950	860
Proposed Zoning: Townhomes & Mixed Use <sup>4</sup>	3,500	240	290
Proposed Zoning (Revised): Mixed Use & Townhomes <sup>5</sup>	2,700	240	270

<sup>1</sup> Assumes 604 apartments and 45,000 sq. ft. of retail

<sup>2</sup> Assumes 300,000 sq. ft. of business park

<sup>3</sup> Assumes 680,000 sq. ft. of business park with green building incentives

<sup>4</sup> Assumes 175 townhomes, 300 apartments, and 15,000 sq. ft. of retail

<sup>5</sup> Assumes 175 townhomes, 195 apartments, 9,000 sq. ft. of office, 8,500 sq. ft. of daycare, and 5,000 sq. ft. of retail

## Current Request

Commercial tenants have not yet been secured for the project, but there is a high demand for “medical office” in this space, which includes dentists and walk-in clinics. Virginia Mason has been identified as a possible tenant for this location. You have asked us to analyze trip generation associated with a medical office use in place of the 22,500 gsf of the various commercial uses analyzed in the original 2018 analysis.

Trip generation rates were taken from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* (consistent with the previous analysis). ITE provides trip rates for a couple of medical related uses that best fit the proposed land use. These uses include ITE land uses LU 630 – Clinic and LU 720 – Medical-Dental Office Building that are two related uses. These two related uses are similar in definition in that both facilities provide “*diagnostic and outpatient care but are unable to provide prolonged in-house medical and surgical care*” per the ITE definition. However, per the ITE definition: “*clinics commonly have lab facilities, supporting pharmacies, and a wide range of services (compared to the medical office, which may only have specialized or individual physicians)*”. Nevertheless, our analysis uses the higher rate of the two land uses which is associated with LU 720 – Medical-Dental Office Building in order to provide a more conservative estimate. Table 1 shows the trip generation for the current request.

**Table 1. Medical Office Trip Generation Summary**

Land Use	Size	Rate <sup>1</sup>	Project Trips		
			Total	In	Out
<b>Medical-Dental Office Building (LU 720)</b>	22,500 sf				
Daily		34.80	782	391	391
AM Peak Hour		2.78	63	49	14
PM Peak Hour		3.46	78	22	56

Note: sf = square-feet

1. Trips rates from ITE Trip Generation Manual, 10<sup>th</sup> Edition.

As shown in Table 1, the proposed medical use is forecast to generate 78 PM peak hour trips. This is less than the 115 trips generated by the commercial portion of the previous Proposed Zoning (Revised) development scenario, by 37 trips. The medical office land use would result in fewer peak hour trips generated and lessen the impacts on the surrounding streets.





**MEMO TO:** Members of the City Council

**FROM:** Mayor John Marchione

**DATE:** March 5, 2019

**SUBJECT:** Adoption of Northwest Design District Policies, Regulations, and Rezoning the Proctor-Willows Site

## **I. RECOMMENDED ACTION**

Adopt the proposed ordinances to enact the Comprehensive Plan and Zoning Code amendments related to the Northwest Design District for the Proctor-Willows property. The ordinances will:

1. Change the Comprehensive Plan land use designation on the Proctor site from “Business Park” to “Design District.”
2. Create Comprehensive Plan policies for the Northwest Design District.
3. Change the zoning designation on the Proctor site from “Business Park” to “Northwest Design District.”
4. Create zoning regulations to implement the Northwest Design District.

## **II. DEPARTMENT CONTACTS**

Erika Vandenbrande, Director, Planning and Community Service	425-556-2457
Jae Hill, AICP, CFM, Manager, Long-Range Planning	425-556-2414
Andrew Bauer, AICP, Senior Planner	425-556-2750

## **III. DESCRIPTION/BACKGROUND**

The Quadrant Corporation (Applicant) proposes Comprehensive Plan and Zoning Code amendments to change the zoning on a property at the SW corner of NE 124<sup>th</sup> Street and Willows Road from “Business Park” to “Design District.” The proposed amendment would create flexible regulations that would facilitate the development of a mixed-use site that allows uses such as townhomes, apartments, mixed-use structures, office, and neighborhood-scaled commercial services. Current zoning allows residential uses as part of a mixed-use residential structure but prohibits standalone and detached residential uses.

The Applicant filed the request in April 2016 as part of the Comprehensive Plan docketing process. Staff held two neighborhood meetings to receive feedback on the proposal and to

inform draft policies and regulations. In Summer 2018, the Planning Commission held a series of meetings and a public hearing which resulted in the Applicant modifying the proposed land use concept in September 2018. An additional public hearing was held to receive testimony on the modified proposal.

#### **A. Analysis**

The City and Applicant have worked collaboratively to create draft policies and regulations which are flexible and that respond to the unique characteristics of the site. The key outcomes of the policies and regulations are:

1. Horizontally-integrated, mixed-use site: Proposed regulations create flexibility for residential and non-residential land uses to be located on the site in a manner that best integrates with the site and its context.
2. Opportunity for expanded housing types: Residential land uses are proposed to be expanded to allow a broader range of housing types, including townhomes and apartments (part of a mixed-use structure or standalone). Allowing a range of housing types creates needed flexibility to integrate with the site and its context and creates more variation in housing affordability.
3. Opportunity for more commercial uses and increased flexibility: Proposed regulations include a broad range of allowable commercial uses intended to serve the surrounding neighborhood and the future employees and residents living and working on the site.
4. Green development incentives specific to the site: Proposed regulations include provisions for green development incentives which must be utilized to achieve the maximum development potential. The incentives were developed specific to the site and are intended to be used in lieu of the existing Green Building Incentive Program.

#### **Most Appropriate Land Use Designation**

Besides Design District, other land use designations were considered and determined to be inappropriate for the site. Designations such as “Multifamily Urban” or “Neighborhood Commercial” apply to multiple properties citywide and do not provide the flexibility necessary to adequately respond to the unique characteristics and context of the site. Furthermore, other designations have limitations on mixed use development (horizontal and vertical) or prohibit them entirely.

### **IV. PREVIOUS DISCUSSIONS HELD**

Below are the major milestones of the process to-date:

- April 2016: Applicant proposed rezoning property from Business Park to Design District
- 2017: Neighborhood Meetings; draft policies & regulations developed
- February 2018: Non-Project SEPA Determination of Non-Significance
- May 31, 2018: Technical Committee Recommendation
- June-July 2018: Planning Commission review; Public Hearing

- September 2018: Modified proposal submitted
- October 19, 2018: New Technical Committee Recommendation for modified proposal
- October 24, 2018: Public Hearing before the Planning Commission
- November 7, 2018: Planning Commission Recommendation
- January 22, 2019: City Council Study Session
- February 19, 2019: Planning and Public Works Committee of the Whole

## **V. IMPACT**

### **A. Service/Delivery:**

If the Comprehensive Plan and Zoning Code amendments are approved, the Applicant could proceed to filing applications for a Master Plan and Development Agreement to develop the site. Necessary infrastructure and improvements to serve future development would be required to be constructed by the Applicant.

### **B. Fiscal Note:**

Future development of the site would pay development application fees and impact fees. Once developed, future improvements and uses on the site would be assessed property taxes and sales tax, as applicable.

## **VI. ALTERNATIVES TO STAFF RECOMMENDATION**

Condition or modify the Planning Commission recommendation and/or the proposed policies or regulations.

## **VII. TIME CONSTRAINTS**

The Applicant initiated their request with the 2016 Comprehensive Plan Docket, and is eager to advance to the Master Plan and Development Agreement review process – pending action on the Comprehensive Plan and Zoning Code Amendment.

## **VIII. LIST OF ATTACHMENTS**

Attachment A: Ordinance Amending the Comprehensive Plan

Exhibit 1: Planning Commission Report

Exhibit 2: Comprehensive Plan Map Amendment

Exhibit 3: Northwest Design District-Comprehensive Plan Policies

Attachment B: Ordinance Amending the Redmond Zoning Code

Exhibit 1: Planning Commission Report

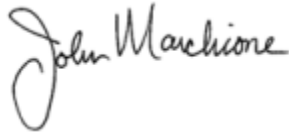
Exhibit 2: Zoning Map Amendment

Exhibit 3: Zoning Code Amendments



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**Erika Vandenbrande, Director of Planning and Community Development**



Approved for Agenda \_\_\_\_\_  
**John Marchione, Mayor**

## Attachment A. 4. Proposed Amendment to the Redmond Zoning and Municipal Codes

The following are recommended to amend the Redmond Zoning and Municipal Codes as a periodic rewrite of the City's development regulations:

Pg. Title, Chapter, or Section Name

- 2. RMC 5.04.140 Criteria for denial, suspension or revocation of license
- 4. RMC 5.22.070 Revocation or suspension of license
- 7. RMC Chapter 9.14 Controlled Substances, Paraphernalia, Poisons and Toxic Fumes
- 11. RMC Chapter 13.04 Sewage and Drainage
- 29. RMC Title 7 Animals
- 32. RZC 21.04.030 Comprehensive Allowed Use Chart
- 37. RZC 21.06 Urban Recreation
- 50. RZC 21.08.340 Home Business
- 55. RZC 21.10 Downtown Regulations
- 278. RZC 21.13.120 MDD Site Standards
- 281. RZC 21.13.150 MDD Floor Area
- 283. RZC 21.14 Commercial Regulations
- 433. RZC 21.14.080 Northwest Design District
- 438. RZC 21.16 Site Requirements, Measurements, and Other Applicable Regulations
- 446. RZC 21.24 Fences
- 458. RZC 21.41 (Formerly) Marijuana (NEW) Cannabis-Related Uses
- 462. RZC 21.76 Review Procedures

Note: RZC 21.78 amendments involving associated definitions were provided to the Planning Commission in [Technical Committee's July 26, 2013 Overlake Package, Attachment A](#). Amendments to RZC 21.78 will be presented to the City Council for review and action along with Redmond 2050 regulatory amendments.

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#### 5.04.140

##### CRITERIA FOR DENIAL, SUSPENSION OR REVOCATION OF LICENSE.

A. The Finance Director may deny issuance of a business license to any applicant or suspend or revoke any and all business licenses of any holder when such person, or any other person with any interest in the application or license:

1. Knowingly violates or knowingly causes, aids, abets, or conspires with another to cause any person to violate any State, Federal, or City law which may affect or relate to the applicant or license holder's business, except for Federal statutes, rules and regulations relating to marijuana cannabis that are in conflict with State law, as long as the applicant or person with interest in the application has a current State license to operate a marijuana cannabis facility;
2. Has obtained a license or permit by fraud, misrepresentation, concealment, or through inadvertence or mistake;
3. Is or has been convicted of, forfeits bond upon, or pleads guilty to any felony offenses directly related to the operation of the applicant's or license holder's business unless the offense relates to marijuana cannabis and the applicant has a current State license to operate a marijuana cannabis facility;
4. Makes a misrepresentation or fails to disclose a material fact to the City related to any of the obligations set forth in this chapter;
5. Violates any building, safety, fire or health regulation on the premises in which the business is located after receiving warning from the City to refrain from such violations;
6. Is in violation of a zoning regulation of the City;
7. Is indebted or obligated to the City for past due taxes excluding special assessments such as LID assessments;

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8. Fails to maintain the license in good standing status with the City. (Ord. 3033 § 15, 2021; Ord. 2744 § 2, 2014; Ord. 2605 § 5, 2011; Ord. 2546 § 2 (part), 2010; Ord. 2238 § 1 (part), 2004; Ord. 1924 § 1, 1996).

The Redmond Municipal Code is current through Ordinance 3119, passed March 21, 2023.

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**5.22.070**

**REVOCATION OR SUSPENSION OF LICENSE**

A. After giving notice to the licensee of the right to a hearing pursuant to the procedures set forth in Section 5.22.060, and conducting a hearing if a timely request is filed, the City council may suspend or revoke any license issued pursuant to this chapter where one or more of the following conditions exist:

1. The license was procured by fraud or false representation of material fact in the application or in any report or record required to be filed with the finance director;
2. The building, structure, equipment or location of the business or dance for which the license was issued does not comply with the requirements or fails to meet the standards of the applicable health, zoning, building, fire and safety laws and ordinances of the state, King County, and the City, or the requirements of this chapter;
3. The applicant or any of the applicant's officers, directors, partners, operators, employees or any other person involved in the operation of the dance or dance hall has been convicted within the last five years of:
  - a. A felony involving a crime of violence (as defined in RCW 9A.010(2) as it now exists or as hereafter amended) or any felony under RCW Chapters 9A.44, 9A.64, 9A.88 or 9A.50, or
  - b. A crime involving prostitution, promoting prostitution, prostitution loitering or lewd conduct, or assault on a juvenile;
4. The licensee or his employee, agent, partner, director, officer or manager has knowingly allowed or permitted:
  - a. A felony involving a crime of violence (as defined in RCW 9A.010(2) as it now exists or as hereafter amended) or any felony under RCW Chapters 9A.44, 9A.64, 9A.88 or 9A.50 to occur in or upon the dance hall premises, or



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- b. A crime involving prostitution, promoting prostitution, prostitution loitering or lewd conduct, or assault on a juvenile to occur in or upon the dance hall premises, or
  - c. Any unlawful act of sexual intercourse, sodomy, oral copulation, or masturbation to be committed in or upon the dance hall premises, or
  - d. The dance hall premises to be used as a place in which unlawful solicitations for sexual intercourse, sodomy, oral copulation or masturbation occur, or
  - e. The possession or consumption of liquor by persons under the age of twenty-one years, in or upon dance hall premises, or
  - f. The giving or supplying of liquor to any person under the age of twenty-one years, or
  - g. The use by any person in or upon the dance hall premises of marijuana cannabis, cocaine or any other controlled substance (as defined in RCW 69.50.101(d) as now exists or as hereafter amended) not prescribed by a licensed physician for use by the person possessing or using the substance, or
  - h. Violation of any condition placed upon a license issued pursuant to this chapter, of the ordinance codified in this chapter, or of any other applicable law or ordinance, which the City council finds constitutes an unreasonable interference with surrounding land uses or is otherwise unreasonably detrimental to the public welfare.

B. If the City council finds that any of the conditions set forth in this section exists and that the existence of such condition constitutes a threat of immediate and serious injury or damage to person or property, and in the case of conditions which may be eliminated by the licensee, that notice of the conditions has been given to the licensee and at least twenty-four hours have expired without the elimination of such conditions, the City council may immediately suspend any license issued under this chapter without prior opportunity to be heard, in which event the licensee shall be entitled to appeal the decision to the City council in accordance with Section 5.22.060. The notice of immediate suspension of license given pursuant to this subsection shall include a statement of the conditions found to exist that constitute a threat of immediate and serious injury or damage to persons or property, and shall also inform the applicant of his right to appeal within ten days of the date of the notice by filing a written notice of appeal which contains a statement of the reasons for the appeal with the finance director.

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C. Revocation of any license issued under this chapter shall be accomplished pursuant to this section. (Ord. 2546 § 2 (part), 2010: Ord. 1319 § 2 (part), 1986).

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Chapter 9.14  
CONTROLLED SUBSTANCES, PARAPHERNALIA, POISONS AND TOXIC FUMES

Sections:

- 9.14.010 Controlled substances.
- 9.14.012 Legend drugs and prescription drugs.
- 9.14.015 Medical use of marijuana cannabis.
- 9.14.020 Repealed.
- 9.14.030 Inhaling toxic fumes.
- 9.14.040 Poisons.

**Commented [KD1]:** Amendments herein to update terminology only for consistency with enacted state legislation concerning terminology only.

- 9.14.010 Controlled substances.

The following statutes of the State of Washington, including any future amendments, additions thereto and repeals thereof, are adopted by reference and incorporated herein by this reference as if set forth in full:

RCW 69.50.101 Definitions

RCW 69.50.102 Drug paraphernalia – Definitions

RCW 69.50.204(c)(14) Schedule I – Marihuana or Marijuana Cannabis

RCW 69.50.309 Containers

RCW 69.50.4011(1), (3) Counterfeit Substances – Penalties

RCW 69.50.4013 Possession of controlled substance – Penalty – Possession of useable marijuana cannabis, marijuana cannabis concentrates, or marijuana cannabis-infused products – Delivery

RCW 69.50.4014 Possession of forty grams or less of marihuana – Penalty

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RCW 69.50.412 Prohibited acts: E – Penalties

RCW 69.50.4121 Drug paraphernalia – Selling or giving – Penalty

RCW 69.50.425 Misdemeanor violations – Minimum penalties

RCW 69.50.505 Seizure and forfeiture

RCW 69.50.506 Burden of proof

RCW 69.50.509 Search and seizure of controlled substances (Ord. 3037 § 2, 2021; Ord. 2209 § 1, 2004; Ord. 1544 § 1, 1990; Ord. 1244 § 4 (part), 1985).

9.14.012 Legend drugs and prescription drugs.

The following statutes of the State of Washington, including any future amendments, additions thereto and repeals thereof, are adopted by reference and incorporated herein by this reference as if set forth in full:

RCW 69.41.030(1), (2)(b) Sale, delivery, or possession of legend drug without prescription or order prohibited – Exceptions

RCW 69.41.300 Definitions (as used in Chapter 69.41 RCW)

RCW 69.41.320 Practitioners – Restricted use – Medical records

RCW 69.41.350

(1) Penalties (Ord. 2209 § 2, 2004).

9.14.015 Medical use of ~~marijuana~~ cannabis.

The following statutes of the State of Washington, including any future amendments, additions thereto and repeals thereof, are adopted by reference and incorporated herein by this reference as if set forth in full:

RCW 69.51A.010 Definitions

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RCW 69.51A.020 Construction of chapter

RCW 69.51A.030 Physicians excepted from state's criminal laws

RCW 69.51A.040 Qualifying patient's affirmative defense

RCW 69.51A.050 Medical ~~marijuana~~ cannabis, lawful possession – state not liable

RCW 69.51A.060 Crimes – Limitations of chapter (Ord. 2209 § 3, 2004).

9.14.020 Possession of paraphernalia prohibited.

Repealed by Ord. 3037. 9.14.030 Inhaling toxic fumes.

The following statutes of the State of Washington are adopted by reference:

RCW 9.47A.010 Definition

RCW 9.47A.020 Unlawful inhalation – Exception

RCW 9.47A.030 Possession of certain substances prohibited, when

RCW 9.47A.040 Sale of certain substances prohibited, when (Ord. 1244 § 4 (part), 1985).

9.14.040 Poisons.

The following state statutes are adopted by reference:

RCW 69.38.010 Poison defined

RCW 69.38.020 Exceptions

RCW 69.38.030 Poison register

RCW 69.38.040 Poison register – Penalty for violations

RCW 69.38.060 License required (Ord. 1406 § 6, 1988).

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## **Chapter 13.04**

### **SEWAGE AND DRAINAGE**

Sections:

13.04.010	Purpose.
13.04.020	Definitions.
13.04.030	Owner to connect to sewer system.
13.04.040	Notice to connect – Connection by city.
13.04.041	Connection required – When – How made – Warrant to fund.
<i>13.04.050</i>	<i>Repealed.</i>
<i>13.04.060</i>	<i>Repealed.</i>
<i>13.04.070</i>	<i>Repealed.</i>
<i>13.04.080</i>	<i>Repealed.</i>
<i>13.04.090</i>	<i>Repealed.</i>
<i>13.04.100</i>	<i>Repealed.</i>
13.04.110	Permit required to install sewers.
13.04.120	Application.
13.04.130	Unauthorized connections reported.
13.04.140	When permit required – Open excavations.
13.04.150	Limits of permit.
13.04.160	Temporary connections.
13.04.170	Term of permit.
13.04.180	Fees.
13.04.190	Card carried.
13.04.200	Inspection procedure.
13.04.210	Filling trenches.
13.04.220	Open excavations – Time limit.

- 13.04.230 Noncompliance with standards – Notice.
- 13.04.240 City repairs – Costs.
- 13.04.250 Costs of installation borne by owner.
- 13.04.260 Use of existing sewers.
- 13.04.270 Backup remedies.
- 13.04.280 Position of sewers – Size of pipe.
- 13.04.290 Laying sewer on another’s property.
- 13.04.300 Construction standards.
- 13.04.310 Damaging public property prohibited.
- 13.04.320 Protecting excavations.
- 13.04.330 Restoring property required.
- 13.04.340 Discharge into sanitary sewers restricted.
- 13.04.350 Storm sewers.
- 13.04.360 Substances prohibited in sewers.
- 13.04.370 Interceptors required – When.
- 13.04.380 Food processing establishments.
- 13.04.390 Special treatment.
- 13.04.400 Manholes.
- 13.04.410 Test standards.
- 13.04.420 Special agreements.
- 13.04.430 Drainage.
- 13.04.440 Planting near sewers.
- 13.04.450 Testing waste.
- 13.04.460 Engineer’s rules.
- 13.04.470 Violator liable for expenses.
- 13.04.480 Penalty for violations.

13.04.010 Purpose.



This chapter is declared to be an exercise of the police power of the State of Washington and of the City to promote the public health, safety and welfare. Its provisions shall be liberally construed for the accomplishment of that purpose. (Ord. 208 § 1, 1957).

#### 13.04.020 Definitions.

Words and phrases used in this chapter, unless the same shall be contrary to or inconsistent with the context, shall mean as follows:

“B.O.D.” (denoting biochemical oxygen demand) means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five days at twenty degrees Centigrade, expressed in parts per million by weight.

“City Engineer” includes an authorized representative.

“Cover” means the depth of material lying between the top of the sewer or drain and the finished grade immediately above it.

“Downspout” means the leader or pipe aboveground which is installed to conduct water from the roof gutter.

“Drain” means any conductor of liquids.

“Garbage” means solid waste from the preparation, cooking and dispensing of food, and from the handling, storage and sale of produce.

“Garbage, properly shredded” means garbage that has been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than three-eighths inch in any dimension.

“Hazardous materials” shall include such materials as flammable solids, corrosive liquids, radioactive materials, highly toxic materials, poisonous gases, reactive materials, unstable materials, hyperbolic materials and pyrophoric materials and any substance or mixture of substances which is an irritant, a strong sensitizer or which generates pressure through exposure to heat, decomposition or other means.

“Health Officer” means the officer responsible for public health or his authorized representative.

“House drain” means the cast iron pipe used for conveying sewage from the building to a point two and one-half feet outside the foundation wall, and if there is no foundation wall, to a point two and one-half feet beyond the outer line of any footings, pilings, building supports or porch under which it may run, whether such drain consists of one line extending from the building or of two or more such lines.

"Industrial wastes" means the wastes from industrial process as distinguished from sanitary sewage.

"Side-sewer contractor" means a contractor approved by the City to construct or repair side sewers and who is on the active side sewer contractor roster.

"Natural outlet" means any outlet into a watercourse, pool, ditch, lake, sound, or other body of fresh, surface or ground water.

"Parking strip, inside" means that portion of the street area lying between a public sidewalk location and the property line.

"Parking strip, outside" means that portion of a street area lying between a public sidewalk location and the curb location.

"Permit card" means a card issued in conjunction with any permit. The card shall be posted on the premises and shall be readily and safely accessible to the City Engineer.

"Person" means any individual, firm, company, association, society, corporation or group.

"pH" means the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.

"Public area" or "public place" means any space dedicated to or acquired by the City for the use of the general public.

"Sewage" means a combination of the water-carried wastes from residences, business buildings, institutions and industrial establishments, together with such ground, surface and storm waters as may be present.

"Sewage treatment plant" means any arrangement of devices and structures used for treating sewage.

"Sewage works" means all the facilities for collecting, pumping, treating and disposing of sewage.

"Sewer" means a pipe or conduit for carrying sewage.

"Sewer plat" means a plat issued by the City Engineer in conjunction with any permit. The plat shall serve as his record of all matters pertaining to the permit.

"Sewer, public" means a sewer in which all owners of abutting properties have equal rights, and which is controlled by public authority.

"Sewer, sanitary" means a sewer which carries sewage, and to which storm, surface and ground waters are not intentionally admitted.

“Sewer, storm” means a sewer which carries storm and surface waters and drainage, but excludes sewage and polluted industrial wastes.

“Sidewalk” means the walkway in the public area lying parallel or generally parallel to the roadway. If the walk is not yet paved, all measurements shall be based on location and elevation established by the City Engineer.

**“Side Sewer” means the sewer pipe from the building or residence to the sewer main, including the connection to the sewer main.**

“Suspended solids” means solids that either float on the surface of or are in suspension in water, sewage or other liquids and which are removable by filtering.

“Watercourse” means a channel in which a natural flow of water occurs or has occurred, either continuously or intermittently. (Ord. 1805 § 3, 1994; Ord. 1374 § 2, 1987; Ord. 208 § 2, 1957).

#### 13.04.030 Owner to connect to sewer system.

The owner or occupant of any lands or premises shall connect all buildings located thereon and used as a receptacle or drainage with the nearest accessible public sewer whenever there is a public sewer within two hundred feet thereof. The City Engineer shall prescribe the manner in which such connections shall be made.

No drain or sewer shall be constructed so as to discharge upon the surface of any public area. (Ord. 208 § 3, 1957).

#### 13.04.040 Notice to connect – Connection by city.

Whenever any land, buildings or premises is required to be connected with a public sewer or otherwise drained, as provided in Section [13.04.030](#), the Health Officer shall serve upon the owner, agent or occupant of the lands, buildings or premises a notice in writing, specifying the time within which such connection must be made, which time shall not be more than sixty days from the date of delivery of the notice.

If the owner, agent or occupant fails and neglects or refuses to connect his lands, buildings or premises with the public sewer within the time specified, the Health Officer shall notify the City Engineer, whereupon the City Engineer may make such connection. The cost thereof shall be charged to the owner, agent or occupant, and a bill showing the amount thereof mailed or delivered to him, or posted upon the premises, whereupon the amount shall immediately be paid to the City Treasurer. (Ord. 208 § 4, 1957).

#### 13.04.041 Connection required – When – How made – Warrant to fund.

The Director of Public Works is empowered to compel the owners or the occupants of any lot or parcel of real property, the property line of which is located within 200 feet of a public sanitary sewer, to cause to be connected to such public sanitary sewer a sufficient sewer or drain pipe from all buildings and structures located thereon used for human occupancy or for use for any other purposes. It is intended to discontinue the use of septic tanks throughout the City in the interests of the public health and safety, and to carry out such purpose, all buildings on property situated within 200 feet of a public sanitary sewer shall be required to connect to the same within one year from January 1, 1973. No storm or drainage water shall be connected to the sanitary sewer; provided, further, that the Director of Public Works is empowered to compel the owners or occupants of any lot or parcel of real property, upon which pools, ditches, watercourses or waste water pipes are located, which are used as a receptacle or for drainage purposes, the property line of which is located within 200 feet of a separate storm sewer, to cause to be connected a sufficient sewer or drain pipe from said pools, ditches, watercourses or waste water pipes to the storm sewer. It is unlawful for any person or persons or corporation to make or attempt to make more than one connection to any "Y" or to make more than two such connections at any one standpipe, and no "Y" or standpipe which already has one or two such connections, as the case may be, shall be considered as an accessible point in such sewer as the term is herein used. It is unlawful for any person to connect any basement with a city sewer without installing a back water sewage valve at the outlet.

Any person who fails to comply with the requirements of this section shall be guilty of a violation of this chapter and be subject to a civil infraction in an amount not to exceed \$500 per violation.

If any connection shall not be made within 30 days after written notice to the occupant or owner of such lot or parcel of property, building or structure by the City, the Director of Public Works is authorized to cause the connection to be made and to file a statement of the cost thereof with the City Clerk. Thereupon a warrant in the amount of such cost, payable to the Water and Sewer Department, shall be issued by the City Treasurer under the direction of the City Council and against the "City of Redmond Water and Sewer Revenue Fund." The amount of such warrant, plus interest at the rate of eight percent per year upon the total amount of such cost and penalty, shall be assessed against the property upon which the building or structure is situated, and shall become a lien thereon as herein provided. The total amount when collected shall be paid into the "City of Redmond Water and Sewer Revenue Fund." (Ord. 1682 § 2, 1992).

13.04.050 Installation by contractor – License fee – Bond.

*Repealed by [Ord. 1805](#).*

13.04.060 Contractor license application – Renewal.

*Repealed by [Ord. 1805](#).*

13.04.070 Approving application.

*Repealed by [Ord. 1805](#).*

13.04.080 Bond.

*Repealed by [Ord. 1805](#).*

13.04.090 Suspension – Revocation.

*Repealed by [Ord. 1805](#).*

13.04.100 Renewal.

*Repealed by [Ord. 1805](#).*

13.04.110 Permit required to install sewers.

It is unlawful to make any connection with any public or private sewer, drain or natural outlet without complying with all of the provisions of this chapter in relation thereto and having a permit to do so from the City Engineer. (Ord. 208 § 6, 1957).

13.04.120 Application.

A. Application for the permit required by Section [13.04.110](#) of this chapter shall be filed with the City Engineer stating the name of the owner, the correct address and legal description of the property to be served, dimensions and location of any building on the property and the whole course of the drain from the public sewer or other outlet to its connection with the building or property to be served. The application shall be submitted to the City Engineer for approval, who may change or modify the same and designate the manner and place in which the sewers shall be connected with the public sewer, may also specify the material, size and grade of such sewer, and shall endorse his approval upon the application if the same is acceptable to him. The City Engineer will require the permittee to furnish him plans pertaining to the application and issuance of the permit.

B. Upon approval of the application, the City Engineer shall issue for his records a sewer plat showing the size and location of the public sewer, the point of connection, the location of any buildings on the lot, and such other information as may be available and required.

C. Upon approval of the application and issuance of the permit, it is unlawful to alter or to do any other work than is provided for in the permit.

D. The City Engineer shall prepare and keep on file in his office all cards and records of sewer connections showing the information obtained in the course of inspection of completed work done under the permit. (Ord. 208 § 7, 1957).

#### 13.04.130 Unauthorized connections reported.

It shall be the duty of any police officer and the Health Officer finding any person breaking ground for the purpose of making connection with a public or private sewer or drain, to ascertain if such person has a permit therefor and, if not, to immediately report the fact to the City Engineer. (Ord. 208 § 8, 1957).

#### 13.04.140 When permit required – Open excavations.

It is unlawful to construct, extend, relay, repair or to make connection to any sewer or drain inside the property line without obtaining a permit from the City Engineer as provided in Section [13.04.110](#). The City Engineer may issue the permit to the owner or occupant of any property to construct, extend, relay, repair or make connection to any private sewer or drain inside the property lines; provided, the owner or occupant shall comply with the applicable provisions of this chapter, except that he need not employ a licensed side sewer contractor to do the work. Should the owner or occupant employ a licensed side sewer contractor to do the work, the contractor shall take the permit in his own name and the owner, occupant or any other person shall lay no pipe on the contractor's permit.

It is unlawful to leave unguarded any excavation made in connection with the construction or repair of any side sewer or private drain within four feet of any public place or to fail to maintain the lateral support of any public place in connection with the construction, alteration or repair of any side sewer or drain. (Ord. 208 § 9, 1957).

#### 13.04.150 Limits of permit.

When a permit has been issued for a side sewer or drain as herein provided, no work other than that covered by the permit shall be done without the approval of the City Engineer. He may, if he deems the additional work of sufficient consequence, require a new permit to cover the same. (Ord. 208 § 10, 1957).

#### 13.04.160 Temporary connections.

The City Engineer may, upon application containing such information as is required by him, issue a permit for a temporary connection to a public sewer, side sewer, drain or natural outlet. The permit may be revoked by the City Engineer at any time upon thirty days' notice posted upon the premises and directed to the owner or occupant of the premises. In event the side sewer or drains are not disconnected at the expiration of the thirty days, the City Engineer may disconnect the same and charge the cost thereof to the owner or occupant.

Such costs shall be immediately payable to the City Treasurer following a written notice of the amount thereof given to such owner or occupant or posted on the premises. A temporary permit shall be issued only upon the applicant recording with the county auditor an acceptable instrument agreeing to save the City harmless from all damage resulting to the City by reason of such temporary connection or disconnection, and exhibiting to the City Engineer the recording number thereof. (Ord. 208 § 11, 1957).

#### 13.04.170 Term of permit.

No permit issued under this chapter shall be valid for a longer period than ninety days unless extended or renewed by the City Engineer upon application therefor prior to the expiration. Failure to renew the permit prior to expiration thereof shall require the payment of a new permit fee. (Ord. 208 § 12, 1957).

#### 13.04.180 Fees.

Fees for side sewer permits shall be prescribed by resolution. (Ord. 1485 § 4, 1989: Ord. 1480 § 21 (part), 1989: Ord. 208 § 13, 1957).

#### 13.04.190 Card carried.

The permit card required by this chapter must at all times during the performance of the work, and until the completion thereof and approval by the City Engineer, be posted in some conspicuous place at or near the work and must be readily and safely accessible to the City Engineer. (Ord. 208 § 14, 1957).

#### 13.04.200 Inspection procedure.

Any person performing work under a permit issued pursuant to the provisions of this chapter shall notify the City Engineer when the work will be ready for inspection, and shall specify in such notification the location of the premises by address and the file number of the permit.

On any call for inspection, forty-eight hours notice plus Saturday, Sunday and holidays may be required by the City Engineer.

If the City Engineer finds the work or material used is not in accordance with this chapter, he shall notify the person doing the work, and also the owner of the premises, by posting a written notice on the permit card. The posted notice shall be all the notice that is required to be given of the defects in the work or material found in such inspection.

In the case of a licensed side sewer contractor, either the contractor or a competent representative shall be on the premises, whenever so directed to meet the inspector. (Ord. 208 § 15, 1957).

#### 13.04.210 Filling trenches.

No trench shall be filled nor any sewer covered until the work shall have been inspected and approved by the City Engineer. (Ord. 208 § 16, 1957).

#### 13.04.220 Open excavations – Time limit.

All work within the limits of any public area shall be prosecuted to completion with due diligence. If any excavation is left open beyond a time reasonably necessary to fill the same, the City Engineer may cause the same to be backfilled and the public area restored forthwith. Any cost incurred in such work shall be charged to the side sewer contractor in charge of the work and shall be immediately payable to the Treasurer by the contractor upon written notification of the amount thereof given to the contractor or posted at the location. (Ord. 208 § 17, 1957).

#### 13.04.230 Noncompliance with standards – Notice.

If any work done under a permit granted is not done in accordance with the provisions of this chapter and the plans and specifications as approved by the City Engineer, and if the contractor or person doing the work shall refuse to properly construct and complete such work, notice of such failure or refusal shall be given to the owner or occupant of the property for whom the work is being done. The City Engineer may cause the work to be completed and the sewer connected in the proper manner. The cost of such work and any materials necessary therefor shall be charged to the owner or contractor and be payable by the owner or contractor immediately upon the City Engineer giving written notice of the amount thereof or posting a notice thereof on the premises. (Ord. 208 § 18, 1957).

#### 13.04.240 City repairs – Costs.

When any side sewer is constructed, laid, connected or repaired, and does not comply with the provisions of this chapter, or where it is determined by the Health Officer or the City Engineer that a side sewer, drain, ditch, or natural watercourse is obstructed, broken, or inadequate and is a menace to health, or is liable to cause damage to public or private property, the Health Officer shall give notice to the owner, agent or occupant of the property in which such condition exists. If he shall refuse to reconstruct, relay, reconnect, repair, or remove the obstruction of the side sewer, drain, ditch, or natural watercourse within the time specified in such notice, the Health Officer shall so notify the City Engineer and the City Engineer may perform such work as may be necessary to comply with this chapter. The cost of such work so done shall be charged to the property owner or occupant and shall become immediately payable to the Treasurer upon written notice of the amount being given to the property owner or occupant or posted upon the premises. (Ord. 208 § 19, 1957).



#### 13.04.250 Costs of installation borne by owner.

All costs and expense incidental to the installation, connection and maintenance of a side sewer shall be borne by the owner or occupant of the premises served by the side sewer. (Ord. 208 § 20, 1957).

**The Public Works Director or designee shall require the owner of a broken side sewer to repair the side sewer. The owner of the side sewer shall perform to repair within the amount of time dictated by the City.**

#### 13.04.260 Use of existing sewers.

The use of an existing side sewer may be permitted when approved by the City Engineer as conforming to all requirements of this chapter where a new or converted building or new installation replaces an old one. (Ord. 208 § 21, 1957).

#### 13.04.270 Backup remedies.

In any building, structure or premises in which the house drain or other drainage is too low to permit gravity flow to the public sewer, the same shall be lifted by artificial means and discharged into the public sewer.

Whenever a situation exists involving an unusual danger of backups, the City Engineer may prescribe a minimum elevation at which the house drain may be discharged to the public sewer. Drains or sewers below the minimum elevation shall be lifted by artificial means; or, if approved by the City Engineer, a backwater sewage valve may be installed. The effective operation of the backwater sewage valve shall be the responsibility of the owner of the sewer or drain. Approval of a backwater sewage valve shall be made only upon the applicant recording with the county auditor an acceptable instrument agreeing to save the City harmless from all damage resulting therefrom, and exhibiting to the City Engineer the recording number thereof. (Ord. 208 § 22, 1957).

**In the event a side sewer backup has caused or will cause impact to the environment, or has or will cause a public health issue, the Public Works Director has the authority to shut off water to the residence or building until the side sewer is repaired by the property owner or occupant served by the side sewer.**

#### 13.04.280 Position of sewers – Size of pipe.

All side sewers shall be laid on not less than two percent grade. There shall be not less than thirty inches from any foundation wall of any building, and, if there be no foundation wall, not less than thirty inches from the outer lines of any footings, pilings or building supports;

shall have not less than sixty inches of cover at the curb line, or, in a public alley, thirty inches of cover at the property line, and eighteen inches of cover on the private property. No side sewer which is laid generally parallel to the curb or curb line shall have less than forty-eight inches of cover between the curb or curb line and the sidewalk or sidewalk line of less than thirty inches of cover between the sidewalk or sidewalk line and the property line. All cover measurements shall be based on the established grade, or on existing improvements, or shall be approved by the City Engineer. No side sewer shall be less than six inches in diameter in public area except as otherwise specified in the City's "standard plans and specifications". Wherever a storm sewer is available, downspouts shall be connected therewith in a manner approved by the City Engineer; but such requirement shall not apply to the connection of any downspout with a sanitary sewer which is hereby prohibited and is unlawful. Not more than one building shall be connected to a side sewer except by permission of the City Engineer. Any one single-family residence shall be connected with not less than four inch diameter pipe and any multiple dwelling, industrial or commercial building, or group of two single-family residences shall be connected with not less than six inch diameter pipe.

All vaults or privies shall be disinfected and filled with fresh earth. All septic tanks, cesspools and similar installations shall be disinfected and filled with fresh earth at the time of the discontinuance of the use thereof. (Ord. 208 § 23, 1957).

#### 13.04.290 Laying sewer on another's property.

Before any side sewer may be located on any building site other than that owned by the owner of the side sewer, the owner of the side sewer shall secure from the owner of the building site a written easement, duly acknowledged covering and granting the right to occupy such property for such purpose. The written easement shall, by the owner of the sewer, be recorded in the office of the county auditor.

Before the City Engineer shall issue a permit authorizing the laying of a side sewer on any building site other than the one served by it, the owner of the sewer shall secure from the building site owner and record with the auditor the sewer easement herein referred to and shall exhibit to the City Engineer the recording number thereof.

Where a side sewer is to be connected in a public area to a side sewer which is owned by another and does not involve an easement, written permission for the connection shall be obtained from the owner of such side sewer and shall be filed with the City Engineer before any permit authorizing such connection is issued.

Where physical conditions render compliance with the foregoing provisions impracticable, the City Engineer may issue a special permit for installation of a side sewer requiring

compliance with said provisions insofar as is reasonably possible. Such permit shall be issued only upon the condition that the permittee shall record with the county auditor an instrument acceptable to the City Engineer agreeing to save harmless and indemnify the City from any damage or injury resulting from such installation. (Ord. 208 § 24, 1957).

#### 13.04.300 Construction standards.

All material and workmanship in connection with the installation of any side sewer and connection with a public sewer shall be as required by the City's "standard plans and specifications" except as to modifications or changes approved by the City Engineer.

Whenever it becomes necessary to disturb pavement in connection with any work authorized under this chapter, the opening shall be not less than two feet by seven feet nor more than two and one-half feet by eight feet; provided, that the City Engineer may specify a different size of said opening and additional cuts to be made when needed to insure a proper backfill.

No excavation shall be made in any public area except at the times and in the manner prescribed by the City Engineer.

All backfill of excavation and tunnels under concrete or asphalt surfacing and the restoration of these surfaces in public areas shall be done by the contractor under supervision of the City Engineer. (Ord. 208 § 25, 1957).

#### 13.04.310 Damaging public property prohibited.

It is unlawful to break, damage, destroy, deface, alter, or tamper with any structure, appurtenance, or equipment which is part of the City sewer system, or, without authority from the City Engineer to break, damage, destroy or deface any public walk, curb, or pavement, or to make openings or excavations in a public area for the purpose of connecting to any public or private sewer. (Ord. 208 § 26, 1957).

#### 13.04.320 Protecting excavations.

Any excavation made by any licensed sewer contractor in any public place or immediately adjacent thereto shall be protected and guarded by fencing or covering and by proper lights. The protection of the public from the danger of such excavation shall be the responsibility of the side sewer contractor. The contractor shall be liable on his bond for any damage caused by his failure to properly protect and guard such excavation as herein required. If the contractor fails to properly protect and guard such excavation as herein required, the City Engineer may properly protect and guard such excavation and charge the cost thereof to the side sewer contractor, who shall, upon receiving written notice of the amount of such charge or by the posting of a notice of the amount of such charge at the

location of the excavation, immediately pay the same to the City Treasurer. (Ord. 208 § 27, 1957).

#### 13.04.330 Restoring property required.

All streets, sidewalks, parking strips and other public areas except as mentioned in Section 13.04.300, disturbed or altered in the course of any side sewer or drainage work, shall be restored by the licensed sewer contractor to the original surface condition as approved by the City Engineer. In the event of the failure of the contractor to so restore the area, the City Engineer may make such restoration and charge the cost thereof to the side sewer contractor who shall, upon receiving written notice of the amount thereof, upon posting of such notice on the area make immediate payment thereof to the City Treasurer. (Ord. 208 § 28, 1957).

#### 13.04.340 Discharge into sanitary sewers restricted.

No one shall discharge or cause to be discharged any storm water, surface water, ground water, roof run-off, subsurface drainage, cooling water or unpolluted industrial process water to any sewer which is built solely for sanitary sewage. (Ord. 208 § 29, 1957).

#### 13.04.350 Storm sewers. - REPEAL

~~[Storm water and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewers to a natural outlet approved by the City Engineer. Industrial cooling water or unpolluted process water may be discharged, upon approval of the City Engineer to a storm sewer, or natural outlet.]~~ (Ord. 208 § 30, 1957).

#### 13.04.360 Substances prohibited in sewers.

It is unlawful to discharge or cause to be discharged any of the following described waters or wastes in any public sewer, drain, ditch or natural outlets:

- A. Any liquid or vapor having temperature higher than one hundred fifty degrees Fahrenheit;
- B. Any water or waste which contains visible accumulation of fats, oils, and grease in amounts that may cause obstruction or maintenance problems in the collection and conveyance system, or interference in public sewer facilities; ~~[more than one hundred parts per million by weight of fat, oil or grease;]~~
- C. Any gasoline, benzene, naphtha, oil, or other flammable or explosive liquid, solid or gas;
- D. Any garbage that has not been properly shredded;

- E. Any ashes, cinders, sand, mud, straw, hair, shavings, metal, glass, rags, feathers, tar, plastics, wood, paunch manure, or any other solid or viscous substances capable of causing an obstruction to the flow of sewers or other interference with the proper operation of the sewage works;
- F. Any waters or wastes having a pH lower than five and five-tenths, or higher than eight and five-tenths, or having any other corrosive property capable of causing damage or hazard to structures, equipment or personnel of the sewage works;
- G. Any waters or wastes containing a toxic or poisonous substance in sufficient quantity to injure or interfere with any sewage treatment process, constitute a hazard to humans, animals, fish or fowl, or create any hazard in the receiving waters of the sewage treatment plant;
- H. Any waters or wastes containing suspended solids of such character and quantity that unusual attention or expense is required to handle such materials at the sewage treatment plant;
- I. Any obnoxious or malodorous gas or substance capable of creating a public nuisance;
- J. Any hazardous material, unless prior approval is obtained from the City Engineer. (Ord. 1374 § 3, 1987; Ord. 208 § 31, 1957).

#### 13.04.370 Interceptors required – When.

No grease, oil, sand, liquid, waste containing grease or flammable material or other harmful ingredients in excessive amounts shall be discharged into any public sewer without the installation of interceptors, which shall be of a type and capacity approved by the City Engineer and shall be so located as to be readily accessible for cleaning and inspection.

When any interceptors are installed for private use, they shall be maintained by the owner at his expense and in continuously efficient operation at all times. (Ord. 208 § 32, 1957).

#### 13.04.380 Food processing establishments.

Every commercial and institutional establishment processing food shall be so equipped as to prevent discharge of animal or vegetable parts of such size as can be retained on a standard twenty mesh screen having openings measuring approximately 0.84 millimeters. Any discharge of parts large enough to be retained on such a screen, whether intentional or unintentional, shall be deemed a violation of this chapter. The owners and/or operators of such food processing establishments shall make provision at their own expense for the

elimination of all such screenings other than by discharge of the same into a public sewer. (Ord. 273 § 1, 1961; Ord. 208 § 32.5, 1957).

#### 13.04.390 Special treatment.

Whenever preliminary treatment is necessary to reduce the B.O.D. to three hundred parts per million by weight or to reduce the objectionable characteristics of constituents to within the maximum limits prescribed in Section [13.04.360](#), such preliminary treatment shall be at the sole expense of the owner of the premises and shall be installed when the City Engineer determines that the same is necessary to comply with the standards prescribed.

All plans, specifications and any other pertinent information relating to proposed preliminary treatment facilities shall be submitted for approval of the City Engineer; and no construction of such facilities shall be commenced until such approval is noted on the plan.

Where such facilities are installed and used they shall be maintained continuously in satisfactory and efficient operation by the owner at his own expense. (Ord. 208 § 33, 1957).

#### 13.04.400 Manholes.

In any property served by a side sewer carrying industrial wastes when required by the City Engineer, the owner or occupant shall install a control manhole in the side sewer to facilitate observation, sampling and measurement of the wastes. The manhole shall be accessibly and safely located and shall be constructed and installed in accordance with plans approved by the City Engineer. The manhole shall be installed and maintained by the owner or occupant at his sole expense. (Ord. 208 § 34, 1957).

#### 13.04.410 Test standards.

All measurements, tests and analyses of the characteristics of waters and waste to which reference is made in these tests shall be determined in accordance with the standards prescribed in "standard methods for the examination of water and sewage", published jointly by the American Health Association and the American Water Works Association. (Ord. 208 § 35, 1957).

#### 13.04.420 Special agreements.

The City Engineer shall make recommendations to the City Council in regard to entering into any agreement whereby any waste of unusual character may be accepted by the City for treatment before entry into the public sewer. The payment for such treatment shall be such as is fixed by the City Council. (Ord. 208 § 36, 1957).

#### 13.04.430 Drainage. - **REPEAL**

~~[All hard surface or graded areas such as parking lots and service station yards shall be drained in such a manner as will protect adjacent public and private property from damage. Drainage shall enter the storm sewer or other outlet by way of an interceptor of such design as is approved by the City Engineer.]~~ (Ord. 208 § 37, 1957).

#### 13.04.440 Planting near sewers.

It is unlawful to plant within thirty feet of any public or private sewer any willow, poplar, cottonwood, soft maple, gum tree, or any other tree or shrub whose roots are likely to enter and obstruct the flow of said sewers.

The City Engineer is authorized to remove any trees or shrubs from any public street or the roots of any trees or shrubs which extend into any public street when such trees, shrubs or the roots thereof are obstructing or are liable to obstruct any public or private sewer or drain. Before making any such removal, the City Engineer shall give ten days notice in writing to the owner or occupant of the abutting property or the property on which such trees or shrubs are growing, requiring the owner or occupant to remove the same. If the written notice cannot be given to the owner or occupant, the notice may be posted on the premises or in the street at the location of the trees or shrubs requiring such removal. If the owner or occupant fails or refuses to remove such trees or shrubs and roots within the time specified, the City Engineer is authorized to do so and the cost thereof shall be charged to the owner or occupant. Upon giving such written notice of the amount thereof to the owner or occupant or by posting such notice at the location of the trees or shrubs, the cost thereof shall be immediately payable to the City Treasurer by such owner or occupant. (Ord. 208 § 38, 1957).

#### 13.04.450 Testing waste.

The City Engineer or other city officials or employees, bearing proper credentials and identification, shall be permitted to enter upon any and all premises at all reasonable times for the purpose of inspection, observation, measurement, sampling and testing of sewers and sewage waste in accordance with the provisions of this chapter. It is unlawful for any person to prevent or attempt to prevent any such entrance or obstruct or interfere with any such officer or employee while so engaged. (Ord. 208 § 39, 1957).

#### 13.04.460 Engineer's rules.

The City Engineer may make rules and regulations and amend the same from time to time, not inconsistent with the provisions of this ordinance, as he shall deem necessary and convenient to carry out the provisions of this chapter. (Ord. 208 § 40, 1957).

#### 13.04.470 Violator liable for expenses.

Whoever violates any of the provisions of this chapter shall, in addition to any penalties provided for such violation, be liable for any expense, loss or damage occasioned thereby to the City. (Ord. 208 § 41, 1957).

13.04.480 Penalty for violations.

~~[Violation of or failure to comply with the provisions of this chapter shall subject the offender to punishment as provided in Section 1.01.110. Each day that any violation or failure to comply exists shall constitute a separate offense.]~~(Ord. 208 § 42, 1957).

*Persons Subject to Penalty. Any person who violates or fails to comply with the requirements of this chapter or who fails to conform with the terms of an approval or order issued by the Mayor, the Director, or his or her designee, shall be subject to a civil penalty as provided in RMC Chapter 1.14. Each day of continued violation shall constitute a separate violation for purposes of this penalty.*

*Procedure for Imposing Penalty. The procedure for notice of violation and imposition of penalties under this chapter shall be the same as for other code violations as described in RMC Chapter 1.14; provided, that such procedures may be initiated by either the Director or his or her designee.*



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## Title 7 ANIMALS

### Chapters:

7.04	Animal Control
7.08	Display of Wild or Exotic Animals
7.12	Repealed

## Chapter 7.04 ANIMAL CONTROL\*

### Sections:

7.04.001	Code and law.
7.04.005	King County chapters adopted by reference.
7.04.010	Repealed.
7.04.020	Repealed.
7.04.030	Repealed.
7.04.033	Repealed.
7.04.040	Repealed.
7.04.050	Repealed.
7.04.060	Repealed.
7.04.070	Repealed.
7.04.080	Repealed.
7.04.090	Repealed.
7.04.100	Repealed.
7.04.110	Repealed.
7.04.120	Repealed.
7.04.130	Repealed.

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7.04.154

**Beekeeping.**

Beekeeping, **pursuant to chapter RCW 15.60 Apiaries and its definitions**, is subject to the following requirements:

- A. No more than four hives per lot shall be allowed in areas zoned R-1, R-2, or R-3, and no more than two hives per lot shall be allowed in areas zoned R-4, R-5, ~~or R-6~~, **or Nonresidential or Mixed Use zones, per RZC 21.04.030 Comprehensive Allowed Uses Chart**; provided, that a beekeeper who picks up a swarm of bees may hold them for a period of no more than two weeks, notwithstanding the provisions of this section.
- B. Colonies shall be maintained in small movable frame hives.
- C. Adequate space shall be maintained in the hives to prevent overcrowding and swarming.
- D. Colonies shall be requeened with a young hybrid queen annually, or as often as necessary to prevent any swarming or aggressive behavior.
- E. All colonies shall be registered with the Washington State Department of Agriculture in accordance with apiary law, RCW 15.60, **030 Apiaries**.
- F. Hives shall not be located within twenty-five feet of any property line, except under the following conditions:
  - 1. When situated eight feet or more above adjacent ground level; **or**
  - 2. When there is a solid fence at least six feet high separating the hive from the property line, extending at least twenty feet from the hive along the property line in both directions; **or**
  - 3. **When hives are located indoors such as during inclement weather.**

**Commented [KD1]:** Per Annual Code Cleanup – a request from the community as follows: Staff received three requests during 2021 for the opportunity to locate and manage bee hives at the rooftop level of nonresidential buildings such as in Business Parks, Manufacturing Parks, and at mixed use buildings. This amendment would increase the allowances for beekeeping and provide the criteria through which the hives could be located in nonresidential zones. This allowance for beekeeping would also ensure similarity of city regulations to other cities in the Puget Sound region. Staff is also researching implementation of SECOND SUBSTITUTE SENATE BILL 5253 POLLINATOR HEALTH—VARIOUS PROVISIONS EFFECTIVE DATE: July 25, 2021

**Commented [KD2]:** Added to create clarity and consistency with RCW terminology. Based on a community comment regarding native bees versus other bees and the regulation of beekeeping across the state.

**Commented [KD3]:** Proposed amendment expanding allowance for beekeeping.

**Commented [KD4]:** Refinement for consistency with recently updated RCW provisions.

**Commented [KD5]:** King County DNRP Agriculture Program per study by WSU Extension suggests indoor allowance for inclement or variable weather conditions.

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G. Bees living in trees, buildings or any other space (except in movable frame hives), abandoned colonies or diseased bees shall constitute a public nuisance and shall be abated, in accordance with the Washington State Department of Agriculture Managed Pollinator Protection Plan and protocols as set forth in this chapter.

H. Written approval by the owner of the underlying parcel shall be provided for the siting and maintenance of the hives in nonresidential and mixed use zones.

(Ord. 2960 § 2, 2019; Ord. 2640 § 1 (part), 2011; Ord. 1442 § 4, 1988).

...

**Commented [KD6]:** King County DNRP also suggests recognizing any relevant Environmental Sustainability Action Plan. While the ESAP does not address pollinators, the Climate Resiliency and Sustainability in Vegetation Management Plan will.

Should the plan be noted now or via later amendment?

**Commented [KD7]:** This proposed addition complements the amendment above to provide a level of assurance that property owners allow the siting and maintenance of hives on their respective property.

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### 21.04.030 Comprehensive Allowed Uses Chart.

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

B. **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 applies; and “N” where a use class is not permitted. When combined, such as “P/C,” special regulations or conditions might also apply based on location of the use, site aspects, or adjacent use classes.

C. **Interpretation of Comprehensive Allowed Use Charts by the Code 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 Code Administrator shall have the authority to make the final determination. The Code Administrator shall make the determination according to the characteristics of the operation of the proposed use and based upon the Code 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 the zoning districts (contained in RZC Chapters [21.06](#) through [21.14](#)) and the Comprehensive Allowed Use Charts, the Comprehensive Allowed Use Charts contained in this chapter shall prevail.

3. *Appeal.* An applicant may appeal the final decision of the Code Administrator pursuant to RZC [21.76.070.D](#), Administrative Interpretation, and the procedures set forth in RZC Article [VI](#).

D. **Residential Zones.**

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E. **Nonresidential Zones.**

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F. **Mixed Use Zones.**

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones <sup>1, 2</sup>										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
<b>Residential</b>										
Detached dwelling unit	N	N	N	N	N	N	N	N	N	N
Size-limited dwelling	N	N	N	N	N	N	N	N	N	N
Cottage	N	N	N	N	N	N	N	N	N	N
Accessory dwelling unit	N	N	N	N	N	N	N	N	N	N
Tiny home	N	N	N	N	N	N	N	N	N	N
Attached dwelling unit	N	N	N	N	N	N	N	N	P	P
Stacked flat	P	P	N	N	N	N	N	N	P	P
Courtyard apartment	P	P	N	N	N	N	N	N	P	P
Manufactured home	N	N	N	N	N	N	N	N	N	N
Multifamily structure	P	P	P	P	P	P	P	P	P	P
Dormitory	P	P	P	P	P	P	P	P	P	
Residential suite	P	P	P	P	P	P	P	P		
Mixed-use residential structure	P	P	P	P	P	P	P	P	P	P
Housing services for the elderly	P	P	P	P	P	N	P	P	P	N
Adult family home	N	N	N	N	N	N	N	N	N	N
Long-term care facility	P	P	P	P	P	N	P	P	P	N
Residential care facility	P	P	P	P	P	N	P	P	P	N
Retirement residence	P	P	P	P	P	N	P	P	P	N
<b>General Sales or Service</b>										
Retail sales	L	L	L/C	L	L	L/C	L	L	L	N
Marijuana retail sales	P	N	P	P	P	N	N	N	N	N
Business and service	P	P	P/C	P	P	L	P	P	P/C	L
Food and beverage	P	P	P/C	P	P	N	P	P	P	L
Pet and animal sales and service (for veterinary, see business and service)	P	P	P/C	P	P	N	P	P	P	N

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones <sup>1, 2</sup>										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Hotels, motels, and other accommodation services	P	N	P	P	P	N	P	P	P	N
<b>Manufacturing and Wholesale Trade</b>										
Manufacturing and wholesale trade	N	N	P	P	P	P	P	P	P	N
Artisanal manufacturing, retail sales, and service	L	L	L	L	L	L	L	L	L	L
Marijuana processing	N	N	P	P	P	P	N	N	N	N
<b>Transportation, Communication, Information, and Utilities</b>										
Automobile parking facility	P	N	N	N	N	N	P	P	N	N
Rail transportation	N	N	N	N	N	N	N	N	N	N
Road, ground passenger, and transit transportation	P	P	P	P	P	P	P	P	P	P
Truck and freight transportation services	N	N	N	N	N	N	N	N	N	N
Towing operators and auto impoundment yards	N	N	N	N	N	N	P	P	P	N
Postal services	N	N	N	N	N	N	N	N	N	N
Courier and messenger services	N	N	N	N	N	N	N	N	N	N
Heliport	N	N	N	N	N	N	N	N	N	N
Float plane facility	N	N	N	N	N	N	N	N	N	N
Rapid charging station	P	N	P	P	P	P	P	P	P	P
Battery exchange station	P	N	P	P	P	P	P	P	P	N
Communications and information	P	P	P	P	P	P	P	P	P	N
Wireless communication facilities	P	P	P	P	P	P	P	P	P	P
Local utilities	P	P	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P
Regional utilities	N	N	P/C	P/C	P/C	C	P/C	P/C	P/C	C
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones <sup>1, 2</sup>										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, primary	N	N	N	N	N	N	N	N	N	N
Water extraction well	N	N	N	N	N	N	N	N	N	N
<b>Arts, Entertainment and Recreation</b>										
Arts, entertainment, recreation, and assembly	P	L	P	P	P	P	P	P	P	L
Golf course	N	N	N	N	N	N	N	N	N	N
Natural and other recreational park	L	L	L	L	L	L	L	L	L	P
Adult entertainment facilities	N	N	N	N	N	N	N	N	N	N
<b>Education, Public Administration, Health Care, and Other Institutions</b>										
Educational	P	P	P	P	P	P	P	P	P	
Government and administration	P	P	P	P	P	P	P	P	P	N
Institutional, health and human services	P	P	P	P	P	P	P	P	P	N L
Day care center	P	P	P	P	P	P	P	P	P	P
Family day care provider	P	P	P	P	P	P	P	P	P	N
Faith-based and funerary	P	P	P/C	L	L	P/C	L	L	L	N
Secure community transition facility	N	N	N	N	N	N	N	N	N	N
<b>Construction-Related Business</b>										
Construction-related business	N	N	P	P	P	P	P	P	P	N
<b>Mining and Extraction Establishments</b>										
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N
<b>Agriculture</b>										
Crop production	N	N	N	N	N	N	N	N	N	N

**Commented [KD1]:** Updated allowance of uses per NWDD's Owner/Developer request. Refer to testimony and written comment provided during Planning Commission's Sept. 27, 2023 public hearing.

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones <sup>1, 2</sup>										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Marijuana production	N	N	N	N	N	N	N	N	N	N
Animal production	N	N	N	N	N	N	N	N	N	N
Equestrian facility	N	N	N	N	N	N	N	N	N	N
<b>Other</b>										
Drive-up stand								P	P	
Roadside produce stand	N	N	N	N	N	N	N	N	N	N
Kiosk	P		P	P	P		P	P	P	
Vending cart	P		P	P	P		P	P	P	
Water-enjoyment use	N	N	N	N	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N
Piers, docks, and floats	N	N	N	N	N	N	N	N	N	N
Water-oriented accessory structure	N	N	N	N	N	N	N	N	N	N

**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.

**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. Emergency housing is subject to RZC [21.57.010](#), Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency shelter is subject to RZC [21.57.020](#), Emergency Shelter.

(Ord. 2652; Ord. 2744; Ord. 2753; Ord. 2803; Ord. 2836; Ord. 2883; Ord. 2919; Ord. 2951; Ord. 3053; Ord. 3074; Ord. 3083)

Effective on: 7/2/2022



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Chapter 21.06  
URBAN RECREATION

Sections:

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









21.06.010      Urban Recreation Zone.

A. Purpose. 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.

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.

Table ##.##.### Urban Recreation Regulations Table

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Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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. Regulations Common to All Uses.

Table 21.06.010A Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Lot Area per Dwelling Unit	10 acres	Not applicable to accessory dwelling units.
	Building Site Circle	100 feet in diameter	
	Lot Frontage	300 feet	
	Setbacks		
	Front	30 feet	
	Rear	40 feet	
	Side	40 feet for each side	
	Building Separation	20 feet	Not applicable to accessory structures on the same lot as the primary structure.
Maximum	Number of Dwelling Units per Acre	0.1	Not applicable to accessory dwelling units.
	Impervious Surface	10 percent	
	Building Height	35 feet	Maximum building height shall be 30 feet within shorelines. 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.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in

Table 21.06.010A Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			the Allowed Uses and Special Regulations table below.

C. 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 ##.##.###.# General Allowed Uses and Cross-References in UR Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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 Range
Low Density Residential	Detached Dwelling Unit	Detached Dwelling Unit	L	R	200-299
	Accessory Dwelling Unit (ADU)	Accessory Dwelling Unit (ADU)	L	R	200-299

Table ###.###.###.## General Allowed Uses and Cross-References in UR 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
Hotels, Motels and Other Accommodation Services	Bed and Breakfast Inn	L, C	R	300-399
1. Limited to Bed and Breakfast Inn				
Local Utilities	Local Utilities	P		
Regional Utilities	Regional Utilities	C		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Natural and Other Recreational Parks	Parks, Open Space, Trails and Gardens	L		400-499
Arts, Entertainment, Recreation, And Assembly	Athletic, Sports, And Play Fields; Marine Recreation; Commercial Swimming Pools	C	A	400-499, 500-599
1. <b>Limited Is limited</b> to: a. Athletic, Sports, and Play Fields; b. Marine Recreation; c. Commercial Swimming Pools				
Golf Course	Golf Course	C	A	400-499
Family Day Care Provider	Family Day Care Provider	P	R	500-599
Crop Production	Crop Production	P	U	

**Commented [KD1]:** Amendment for clarity.

Equestrian Facility	Equestrian Facility	P	U	
Animal Production	Animal Production	P	U	
Roadside Produce Stand	Roadside Produce Stand	P		

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the UR zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.06.010B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	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.
2	Accessory dwelling unit (ADU)	ADU (1.0)	One accessory dwelling unit is allowed for each allowed housing unit. The accessory dwelling unit shall comply with RZC 21.08.220, Accessory Dwelling Units.

Table 21.06.010B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
3	Tiny home	Tiny home (1.0)	One tiny home is allowed for each allowed dwelling unit. The tiny home shall comply with RZC 21.08.220, Accessory Dwelling Units.
General Sales or Service			
3	Hotels, Motels, and Other Accommodation Services	Rental room (1.0)	Limited to Bed and Breakfast Inns. A. Permitted use for Bed and Breakfast Inns with two rooms or less. B. Conditional Use Permit is required for Bed and Breakfast Inns with three to eight rooms.
Transportation, Communication, Information, and Utilities			
4	Local utilities	Adequate to accommodate peak use.	
5	Regional utilities		A Conditional Use Permit is required.
6	Wireless Communication Facilities	N/A	See RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment and Recreation			
7	Natural and Other Recreational Parks	1,000 sq ft gfa (0, adequate to	See RZC 21.06.060, Special Use Standards for Recreational Uses, for

Table 21.06.010B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
		accommodate peak use.)	specific regulations which may apply to recreational uses.
8	Arts, Entertainment, Recreation, And Assembly	Adequate to accommodate peak use.	A. A Conditional Use Permit is required. B. See RZC 21.06.060, Special Use Standards for Recreational Uses, for specific regulations which may apply to recreational uses.
9	Golf course		
Education, Public Administration, Health Care and other Institutions			
12	Family day care provider	Vehicle used by the business (1.0).	Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific requirements for family day care providers.
Agriculture			
13	Crop production	N/A	
14	Equestrian facility		
15	Animal production		
Other			



Table 21.06.010B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
17	Roadside produce stand	N/A	

(Ord. 2652; Ord. 2803; Ord. 2919)

Effective on: 6/18/2018

#### 21.06.020 Allowed Uses.

The Zone Use Chart for the Urban Recreation Zone lists the permitted and conditional uses allowed in the zone. These uses were selected on the basis that they would generally not be adversely affected by natural hazards and would have minimal impact on the natural resources of the area, especially agricultural soils not used for nonagricultural urban uses, and would not place high demands on transportation, water, or sewer systems. All uses shall comply with the other applicable requirements of the Zoning Code.

Effective on: 4/16/2011

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21.06.030 Accessory Uses.

A. 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).

B. 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.

**Commented [KD2]:** Included to ensure provisions of paragraph C. when applicable to the accessory use

**C. Fences as Accessory Uses.**

**1. 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 of the following criteria are met:**

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

**b. A Type II – Visual Screen, per RZC 21.32.080 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**

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

**Commented [KD3]:** Per community comment, this addresses the provision of safety netting as fencing for limited application such as for active recreational uses that are typically allowed within the Urban Recreation zoning district.

Effective on: 4/16/2011

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21.06.040 Site Development Requirements.

All uses and structures in Urban Recreation zone shall comply with the applicable site development requirements in the zone use chart.

Effective on: 4/16/2011

21.06.050 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.

Effective on: 4/16/2011

21.06.060 Special Use Standards for Recreational Uses.

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

- A. 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.
  - B. 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.
  - C. 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.
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D. 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.

E. 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.

Effective on: 4/16/2011

21.06.070      Agricultural Practices Notice.

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.”

Effective on: 4/16/2011

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

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Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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City Website: [www.redmond.gov](http://www.redmond.gov)

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#### **21.08.340 Home Business.**

A. **Purpose.** The purpose of the home business regulations is to allow for limited commercial activity within dwelling units while ensuring that all commercial activity remains incidental to the primary use based on the underlying zoning and does not interfere with the character of the neighborhood through the creation of disproportionate levels of noise, traffic, safety hazards, or other public nuisances that may be generated.

B. **Applicability.** Home businesses are allowed in all residential, multifamily, and mixed-use zones of the City as an accessory use to an existing dwelling unit. A business license shall be 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. **Location.** A home business shall be carried on wholly within the principal building, dwelling unit, or within an accessory structure. No home business, or any storage connected with a home business, shall be allowed outside of the principal building, dwelling unit, or accessory structure, except as allowed for family day care providers. Where an accessory dwelling unit exists, a home business may be conducted in both the primary dwelling unit and the accessory dwelling unit.
  2. **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.
  3. **Size.** No more than 25 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
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accessory structures or detached accessory dwelling units, there shall be no size restriction placed upon the usable area for the home business.

4. Residency. A home business must be conducted by a family member 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. No more than one person outside the family group that resides on the premises shall engage in any business located on the premises.

5. Restricted Materials. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials shall be used or stored on the site.

6. Maintaining Residential Character. The business shall be conducted in a manner which is consistent with the residential use in the zone where it is located. Alterations and operations that have potential to impact residential uses include but are not limited to exterior alteration of the property, expansion of parking, construction, creation of a separate entrance, the use of color, materials, lighting, signs (other than on the applicant's vehicle), exterior storage of materials, goods or merchandise, or by the emission of sound, electric interference, vibration, dust, glare, heat, smoke, odors or liquids.

7. Business Traffic.

a. Visitors, customers, and/or deliveries to home businesses within residential zones shall be limited to two per hour. In any case, no combination of visitors, customers, and/or deliveries may exceed a total of eight per day.

b. Visitors and customers to home businesses within multifamily and mixed-use zones shall be prohibited unless authorized by the Code Administrator.

8. 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

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in the business may be parked on the premises or operated out of the premises when the business is located in a single-family 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 transportation management program.

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

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

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

12. 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.9 and C.12.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.

13. Family Day Care Providers.

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- 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.

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.

**Commented [KD1]:** Addition to support state issued waivers to the number of children and staff supported by individual operations.

- 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.7 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, or 25 percent of the total gross floor area, whichever is the greater.

**Commented [KD2]:** See WAC definition of Family Living Quarters (WAC 365-196-210) in context of definition for Family day-care provider. Also refer to WAC 110-300-0010.

This portion of the paragraph differs from state and federal requirements. Staff tracked this back to a 2008 amendment that might have included the provision based on the overarching requirements for Home Businesses (21.08.340.C.3 Size.)

- 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.

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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.

**Commented [KD3]:** Addition to support state issued waivers to the number of children and staff supported by individual operations.

e. Family day care providers may operate from 5:30 a.m. to 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.

**Commented [KD4]:** Addition to support state issued waivers to the number of children and staff supported by individual operations.

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.

14. ~~Marijuana Cannabis~~-related Home Businesses. No ~~marijuana-cannabis~~ production, ~~marijuana-cannabis~~ processing or ~~marijuana-cannabis~~ retail sales shall be allowed as a home business. (Ord. 2744; Ord. 3083)

**Commented [KD5]:** Change to terminology only for conformance with state legislation.

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Chapter 21.10  
DOWNTOWN REGULATIONS

Sections:

21.10.010	Purpose.
21.10.020	Downtown Zones Map.
21.10.030	Old Town (OT) Zone.
21.10.040	Anderson Park (AP) Zone.
21.10.050	Town Center (TWNC) Zone.
21.10.060	Bear Creek (BC), Valley View (VV), and Trestle (TR) Zones.
21.10.070	Sammamish Trail (SMT) Zone.
21.10.080	Town Square (TSQ) Zone.
21.10.090	River Bend (RVBD) Zone.
21.10.100	River Trail (RVT), Carter (CTR), and East Hill (EH) Zones.
21.10.110	Building Height.
21.10.120	Parking Standards.
21.10.130	Downtown Residential Site Requirements.
21.10.140	Landscaping.
21.10.150	Pedestrian System.
21.10.160	Using Transfer of Development Rights (TDRs).
21.10.170	References.

21.10.010 Purpose.

The purposes of the Downtown Regulations are to:

A. Implement the Downtown vision and policies as described in the Comprehensive Plan;

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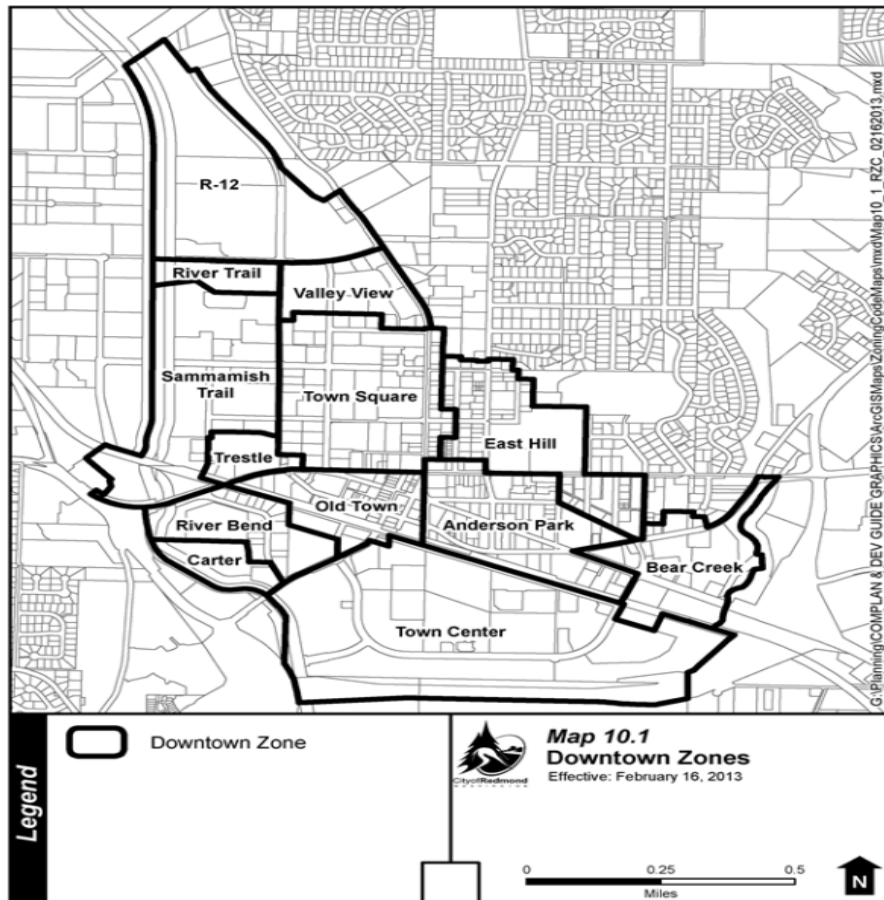
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- B. Promote the development of Downtown as an Urban Center, attracting people and businesses by providing an excellent transportation system, diverse economic opportunities, a variety of well-designed and distinctive places to live, and proximity to shopping, recreation, and other amenities;
  - C. Provide a pedestrian- and bicycle-oriented environment with “local” streets appropriate for a destination location; and
  - D. Provide a dynamic urban area that is enhanced by a rich natural setting, including open space, trees, and other landscaping, and a focus on the Sammamish River. Such a neighborhood, by its very nature, is noisier and busier than the typical suburban residential neighborhood.

Effective on: 4/16/2011

#### 21.10.020 Downtown Zones Map.

The Downtown neighborhood – less than one square mile in size – contains 12 zones called: Valley View, Bear Creek, Trestle, Sammamish Trail, Town Square, Old Town, Anderson Park, River Bend, River Trail, East Hill, Carter, and Town Center. These individual 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. This variety helps draw people to and through the various zones. The districts are shown on Map 10.1, Downtown Zones, below.

Map 10.1  
Downtown Zones



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Map 10.1 Downtown Zones
Note: Online users may click the map for a full-size version in PDF format.

(Ord. 2679)

Effective on: 2/16/2013

21.10.030      Old Town (OT) Zone.\*









A. Purpose. The Old Town district is comprised of the original downtown and includes a number of historic structures and gathering places, including a central park. The Old Town district is established to be a center of pedestrian-oriented retail activity in the Downtown neighborhood. The regulations shaping development in this district provide for an urban village pattern and rhythm which encourages narrow ground floor storefronts, small blocks, narrow streets with curbside parking, mixed-use residential/office/service buildings, and pedestrian-scale architecture. The regulations also encourage the enhancement of existing older buildings in Old Town with small ground floor retail spaces, characterized by narrow bay spacing complementary to pedestrian activity and interest, and office or residential spaces in upper stories. The pedestrian nature of the area is emphasized through lower parking requirements and plans for creation of parking lots/structures in a few central locations at the edge of these areas. This district provides for a full range of retail uses such as specialty and comparison shopping, eating and entertainment establishments, as well as general and professional services, and residential uses.

**Commented [JC1]:** Not consistent with Downtown Parking Implementation Strategy.

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

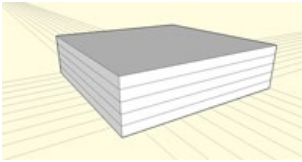
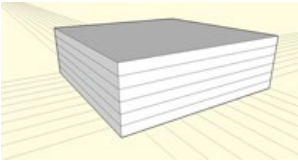
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linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Old Town Zone - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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							
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B. Maximum Development Yield.

Table 21.10.030A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	6 stories	Example of a 5-story building	Example of 6-story building
Lot Coverage	100 percent	100 percent		

These are office building examples using Transfer Development Rights and Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.

C. Regulations Common to All Uses.



Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)		Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	

Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs	5 Stories	Building height is limited to three stories for some parcels fronting Leary Way. See RZC 21.10.110.B, Height Limit Overlay.
Maximum Building Height with TDRs and GBP	6 Stories	A. Building height is limited to three stories for some parcels fronting Leary Way. See RZC 21.10.110.B, Height Limit Overlay. B. One floor of additional height may be achieved with the use of Transfer Development

Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart, RZC 21.10.130.B.
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs or the GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, Using Transfer Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).  B. All legal lots are entitled to 10,000 ft gfa without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.

Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD2]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ###.###.###.# General Allowed Uses and Cross-References in OT Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ###.###.###.# General Allowed Uses and Cross-References in OT 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	General Sales or Services	L	M	

<u>Excluding the following that are not permitted uses:</u>		N		
1. Gas station 2. Auto repair 3. Automobile sales with outdoor display and storage 4. Rental storage and mini-warehouses				
Business and Service	General Sales or Services			
Food and Beverage	General Sales or Services			
Pet and Animals Sales and Service	General Sales or Services			
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	L	S	
<u>Excluding the following that are not permitted uses:</u>		N		
1. Surface parking lots				
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. <del>Limited</del> Is limited to regional light rail transit system and office uses only		L		
Rapid charging station	Rapid charging station	L		

**Commented [KD3]:** Amendment for clarity.

**Commented [KD4]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD5]:** Amendment for clarity.

**Commented [KD6]:** Amendment for clarity

Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
<u>Excluding the following that are not permitted uses:</u>		N		
1. Crematorium				

Commented [KD7]: Amendment for clarity.

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure Minimum required, Maximum allowed</del>	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	<del>Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off street parking.</del>	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart.
2	Stacked flat		B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian
3	Courtyard apartment		
4	Multifamily Structure, Mixed-Use Residential		

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.



Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
			Streets, per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.  C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special Regulations</del>	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0) B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
			<p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</p> <p>E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.</p>
General Sales or Service			
6	Retail Sales	<del>1,000 sq ft gfa (2.0, 2.0)</del>	<p>A. Drive-through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by</p>

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
	Business and Service		a professional traffic engineer and approved by the City.  6. Uses which are materially detrimental to typical downtown office and residential uses in terms of excessive noise and vibration, truck traffic, fumes, and other potential impacts.  B. Parking standards for restaurant uses:
	Food and Beverage		<del>1. Sit-down restaurant: 1,000 sq-ft gfa (2.0, 9.0).</del>  <del>2. Take-out restaurant: 1,000 sq-ft gfa (2.0, 10.0).</del>

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
	Pet and Animal Sales and Service		<p><del>1. 3.</del> The Technical Committee may waive the parking requirement for restaurant/deli/café uses 1,000 sq ft gfa, or less in area that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>b. The use is <del>visible from and</del> within <del>100 feet one-quarter of a mile</del> of a <del>promenade or</del> Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example,</del> or within <del>100 feet one-quarter of a mile</del> of a critical areas' buffer of the Sammamish River and access to the</p>

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> Unit of Measure-Minimum- required, Maximum-allowed	Special Regulations
			<p>River Trail, <u>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</u></p> <p><u>C. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 sq ft of gross floor area for the retail components of mixed-use developments.</u></p>
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	<u>Rental room (1.0, 1.0)</u>	
8	<u>Marijuana Cannabis</u> retail sales	<u>1,000 sq ft gfa (2.0, 5.0)</u>	See RZC 21.41 <u>Marijuana Cannabis</u> -related uses for additional requirements.
Manufacturing and Wholesale Trade			

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD9]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

**Commented [KD11]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD10]:** Amendment for consistency with state legislation – terminology only.

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
#	Artisanal Manufacturing, Retail Sales, and Service	<del>1,000 sq ft gfa (2.0, 2.0)</del>	
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa (2.0, 2.0)</del>	No vehicle storage except light rail vehicles.
10	Rapid charging station	<del>Adequate to accommodate-</del> <del>peak use</del>	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	Communications and Information		

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio: Unit of Measure-Minimum- required, Maximum-allowed</div>	Special Regulations
13	Local Utilities	1,000-sq-ft gfa (2.0, 2.0)	
14	Wireless Communication Facilities	N/A	See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	Adequate to accommodate- peak use	
16	Natural and other recreational parks	1,000-sq-ft gfa (0, adequate to- accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			
17	Educational	See Special Regulations	Parking: The number of spaces must be adequate to accommodate the

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
	Institutional Health and Human Services		peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Government and Administration		
18	Day Care Center		<del>Provisions for day care centers include:</del>  <del>A. Shall provide parking as follows:— Employee on maximum shift (1.0, 1.0)–</del>  <del>B. Play equipment shall be located no less than 10 feet from any property line.</del>  <del>C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.</del>

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.



Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
19	Faith-based and Funerary	<del>1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
			E. Administrative design review required for structures.

**Commented [JC8]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as

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provided by law or unless more permanent regulations are adopted.” Ord. 3059 became effective on August 28, 2021.

21.10.040 Anderson Park (AP) Zone.\*

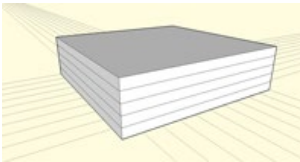
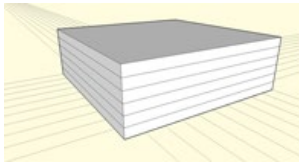
A. Purpose. The Anderson Park (AP) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood, Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these districts allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Anderson Park zone encourages development of a mix of multistory residential and office buildings and allows limited retail space in order to provide convenient access without diluting the more concentrated retail cores of the Old Town and Town Center zones. The Anderson Park zone also enhances the long-term pedestrian character of Redmond Way and Cleveland Street by including street-level building and landscape design.

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.

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Anderson Park Zone - Regulations Table								
Land & Structure 		Transport 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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 21.10.040A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	6 stories	Example of a 5-story building	Example of 6-story building
Lot Coverage	100 percent	100 percent		
These are office building examples using Transfer Development Rights or Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.				

C. Regulations Common to All Uses.

Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.

Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front and side street (residential use on ground floor)	See RZC 21.10.130.D, Residential Setback Requirements	Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	

Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	5 Stories	
Maximum Building Height with TDRs or GBP	6 Stories	One floor of additional height may be achieved with the use of Transfer Development rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).

Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, Downtown Residential Densities Chart.
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or Green Building requirements. See RZC 21.10.160, Using Transfer Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP). B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.



Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD12]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ###.###.###.# General Allowed Uses and Cross-References in AP Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ###.###.###.# General Allowed Uses and Cross-References in AP 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	General Sales or Services	L	M	

<u>Excluding the following that are not permitted uses:</u>		N		
1. Gas station 2. Auto repair 3. Automobile sales with outdoor display and storage 4. Rental storage and mini-warehouses				
Business and Service	General Sales or Services			
Food and Beverage	General Sales or Services			
Pet and Animal Sales and Service	General Sales or Services			
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	L	S	
<u>Excluding the following that are not permitted uses:</u>		N		
1. Surface parking lots				
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. <del>Limited</del> Is limited to regional light rail transit system and office use only.		L		
Rapid charging station	Rapid charging station	L		

**Commented [KD13]:** Amendment for clarity.

**Commented [KD14]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD15]:** Amendment for clarity.

**Commented [KD16]:** Amendment for clarity.

Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
<u>Excluding the following that are not permitted uses:</u>		N		
1. Crematorium				

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum allowed</del>	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	<del>Dwelling Unit (1.0, 2.25) Plus one</del>	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart.  B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of
2	Stacked flat	<del>guest space per</del>	
3	Courtyard apartment	<del>four units for projects with six units or more.</del>	
4	Multifamily Structure, Mixed-Use Residential	<del>Curbside parking along the site may be counted towards up to 25 percent of the</del>	

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum—allowed</del>	Special Regulations
		<del>required off-street parking.</del>	Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets.  C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special Regulations</del>	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility. Worker on largest shift (1.25, 1.25)

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
			E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
General Sales or Service			
6	Retail Sales	<del>1,000 sq ft gfa— (2.0, 3.5)</del>	A. Drive-through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure</div> <div>Minimum required</div> <div>Maximum allowed</div>	Special Regulations
	Business and Service		<p>professional traffic engineer and approved by the City.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Parking standards for restaurant uses:</p>
	Food and Beverage		<p><del>1. Sit-down restaurant: 1,000 sf gfa (9.0, 9.0).</del></p> <p><del>2. Take-out restaurant: 1,000 sf gfa (10.0, 10.0).</del></p> <p><del>3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least three stories tall.</del></p>

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.



Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
	Pet and Animal Sales and Service		<p><u>1. 4.</u> The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided :</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>b. The use is <del>visible from and</del> within <del>100 feet</del> <u>one-quarter of a mile</u> of a <del>promenade or</del> Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example,</del> or within <del>100 feet one-quarter of a mile</del> of a critical areas' buffer of the Sammamish River and access to the River Trail, <u>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-</u></p>

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum—allowed</del>	Special Regulations
			<del>oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del>  <del>D. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 sq ft of gross floor area for the retail components of mixed-use developments.</del>
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	<del>Rental room (1.0,—1.0)</del>	
8	<del>Marijuana Cannabis</del> retail sales	<del>1,000 sq ft gfa—(2.0, 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> -related uses for additional requirements.
Manufacturing and Wholesale Trade			

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD18]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum—allowed</del>	Special Regulations
#	Artisanal Manufacturing, Retails Sales, and Service	<del>1,000 sq ft gfa—</del> <del>(2.0, 3.5)</del>	
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa—</del> <del>(2.0, 3.5)</del>	No vehicle storage.
10	Rapid charging station	<del>Adequate to—</del> <del>accommodate—</del> <del>peak use</del>	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	Communications and Information		

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.040C			
Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required—</del> <del>Maximum allowed</del>	Special Regulations
13	Local Utilities	<del>1,000 sq ft gfa—</del> <del>(2.0, 3.5)</del>	
14	Wireless Communication Facilities	N/A	See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	<del>Adequate to—</del> <del>accommodate—</del> <del>peak use</del>	
16	Natural and other recreational parks	<del>1,000 sq ft gfa (0,—</del> <del>adequate to—</del> <del>accommodate—</del> <del>peak use)</del>	
Education, Public Administration, Health Care, and Other Institutions			

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
17	Educational		Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Institutional Health and Human Services		
	Government and Administration		
18	Day Care Center	<del>See Special Regulations</del>	<del>Provisions for day care centers include:</del>  <del>A. Shall provide parking as follows: Employee on— maximum shift (1.0, 1.0).—</del>  <del>B.</del> Play equipment shall be located no less than 10 feet from any property line.  C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure—</div> <div>Minimum—</div> <div>required,—</div> <div>Maximum—allowed</div>	Special Regulations
19	Faith-based and Funerary	<del>1,000 sq ft gfa</del> <del>(10.0, 10.0) or 1/5</del> <del>fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

**Commented [JC17]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.









21.10.050 Town Center (TWNC) Zone.\*

A. Purpose. Town Center is one of the City's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms and conference facilities, and residences in the heart of the City is intended to bring people together during the day and evening for planned or casual

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meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the historic district in adjacent Old Town. Improvements in walking connections between the two districts will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a grade-separated connection across SR 520, and that transit service to and from the center will provide a choice equal in attractiveness to automobiles, walking, and biking. The design and development of this zone is controlled by a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater downtown area, and retains traditional building styles, street patterns, variety of uses, and public amenities.

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.

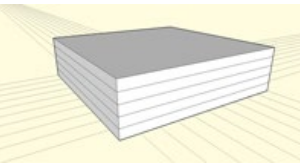
Town Center Zone - Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program (TDR)	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building	Public View Corridors & Gateways



							Incentive Program (GBP)	
Density	Outdoor Storage, Display & Garbage and Recycling 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 21.10.050A Maximum Development Yield				
Allowed	Base	Maximum with Incentives	Illustrations	
Height	5 stories	12 stories	Example of a 5-story building	Example of 12-story building
Lot Coverage	100 percent	100 percent		

Table 21.10.050A Maximum Development Yield				
Allowed	Base	Maximum with Incentives	Illustrations	
				<needs replacement>
These are office building examples using incentives to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.				

C. Regulations Common to All Uses.

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See RZC 21.10.150. Map 10.4, Town Center Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		between the street curb and the face of buildings, depending on site location.  B. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.
Setback Line (distance from property line)		
Side Commercial	0 feet	Shall comply with adopted design standards.
Rear Commercial	0 feet	Shall comply with adopted design standards.
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	Shall comply with adopted design standards.
Rear Residential	10 feet	Shall comply with adopted design standards.
Yard adjoining BNSF ROW or Parks	14 feet	
Other Standards		
Minimum Building Height	n/a	

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Maximum Building Height without TDRs or GBP	Varies	Hotel and conference center, full service – eight stories; other hotel - six stories. Office: five stories. Mixed-use residential or residential use in Town Center: five stories outright. The Technical Committee shall administratively allow the height surrounding NE 74 <sup>th</sup> Street to be increased to six stories if the building facade is recessed above the second floor and building modulation is provided to mitigate the bulk and mass from the additional height allowance.
Maximum Building Height with TDRs, GBP, or EAAH	Varies	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions. An increase of height to a maximum of 12 stories may be sought through use of the Exceptional Amenities for Additional Height Table (EAAH). EAAH may not be used in combination with any other programs to increase height.

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP)  B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet, but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	Varies	Less areas necessary for compliance with stormwater management and landscaping.
Base FAR Without TDRs	Varies	Floor area for residential uses is exempt from TDR requirements and maximum commercial floor area limitations. The ground floor level shall include a mix of pedestrian-oriented uses.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD19]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### C.1 Exceptional Amenities for Additional Height

**Commented [JC20]:** This needs to be updated based on Council action on 2/21/23.

In conjunction with a development agreement, applicants may seek additional height through use of Table 21.XX.XX, Exceptional Amenities for Additional Height.

- a. A maximum total of eight (8) stories for residential and residential mixed-use may be developed.
- b. A maximum total of nine (9) stories of office may be developed. Structures with office uses may exceed nine (9) stories in areas where sufficient subterranean parking to achieve minimum parking ratios is infeasible or detrimental to natural resources. In those cases, the maximum number of stories may be exceeded to accommodate minimum parking ratios in above-grade structured parking. The maximum number of additional stories beyond the height maximum is three (3) stories. A geotechnical report demonstrating the infeasibility of providing all required parking below-grade parking

and compliance with this code section is required for proposals seeking to exceed nine (9) stories.

c. No structure with any combination of uses and parking may exceed 12 total stories in height or nine stories of usable floor area.

d. All techniques and incentives in the table below are to be applied for the complete scope area of the Master Plan and development agreement.

e. This Exceptional Amenities for Additional Height Table may not be used in conjunction with TDRSs or GBP to increase height.

TABLE 21.10.050 # Exceptional Amenities for Additional Height		
	Tech niqu e	Incentive
1	Affordable housing. The greater of 10% or 50 units designated affordable at 60% AMI and the greater of 10% or 50 units designated for 80% AMI. Compliance with the City of Redmond's affordable housing requirement of 10% designated for 80% Area Median Income can be used to meet a portion of this incentive.	3 stories
2	The greater of 50% or 25 units of affordable housing units are two or three bedrooms	2 stories

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3	Minimum 10% of all units (market rate and affordable) three bedroom or larger	1 story
4	10% of new ground level commercial space or a total of 7,000 square feet of total commercial space to be dedicated to local commercial.	1 story
5	The lesser of 25% or 4,000 square feet of commercial space can be no larger than 1,000 square feet to encourage and support startup and new businesses.	1 story
6	50% of new development LEED Gold, Built Green 4-Star, or equivalent as determined by Administrator.	2 stories
7	100% of new development LEED Gold, Built Green 4-Star, or equivalent as determined by Administrator.	3 stories
8	Parking ratio of 2.5 or below for office uses and for the floor area of development that is devoted to administrative services, cafeteria, and similar accessory uses typically provided as support for the primary use.	1 story

D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes

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and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ##.##.###.# General Allowed Uses and Cross-References in TWNC Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ##.##.###.# General Allowed Uses and Cross-References in TWNC 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	General Sales or Services	L	M	
<u>Excluding the following that are not permitted uses:</u>		N		
1. Gas station. 2. Automobile sales with outdoor display and storage. 3. Rental storage and mini-warehouses.				
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	L	S	

**Commented [KD21]:** Amendment for clarity.

**Commented [KD22]:** Amendment reflecting consistency with state legislation – terminology only.

<b>Excluding the following that are not permitted uses:</b>		N		
1. Surface parking lots				
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599

**Commented [KD23]:** Amendment for clarity.

<b>Excluding the following that are not permitted uses:</b>		N		
1. Crematorium				

**Commented [KD24]:** Amendment for clarity.

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	<del>Dwelling Unit (1-0, 2-25) Plus one—</del>	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart.
2	Stacked flat		

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum allowed</del>	Special Regulations
3	Courtyard apartment	<del>guest space per— four units for— projects with six— units or more.— Curbside parking— along the site may— be counted— towards up to 25— percent of the— required off-street parking.</del>	B. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
4	Multifamily Structure, Mixed-Use Residential		
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special Regulations.</del>	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
			<p>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</p> <p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.</p>
General Sales or Service			
6	Retail Sales	<del>1,000 sq ft gfa (3.5, 5.0)</del>	A. Drive-through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
	Business and Service		professional traffic engineer and approved by the City.
	Food and Beverage		<p>B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Auto repair without outdoor storage and outdoor service is allowed provided:</p> <ol style="list-style-type: none"> <li>1. All service/repair work is performed indoors.</li> <li>2. There is no overnight storage of customer vehicles in outdoor parking areas.</li> </ol> <p>D. Parking standards for restaurant uses:</p> <p><del>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).</del></p>

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> <del>Minimum required</del> <del>Maximum allowed</del>	Special Regulations
	Pet and Animal Sales and Service		<del>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).</del> <del>1. 3-</del> The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided : a. The use is located in an office building and primarily serves the occupants and guests of the office building; or b. The use is <b>visible from and</b> within <b>100 feet one-quarter of a mile</b> of a <b>promenade or</b> Downtown park, <b>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example,</b> or within <b>100 feet one-quarter of a mile</b> of a critical areas' buffer of the Sammamish River and access to the River Trail,

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.



Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure – Minimum – required, – Maximum allowed</del>	Special Regulations
			<del>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del>
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	<del>Rental room (1.0 – 1.0)  Conference center space: adequate to accommodate peak use</del>	
8	<del>Marijuana Cannabis</del> retail sales	<del>1,000 sq ft gfa (2.0, 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> -related uses for additional requirements.

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD26]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

**Commented [KD28]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD27]:** Amendment for consistency with state legislation – terminology only.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required— Maximum allowed</del>	Special Regulations
Manufacturing and Wholesale Trade			
#	Artisanal Manufacturing, Retail Sales, and Service	<del>1,000 sq ft gfa— (3.5, 5.0)</del>	
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa— (3.5, 5.0)</del>	Regional light rail transit system and office uses only. No vehicle storage.
10	Rapid charging station	<del>Adequate to— accommodate— peak use</del>	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.

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum allowed</del>	Special Regulations
12	Communications and Information	<del>1,000 sq ft gfa— (3.5, 5.0)</del>	
13	Local Utilities		
14	Wireless Communication Facilities	N/A	See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	<del>Adequate to— accommodate— peak use</del>	
16	Natural and other recreational parks	<del>1,000 sq ft gfa (0,— adequate to— accommodate— peak use)</del>	
Education, Public Administration, Health Care, and Other Institutions			

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
17	Educational		Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Institutional Health and Human Services		
	Government and Administration		
18	Day Care Center	<del>See Special Regulations</del>	<del>Provisions for day care centers include:</del>  <del>A. Shall provide parking as follows: Employee on— maximum shift (1.0, 1.0).—</del>  <del>B.</del> Play equipment shall be located no less than 10 feet from any property line.  C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure</div> <div>Minimum required</div> <div>Maximum allowed</div>	Special Regulations
19	Faith-based and Funerary	<del>1,000 sq ft gfa</del> <del>(10.0, 10.0) or 1/5-</del> <del>fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

**Commented [JC25]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021









\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

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

A. Purpose. The convenience commercial areas of Downtown include the Valley View, Trestle, and Bear Creek zones. These three zones are located at the major entrances to the Downtown to serve shoppers conveniently from both within and outside the neighborhood. These zones are intended to provide for everyday, basic shopping needs and services, such as groceries, pharmacies, and other convenience retail goods and services that are easily accessed by pedestrians, bicyclists, and motor vehicles. Land uses and redevelopment in the area should be compatible with shopping and service needs of the community and surroundings, as well as with the long-term Downtown vision of encouraging a more pedestrian-supportive, mixed-use environment in these zones.

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.









Bear Creek Zone – Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program (TDR)	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building	Public View Corridors & Gateways

							Incentive Program (GBP)	
Density	Outdoor Storage, Display & Garbage and Recycling 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							

Valley View Zone – Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program (TDR)	Special Regulations



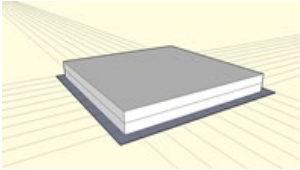
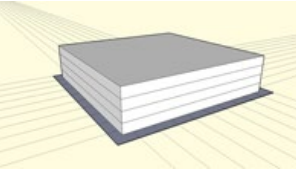
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program (GBP)	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Garbage and Recycling Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

Trestle Zone – Regulations Table								
Land & Structure	Transportation	Environment	Community	Process	Money	Incentives	Other	
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations

							(TDR)	
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program (GBP)	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Garbage and Recycling 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 21.10.060A Maximum Development Yield			
Allowed	Base	Maximum	Illustrations
Height	2 stories	4 stories	

Table 21.10.060A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Lot Coverage	80 percent	80 percent	Example of a 2-story building	Example of 4-story building
				
These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.				

C. Regulations Common to All Uses.

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front and side street (residential use on ground floor)	See Map 10.3, Downtown Pedestrian System	A. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	2 Stories	A. The maximum height may be increased to four stories when the site's development plan can demonstrate the goals and objectives outlined in Comprehensive Plan Policy DT-37, and the design guidelines outlined in RZC 21.62.020.G.2.c are met through the site plan entitlement process.
Maximum Building Height with TDRs or GBP	3 Stories	A. One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
Maximum Height Within Shorelines (SMP)	35 feet	<p>A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP)</p> <p>B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)</p>
Maximum Lot Coverage	80 percent	<p>A. For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart.</p> <p>B. Lot coverage percentage equals: The total site area measured to the property line, less pedestrian systems measured to the curb line, on-site sidewalks, landscaping, and plazas, divided by the site area measured to the curb line.</p>

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, Using Transfer of Development Rights(TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).  B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	A. See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	A. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD29]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions

D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ##.##.###.# General Allowed Uses and Cross-References in BC, VV, TR Zones (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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



High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ###.###.###.# General Allowed Uses and Cross-References in BC, VV, TR Zones (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	General Sales or Services	L	M	
<b>Excluding the following that are not permitted uses:</b>		N		
1. Automobile sales with outdoor display and storage.				

Commented [KD30]: Amendment for clarity.

2. Major Auto Repair. 3. Rental storage and mini-warehouses.				
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	L	S	
<u>Excluding the following that are not permitted uses:</u>		N		
1. Surface parking lot				
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. <del>Vehicle storage is prohibited in Valley View zone zoning district.</del>  <u>2. Is limited to office use only in the Valley View zoning district.</u>  2. <del>Regional</del> <u>Is limited to regional</u> light rail transit system and office use only		L, N		

**Commented [KD31]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD32]:** Amendment for clarity.

in Bear Creek and Trestle <del>zones-zoning district.</del> 3. Vehicle storage <u>is</u> limited to light rail vehicles in Trestle <del>zone-zoning</del> <u>district.</u>				
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599

Commented [KD33]: Amendment for clarity.

<b>Excluding the following that are not permitted uses:</b>		N		
1. Crematorium				

**Commented [KD34]:** Amendment for clarity

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum-allowed</del>	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	<del>Dwelling Unit (1-0,</del>	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart. Not
2	Stacked flat	<del>2-25) Plus one—</del>	

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum allowed</del>	Special Regulations
3	Courtyard apartment	<del>guest space per— four units for— projects with six— units or more.— Curbside parking— along the site may be counted— towards up to 25— percent of the— required off-street parking.</del>	permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.
4	Multifamily Structure, Mixed-Use Residential		B. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
7	Housing Services for the Elderly	<del>See Special Regulations</del>	<p>Parking requirements are as follows:</p> <p>A. Multifamily housing for senior citizens: Unit (0.5, 2.0).</p> <p>B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).</p> <p>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</p> <p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25).</p> <p>E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.</p>
General Sales or Service			

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
6	Retail Sales	<del>1,000 sq ft gfa— (3.5, 5.5)</del>	A. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Business and Service		B. Auto repair without outdoor storage and outdoor service is allowed provided:  1. All service/repair work is performed indoors. 2. There is no overnight storage of customer vehicles in outdoor parking areas.
	Food and Beverage		C. Parking standards for restaurant uses:  <del>1. Sit down restaurant: 1,000 sq ft gfa (9.0, 9.0).  2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).  3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least 3 stories tall.</del>

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> <del>Minimum required</del> <del>Maximum allowed</del>	Special Regulations
	Pet and Animal Sales and Service		<p><del>4. 1.</del> The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>b. The use is <del>visible from and</del> within <del>100 feet</del> <del>one-quarter of a mile</del> of a <del>promenade or</del> Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example,</del> or within <del>100 feet one-quarter of a mile</del> of a critical areas' buffer of the Sammamish River and access to the River Trail, <del>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-</del></p>

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.



Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> <del>Minimum required</del> <del>Maximum allowed</del>	Special Regulations
			<del>oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del> D. Drive-through facilities shall have a minimum queuing distance of 120 feet which is not within the public right-of-way or on-site circulation aisles. A landscape buffer between the drive-through lane and the street shall be provided.
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	<del>Rental room (1.0, 1.0)</del>	
8	<del>Marijuana Cannabis</del> retail sales	<del>1,000 sq ft gfa (2.0, 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> -related uses for additional requirements.
Manufacturing and Wholesale Trade			

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD36]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

**Commented [KD38]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD37]:** Amendment for consistency with state legislation – terminology only.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
#	Artisanal Manufacturing, Retail Sales, and Service	<del>1,000 sq ft gfa— (3.5, 5.5)</del>	
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa— (3.5, 5.5)</del>	A. Valley View Zone: office uses only. No vehicle storage. B. Bear Creek and Trestle zones: Regional light rail transit system and office uses only. No vehicle storage except light rail vehicles in Trestle zone.
10	Rapid charging station	<del>Adequate to— accommodate— peak use</del>	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.

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum allowed</del>	Special Regulations
12	Communications and Information	<del>1,000 sq ft gfa— (3.5, 5.5)</del>	
13	Local Utilities		
14	Wireless Communication Facilities	N/A	See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	<del>Adequate to— accommodate— peak use</del>	
16	Natural and other recreational parks	<del>1,000 sq ft gfa (0,— adequate to— accommodate— peak use)</del>	
Education, Public Administration, Health Care, and Other Institutions			

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
17	Educational	<del>See Special Regulations.</del>	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Government and Administration		
	Institutional Health and Human Services		
18	Day Care Center	<del>See Special Regulations.</del>	<p><del>Provisions for day care centers include:</del></p> <p><del>A. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</del></p> <p><del>B.</del> Play equipment shall be located no less than 10 feet from any property line.</p> <p>C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.</p>

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure—</div> <div>Minimum—</div> <div>required,—</div> <div>Maximum—allowed</div>	Special Regulations
19	Faith-based and Funerary	<del>1,000 sq ft gfa</del> <del>(10.0, 10.0) or 1/5</del> <del>fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

**Commented [JC35]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2958; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.









21.10.070 Sammamish Trail (SMT) Zone.\*

A. Purpose. The Sammamish Trail (SMT) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for

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significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Sammamish Trail (SMT) zone encourages development, including restaurants and retail uses that focuses on, celebrates, and enhances the environment of the Sammamish River by providing amenities that are connected to the river, by orienting buildings to the river trail, by providing for building heights that are lower as they approach the river and higher beyond the shoreline/critical area boundaries, and by enhancing degraded shorelines adjacent to new development.

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.

Sammamish Trail Zone – Regulations Table							
Land & Structure	Transportation	Environment	Community	Process	Money	Incentives	Other
							

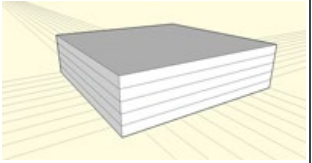
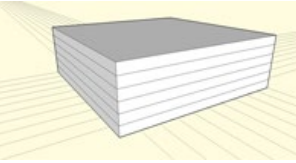
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Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program (TDR)	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program (GBP)	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Garbage and Recycling 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 21.10.070A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	6 stories	Example of a 5-story building	Example of 6-story building
Lot Coverage	100 percent	100 percent		

These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.

C. Regulations Common to All Uses.

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front and side street (residential use on ground floor)	See RZC 21.10.130.D, Residential Setback Requirements	Not permitted on ground floor street fronts of Type I pedestrian streets (as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	2 Stories	Minimum height two stories, except single-story retail is allowed (through December 31, 2023) on (a) the south block of NE 83rd Street between 158th Avenue NE and 160th Avenue NE; i.e., in Lots 2 and 3 of Lot Line Revision 90-01), and (b) the portions of Lot 6 of the Redmond Center Plat lying west of 158th Avenue NE if extended south. RZC 21.62.020.G (rather than RZC 21.62.020.H shall apply to single-story retail development within those two areas except that RZC 21.62.020.G.2.a.ii shall not apply to the above-referenced portions of Lot 6 of the Redmond Center Plat and except that RZC 21.62.020.G.2.a.i shall not

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		apply to the above-referenced portion of the south block of NE 83rd Street.
Maximum Building Height without TDRs or GBP	5 Stories	
Maximum Building Height with TDRs or GBP	6 Stories	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, Downtown Residential Densities Chart.
Base FAR Without TDRs or GBP	1.25	A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, Using Transfer Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (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.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>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</u>

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		<a href="#">Activities in Critical Aquifer Recharge Areas I and II for more information.</a>

**Commented [KD39]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ##.##.###.# General Allowed Uses and Cross-References in SMT Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
Residential Use Category	Residential Use Class	Former Use Classification	Use Permissions	Building Code	ITE Trip Generation Manual

		(prior to Dec. 31, 2021)		Occupancy Class	Land Use Code
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ##.##.###.# General Allowed Uses and Cross-References in SMT 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	General Sales or Services	L	M	
<u>Excluding the following that are not permitted uses:</u>		N		
1. Gas station. 2. Auto repair.				

Commented [KD40]: Amendment for clarity.

3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses.				
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	L	S	
<del>Excluding the following that are not permitted uses:</del>		N		
1. Surface parking lots				
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. <del>Limited Is limited</del> to regional light rail system and office uses only. 2. Vehicle storage <del>is</del> limited to light rail vehicles.		L		
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		

**Commented [KD41]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD42]:** Amendment for clarity.

**Commented [KD43]:** Amendment for clarity.



Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
<b>Excluding the following that are not permitted uses:</b>		N		
1. Crematorium				

**Commented [KD44]:** Amendment for clarity.

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that

apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

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

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> <del>Minimum required</del> <del>Maximum allowed</del>	Special Regulations
			distance of 50 feet or a quarter-block length from a street intersection.  C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special Regulations</del>	<p>Parking requirements are as follows:</p> <p>A. Multifamily housing for senior citizens: Unit (0.5, 2.0).</p> <p>B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).</p> <p>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</p> <p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25).</p> <p>E. A traffic mitigation plan is required. The plan shall address traffic control; parking</p>

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
			management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
General Sales or Service			
6	Retail Sales	<del>1,000 sq ft gfa— (2.0, 3.5)</del>	A. Drive-through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum-allowed</del>	Special Regulations
	Business and Service		professional traffic engineer and is approved by the City.  B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.  C. Parking standards for restaurant uses:
	Food and Beverage		<del>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).  2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).  3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least three stories tall.</del>

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> <del>Minimum required</del> <del>Maximum allowed</del>	Special Regulations
	Pet and Animal Sales and Service		<p><del>4.1.</del> The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>b. The use is <del>visible from and</del> within <del>100 feet</del> <del>one-quarter of a mile</del> of a <del>promenade or</del> Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example,</del> or within <del>100 feet one-quarter of a mile</del> of a critical areas' buffer of the Sammamish River and access to the River Trail, <del>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-</del></p>

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum-allowed</del>	Special Regulations
			<del>oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del>  <del>D. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</del>
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	<del>Rental room (1.0, 1.0)</del>	
8	<del>Marijuana Cannabis</del> related uses	<del>1,000 sq ft gfa (2.0, 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> -related uses for additional requirements.
Manufacturing and Wholesale Trade			

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD46]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

**Commented [KD48]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD47]:** Amendment for consistency with state legislation – terminology only.

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum—allowed</del>	Special Regulations
#	Artisanal Manufacturing, Retail Sales, and Service	<del>1,000 sq ft gfa—</del> <del>(2.0, 3.5)</del>	
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa—</del> <del>(2.0, 3.5)</del>	
10	Rapid charging station	<del>Adequate to—</del> <del>accommodate—</del> <del>peak use</del>	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	Communications and Information		

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.



Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum allowed</del>	Special Regulations
13	Local Utilities	<del>1,000 sq ft gfa—</del> <del>(2.0, 3.5)</del>	
14	Wireless Communication Facilities		See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	<del>Adequate to—</del> <del>accommodate—</del> <del>peak use</del>	
16	Natural and other recreational parks	<del>1,000 sq ft gfa (0,—</del> <del>adequate to—</del> <del>accommodate—</del> <del>peak use)</del>	
Education, Public Administration, Health Care, and Other Institutions			

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
17	Educational	<del>See Special Regulations.</del>	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Government and Administration		
	Institutional Health and Human Services		
18	Day Care Center	<del>See Special Regulations.</del>	<del>Provisions for day care centers include:</del>  <del>A. Shall provide parking as follows: Employee on—maximum shift (1.0, 1.0)—</del>  <del>B.</del> Play equipment shall be located no less than 10 feet from any property line.  C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure—</div> <div>Minimum—</div> <div>required,—</div> <div>Maximum—allowed</div>	Special Regulations
19	Faith-based and Funerary	<del>1,000 sq ft gfa</del> <del>(10.0, 10.0) or 1/5</del> <del>fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

**Commented [JC45]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.









21.10.080 Town Square (TSQ) Zone.\*

A. Purpose. The Town Square (TSQ) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and

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professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Town Square zone encourages new transit-oriented development in order to take advantage of the zones proximity to local and regional transit opportunities.

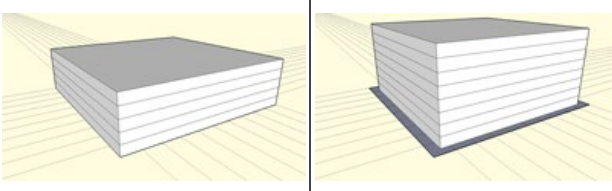
The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Town Square Zone – Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program (TDR)	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways

							(GBP)	
Density	Outdoor Storage, Display & Garbage and Recycling 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 21.10.080A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	8 stories	Example of a 5-story building	Example of 8-story building
Lot Coverage	100 percent	100 percent		

Table 21.10.080A Maximum Development Yield			
Allowed	Base	Maximum	Illustrations
			
These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.			

C. Regulations Common to All Uses.

Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential)	See Map 10.3, Downtown	A. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential

Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
use on ground floor)	Pedestrian System	uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	



Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	2 Stories	
Maximum Building Height without TDRs or GBP	5 Stories	Building height is limited in certain areas. See RZC 21.10.110.B, Height Limit Overlay.
Maximum Building Height with TDRs or GBP	8 Stories	A. Building height is limited in certain areas. See RZC 21.10.110.B, Height Limit Overlay. B. One floor of additional height may be achieved with the use of Transfer of Development Rights. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), except they may not be used to

Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		<p>exceed eight stories where eight stories is allowed through bonus provisions.</p> <p>C. Maximum height for buildings is five stories without Transfer of Development Rights (TDRs) or bonuses. Bonus to eight stories granted for provision of 20 percent on-site usable open space in the form of plazas/arcades with water features that are accessible to the public during extended business hours, public meeting rooms, day care services, or the preservation of historic buildings or sites. The amenities shall be on the project site or within the zone in which the building is located. Such approval shall be granted through the site plan entitlement review process. TDRs or GBP may not be used to exceed the eight-story height allowed through these bonuses</p>
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart.
Base FAR Without TDRs or GBP	1.25	A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR

Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		and GBP requirements. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).  B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD49]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ##.##.###.# General Allowed Uses and Cross-References in TSQ Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299

	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699
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Table ###.###.###.## General Allowed Uses and Cross-References in TSQ 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	General Sales or Services	L	M	
<b>Excluding the following that are not permitted uses:</b>		N		
1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses.				
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		

**Commented [KD50]:** Amendment for clarity

**Commented [KD51]:** Amendment for consistency with state legislation – terminology only.

Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	P		
<u>Excluding the following that are not permitted uses:</u>		N		
1. Surface parking lots				
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. <u>Limited is limited</u> to office use only. 2. Vehicle storage <u>is</u> not permitted.		L, N		
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health	P	I	600-699, 700-799

Commented [KD52]: Amendment for clarity

Commented [KD53]: Amendment for clarity

	Care, and Other Institutions, except those listed below			
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
<u>Excluding the following that are not permitted uses:</u>		N		
1. Crematorium				

Commented [KD54]: Amendment for clarity

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum allowed</del>	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	<del>Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.</del>	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart.
2	Stacked flat		B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.
3	Courtyard apartment		
4	Multifamily Structure, Mixed-Use Residential		

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.



Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
			C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
5	Dormitory	Bed (0.5, 1.0)	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special Regulations.</del>	<p>Parking requirements are as follows:</p> <p>A. Multifamily housing for senior citizens: Unit (0.5, 2.0).</p> <p>B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).</p> <p>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</p> <p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25).</p> <p>E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow</p>

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure</div> <div>Minimum—</div> <div>required,—</div> <div>Maximum—allowed</div>	Special Regulations
			parking into adjoining residential areas; and traffic movement to the arterial street system
General Sales and Services			
6	Retail Sales	<del>1,000 sq ft gfa</del> <del>(2.0, 3.5)</del>	<p>A. Drive- through facilities confined within the garage of a multistory building of at least three stories shall be allowed when 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 is approved by the City.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Parking standards for restaurant uses:</p>
	Business and Service		

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure</div> <div>Minimum required, Maximum allowed</div>	Special Regulations
	Food and Beverage		<del>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).</del>  <del>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).</del>  <del>3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building of at least three stories tall.</del>
	Pet and Animal Sales and Service		<p><b>4. 1.</b> The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>b. The use is <b>visible from and</b> within <b>100 feet one-quarter of a mile</b> of a <b>promenade or</b></p>

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> <del>Minimum required</del> <del>Maximum allowed</del>	Special Regulations
			<p>Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example,</del> or within <del>100 feet one-quarter of a mile</del> of a critical areas' buffer of the Sammamish River and access to the River Trail, <del>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del></p> <p><del>D. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 sq ft of gross floor area for the retail components of mixed-use developments.</del></p>
7	Hotels, Motels, and Other	<del>Rental room (1.0, 1.0)</del>	

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD56]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> <del>Minimum required</del> <del>Maximum allowed</del>	Special Regulations
	Accommodation Services <sup>1,2</sup>		
8	<del>Marijuana Cannabis</del> retail sales	<del>1,000 sq ft gfa</del> <del>(2.0, 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> -related uses for additional requirements.
Manufacturing and Wholesale Trade			
#	Artisanal Manufacturing, Retail Sales, and Service	<del>1,000 sq ft gfa</del> <del>(2.0, 3.5)</del>	
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa</del> <del>(2.0, 3.5)</del>	

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD57]:** Amendment for consistency with state legislation – terminology only.

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum—allowed</del>	Special Regulations
10	Rapid charging station	<del>Adequate to—</del> <del>accommodate—</del> <del>peak use</del>	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	Communications and Information	<del>1,000 sq ft gfa—</del> <del>(2.0, 3.5)</del>	
13	Local Utilities		
14	Wireless Communication Facilities	<del>N/A</del>	See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	<del>Adequate to—</del> <del>accommodate—</del> <del>peak use</del>	

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Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
16	Natural and other recreational parks	<del>1,000 sq ft gfa (0,— adequate to— accommodate— peak use)</del>	
Education, Public Administration, Health Care, and Other Institutions			
17	Educational	<del>See Special— Regulations.</del>	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Institutional		
	Health and Human Services Government and Administration		
18	Day Care Center	<del>See Special— Regulations</del>	<del>Provisions for day care centers include:  A. Shall provide parking as follows: Employee on— maximum shift (1.0, 1.0)—</del>

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum—allowed</del>	Special Regulations
			<p><del>B.</del> Play equipment shall be located no less than 10 feet from any property line.</p> <p>C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.</p>
19	Faith-based and Funerary	<del>1,000 sq ft gfa</del> <del>(10.0, 10.0) or 1/5</del> <del>fixed seats</del>	<p>A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</p> <p>B. Excludes crematoriums.</p>
Other			
21	Vending Carts, Kiosks		<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p>

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.



Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> <del>Minimum required</del> <del>Maximum allowed</del>	Special Regulations
			<p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p>

**Commented [JC55]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

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Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.









#### 21.10.090 River Bend (RVBD) Zone.\*

A. Purpose. The River Bend (RVBD) zone is one of four distinct mixed-use residential/office districts in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly and activating commercial uses. The River Bend zone enhances this area as an entrance to downtown by requiring streetscape improvements, by using design standards to encourage the creation of mixed residential/office villages and buildings, and by linking the zone with the Downtown core and Sammamish River. The River Bend zone also preserves the "green" gateway on Leary Way at the south end of

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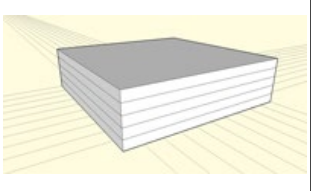
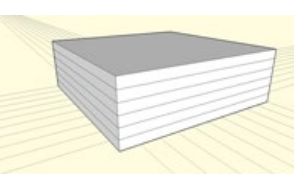
Downtown by providing for the acquisition of land and the application of design standards and forest management.

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.

River Bend Zone – Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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 21.10.090A Maximum Development Yield					
Allowed	Base	Maximum	Illustrations		
Height	5 stories	6 stories	Example of a 5-story building	Example of 6-story building	
Lot Coverage	100 percent	100 percent			
These are office building examples using Transfer Development Rights or Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements					

C. Regulations Common to All Uses.

Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)	n/a	Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System Map.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	

Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	5 Stories	
Maximum Building Height with TDRs or GBP	6 Stories	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), or through

Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
Maximum Height Within Shorelines (SMP)	35 feet	1. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) 2. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, Downtown Residential Densities Chart.
Base FAR Without TDRs or GBP	1.25	1. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).

Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD58]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes



and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ##.##.###.##** General Allowed Uses and Cross-References in RVBD Zone (Residential)  
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted

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
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ##.##.###.# General Allowed Uses and Cross-References in RVBD 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	General Sales or Services	L	M	
<u>Excluding the following that are not permitted uses:</u>		N		
1. Rental storage and mini-warehouses				
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
<del>Marijuana Cannabis</del> retail sales	<del>Marijuana Cannabis</del> retail sales	P		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Automobile Parking Facilities	Automobile Parking Facilities	L	S	
1. Surface parking lots		N		
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. Limited to regional light rail transit system and office uses only.		L		

**Commented [KD59]:** Amendment for clarity

**Commented [KD60]:** Amendment for consistency with state legislation – terminology only.

2. Vehicle storage is limited to light rail vehicles.				
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
1. Crematorium		N		

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

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

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
		<del>required off-street parking.</del>	C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special Regulations.</del>	<p>Parking requirements are as follows:</p> <p>A. Multifamily housing for senior citizens: Unit (0.5, 2.0).</p> <p>B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).</p> <p>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</p> <p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25).</p> <p>E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow</p>

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure—</div> <div>Minimum—</div> <div>required,—</div> <div>Maximum—allowed</div>	Special Regulations
			parking into adjoining residential areas; and traffic movement to the arterial street system.
General Sales or Service			
6	Retail Sales	1,000-sq-ft-gfa (2.0, 3.5)	<p>A. Drive- through facilities confined within the garage of a multistory building of at least three stories shall be allowed when 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.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.</p>
	Business and Service		

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure</div> <div>Minimum required</div> <div>Maximum allowed</div>	Special Regulations
	Food and Beverage		C. Auto Repair without outdoor storage and outdoor service is allowed provided: <ol style="list-style-type: none"> <li>1. All service/repair work is performed indoors.</li> <li>2. There is no overnight storage of customer vehicles in outdoor parking areas.</li> </ol> D. Parking standards for restaurant uses: <del>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0)</del> <del>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0)</del> <del>3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least three stories tall</del> <u>4. 1.</u> The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating
	Pet and Animal Sales and Service		

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<div>Parking Ratio</div> <div>Unit of Measure</div> <div>Minimum required</div> <div>Maximum allowed</div>	Special Regulations
			<p>/enhancing Downtown as a pedestrian place provided:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>b. The use is <del>visible from and</del> within <b>100 feet one-quarter of a mile</b> of a <del>promenade or</del> Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example,</del> or within <b>100 feet one-quarter of a mile</b> of a critical areas' buffer of the Sammamish River and access to the River Trail, <del>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del></p>

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD62]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.



Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
			<del>E. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 sq ft of gross floor area for the retail components of mixed-use developments.</del>
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	<del>Rental room (1.0,— 1.0)</del>	
8	<del>Marijuana Cannabis</del> retail sales	<del>1,000 sq ft gfa (2.0,— 5.0)</del>	See RZC 21.41 <del>Marijuana Cannabis</del> related uses for additional requirements.
Manufacturing and Wholesale Trade			
#	Artisanal Manufacturing, Retail Sales, and Service	<del>1,000 sq ft gfa (2.0,— 3.5)</del>	

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD64]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD63]:** Amendment for consistency with state legislation – terminology only.

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
Transportation, Communication, Information, and Utilities			
#	Automobile Parking Facilities		
9	Road, Ground Passenger, and Transit Transportation	<del>1,000-sq-ft-gfa (2.0, 3.5)</del>	Regional light rail transit system and office uses only. No vehicle storage except light rail vehicles.
10	Rapid charging station	<del>Adequate to— accommodate— peak use</del>	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	Communications and Information	<del>1,000-sq-ft-gfa (2.0, 3.5)</del>	
13	Local Utilities		

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio:</del> <del>Unit of Measure—</del> <del>Minimum—</del> <del>required,—</del> <del>Maximum—allowed</del>	Special Regulations
14	Wireless Communication Facilities	N/A	See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	<del>Adequate—</del> <del>to accommodate—</del> <del>peak use</del>	
16	Natural and other recreational parks	<del>1,000 sq ft gfa (0,—</del> <del>adequate—</del> <del>to accommodate—</del> <del>peak use)</del>	
Education, Public Administration, Health Care, and Other Institutions			
17	Educational		

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio: Unit of Measure— Minimum— required,— Maximum—allowed</del>	Special Regulations
	Institutional Health and Human Services	<del>See Special Regulations.</del>	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Government and Administration		
18	Day Care Center		<p><del>Provisions for day care centers include:</del></p> <p><del>A. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</del></p> <p><del>B.</del> Play equipment shall be located no less than 10 feet from any property line.</p> <p>C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.</p>

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> <del>Minimum required</del> <del>Maximum allowed</del>	Special Regulations
19	Faith-based and Funerary	<del>1,000 sq ft gfa</del> <del>(10.0, 10.0) or 1/5</del> <del>fixed seats</del>	A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.
Other			
21	Vending Carts, Kiosks		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.

**Commented [JC61]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.









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

A. Purpose. Downtown includes three residential zones at the periphery of the neighborhood (River Trail, Carter, and East Hill) that are intended to retain a quieter "residential" character than the other nearby mixed-use areas. These zones will provide a variety of housing types that are not primarily mixed-use 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 in the Downtown. The

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regulations in this division are intended to retain the East Hill zone's special character and to ensure that single-family residential structures in this zone are well maintained until they are redeveloped with higher-density residential uses or are converted to nonresidential uses that are compatible with the residential neighborhood.

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.

River Trail Zone – Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display &		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas









	Enclosures							
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

Carter Zone – Regulations Table

Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage		Environmental	Affordable Housing	Development Services		General Incentive	Transition Overlay Areas



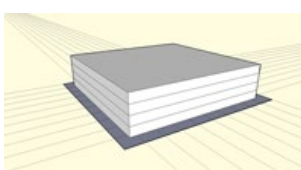
	Display & Enclosures		Regulations				Information	
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

East Hill Zone – Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways

Density	Outdoor Storage, Display & 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 21.10.100A Maximum Development Yield			
Allowed	Base	Maximum	Illustration
Height	4 stories	5 stories	Example of a 4-story building
Lot Coverage	75 percent	Depends on setbacks and residential usable opens space requirements	

Table 21.10.100A Maximum Development Yield			
Allowed	Base	Maximum	Illustration
			
These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.			

C. Regulations Common to All Uses.

Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential)	See Map 10.3, Downtown	A. Setbacks along Downtown streets are regulated by RZC 21.10.150, Pedestrian System, which specifies street frontage standards

Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
use on ground floor)	Pedestrian System	between the street curb and the face of buildings, depending on site location.
Setback Line (distance from property line)		
Side Commercial	Depends on size of building	A. See RZC 21.10.130.D, Residential Setback Requirements.
Rear Commercial	10 feet	
Side Residential	Depends on size of building	A. See RZC 21.10.130.D, Residential Setback Requirements.
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Pedestrian System Map	
Other Standards		

Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	4 Stories	
Maximum Building Height with TDRs or GBP	5 Stories	A. One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (BDP).
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational,

Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	See Downtown Residential Densities Chart.	A. For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, Downtown Residential Densities Chart. B. For nonresidential uses, maximum allowable lot coverage is 75 percent.
Base FAR	1.0	A. Applies to commercial uses only B. Residential space within a mixed-use building is exempt from FAR requirements. See RZC 21.10.160, Using Transfer Development Rights (TDRs). C. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	A. See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	A. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD65]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

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 ##.##.###.# General Allowed Uses and Cross-References in RVT, CTR, EH Zones (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299
	Stacked flat		L	R	200-299
	Courtyard Apartments		L	R	200-299
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	L	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ##.##.###.# General Allowed Uses and Cross-References in RVT, CTR, EH Zones (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	ITE Trip Generation



			Occupancy Class	Manual Land Use Code
Retail Sales	General Sales or Services	L	M	
<u>Excluding the following that are not permitted uses:</u>		N		
1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses. 5. Uses requiring or utilizing outdoor storage.				
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. <del>Limited</del> <u>is limited</u> to office only. 2. Vehicle and outside storage <u>is</u> prohibited.		L, N		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	L	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599

Commented [KD66]: Amendment for clarity

Commented [KD67]: Amendment for clarity

Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	L	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	L	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	L	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
<b>Excluding the following that are not permitted uses:</b>		N		
1. Crematorium				

**Commented [KD68]:** Amendment for clarity

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum- required, Maximum allowed</del>	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	<del>Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.</del>	A. Maximum density per lot dependent upon size and width of lot, RZC 21.10.130.B, Downtown Residential Densities Chart.  B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5.  C. Affordable Housing requirements apply to developments of 10 units or
2	Stacked flat		
3	Courtyard apartment		
4	Multifamily Structure, Mixed-Use Residential		

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
			more. See RZC 21.20.020, Applicability.
5	Dormitory	<del>Bed (0.5, 1.0)</del>	
6	Residential suite		
7	Housing Services for the Elderly	<del>See Special Regulations.</del>	<p>Parking requirements are as follows:</p> <p>A. Multifamily housing for senior citizens: Unit (0.5, 2.0).</p> <p>B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).</p> <p>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</p> <p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25).</p> <p>E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic</p>

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
			movement to the arterial street system.
General Sales or Service			
6	Retail Sales	<del>1,000 sq ft gfa (2.0, 3.5)</del>	<p>A. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby residential developments.</p> <p>B. General Retail uses may only occupy single-family structures in existence prior to the year 2005</p>

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
	Business and Service		<p>provided: a) Required parking for the use is not located in the front yard, and the parking and driveway areas do not expand beyond the year 2005 recorded parcel; b) The exterior of the structure, accessory structures, and landscaping maintain a single-family character; and c) Storage of all products is kept indoors and accessory buildings do not exceed 60 percent of the ground floor area of the main structure.</p> <p>1. Parking standards for restaurant uses:</p> <p><del>a. Sit-down restaurant: 1,000-sq ft gfa (9.0, 9.0).</del></p> <p><del>b. Take-out restaurant: 1,000-sq ft gfa (10.0, 10.0).</del></p>
	Food and Beverage		

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
	Pet and Animal Sales and Service		<p><del>a. c.</del> The Technical Committee may waive the parking requirement for restaurant/deli/cafe uses less than 750 sq ft provided:</p> <p>I. The use is located in an office building and primarily serves the occupants and guests of the office building, or</p> <p>II. The use is <del>visible from and</del> within <del>100 feet one-quarter of a mile</del> of a <del>promenade or</del> Downtown park, <del>such as, Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example,</del> or within <del>100 feet one-quarter of a mile</del> of a critical areas' buffer of the Sammamish River and access to the River Trail, <del>or within one-quarter mile of a major transit stop (RCW 36.70A.696), and is a pedestrian-</del></p>

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure</del> Minimum required, Maximum allowed	Special Regulations
			<p><del>oriented use the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</del></p> <p>C. General Services are allowed only on the ground floor of multistory mixed-use residential buildings. Except, General Service uses may occupy existing single-family structures in existence prior to 2005 provided</p> <ol style="list-style-type: none"> <li>1. on-site parking is not located in the front yard;</li> <li>2. the exterior of the structure and landscaping maintains a single-family character; and</li> <li>3. the use is consistent with Comprehensive Plan Policies for the zone.</li> </ol> <p>E. Repealed.</p> <p>F. Repealed.</p>

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

**Commented [KD70]:** Reflects Temporary Construction Dewatering Policy Guidance to advance reduction of site-specific parking and reduce impacts on CARA.



Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
Transportation, Communication, Information, and Utilities			
7	Road, Ground Passenger, and Transit Transportation	<del>1,000 sq ft gfa (2.0, 3.5)</del>	<p>A. Office only, No vehicle or outside storage allowed.</p> <p>B. These uses may occupy existing single-family structures in existence prior to 2005 provided:</p> <ol style="list-style-type: none"> <li>1. on-site parking is not located in the front yard;</li> <li>2. the exterior of the structure and landscaping maintains a single-family character; and</li> <li>3. the use is consistent with Comprehensive Plan Policies for the zone.</li> </ol>
8	Communications and Information		
9	Local Utilities		
10	Wireless Communication Facilities	<del>N/A</del>	See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum allowed</del>	Special Regulations
11	Arts, Entertainment, Recreation, and Assembly	<del>Adequate to accommodate-</del> <del>peak use</del>	<p>A. Limited to parks and community centers, except events and exhibits are allowed on the ground floor of multistory mixed use residential buildings.</p> <p>B. Art galleries are allowed in the ground floor of multistory mixed-use residential buildings and in single-family structures in existence prior to the year 2005 provided:</p> <ol style="list-style-type: none"> <li>1. Required parking for the use is not located in the front yard and the parking and driveway areas do not expand beyond the year 2005 recorded parcel;</li> <li>2. The exterior of the structure, accessory structures, and landscaping maintain a single-family character.</li> </ol>
12	Natural and other	<del>1,000 sq ft gfa (0, adequate to-</del> <del>accommodate peak use)</del>	

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
	recreational parks		
Education, Public Administration, Health Care, and Other Institutions			
13	Educational	<del>See Special Regulations.</del>	A. Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Administrator.
	Institutional Health and Human Services		
	Government and Administration		B. These uses may occupy existing single-family structures in existence prior to 2005 provided: 1. on-site parking is not located in the front yard; 2. the exterior of the structure and landscaping maintains a single-family character; and

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
			3. the use is consistent with Comprehensive Plan Policies for the zone.
14	Day Care Center		<p>A. Provisions for day care centers include:</p> <p><del>1. Shall provide parking as follows:-</del> <del>Employee on maximum shift (1.0, 1.0)-</del></p> <p><del>2. 1.</del> Play equipment shall be located no less than 10 feet from any property line.</p> <p><del>3. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.-</del></p> <p>B. These uses may occupy existing single-family structures in existence prior to 2005 provided:</p>

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum- required, Maximum-allowed</del>	Special Regulations
			1. on-site parking is not located in the front yard; 2. the exterior of the structure and landscaping maintains a single-family character; and 3. the use is consistent with Comprehensive Plan Policies for the zone.
15	Faith-based and Funerary	<del>1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats</del>	A. These uses are may occupy existing single-family structures in existence prior to 2005 provided: a) on-site parking is not located in the front yard; b) the exterior of the structure and landscaping maintains a single-family character; and c) the use is consistent with Comprehensive Plan Policies for the zone. B. Excludes crematoriums. C. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	<del>Parking Ratio</del> <del>Unit of Measure-Minimum-</del> <del>required, Maximum-allowed</del>	Special Regulations
			concerning faith-based and funerary uses.

**Commented [JC69]:** Parking regulations for Downtown consolidated in RZC 21.10.120.

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.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2919; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this

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ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted.” Ord. 3059 became effective on August 28, 2021.

21.10.110 Building Height.

A. Floor Area and Height Tradeoff. In lieu of utilizing bonuses or other transfers, such as RZC Chapters 21.48, Transfer of Development Right (TDR), and 21.67, Green Building Incentive Program (GBP), the maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street, public park or public trail, to accomplish one of the following objectives:

1. Facade modulation meeting minimum dimensions;
2. Stepped building height to reduce the apparent height of the building; or
3. Corner building design to encourage pedestrian activity through improvements along the streetscape.

The amount of floor area allowed shall meet the following conditions:

1. Shall not be floor area achieved with bonuses or transfer of development rights; **and**
2. Shall not exceed the floor area removed or omitted to meet the objectives in subsections A.1 through A.3 of this section, described above; and
3. Shall be set back a minimum of eight feet from the primary building facade along the street, public park or trail.

The resulting transfer of floor area shall be limited to a maximum of one additional story above the allowed maximum building height.

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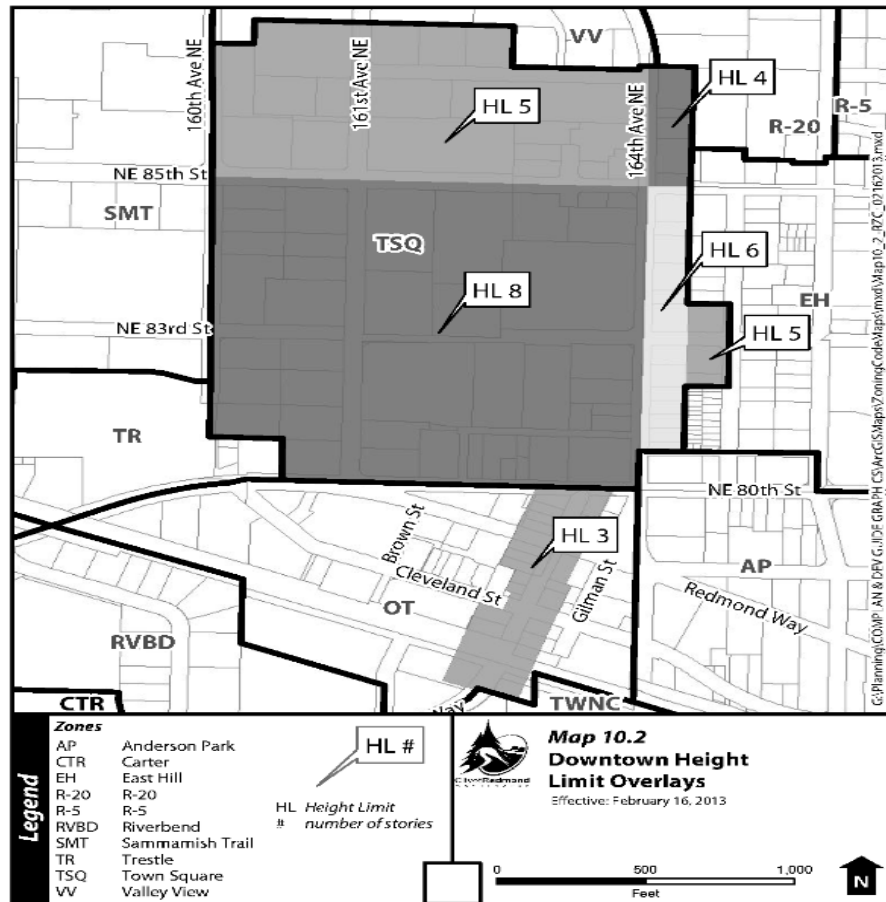
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B. Height Limit Overlay. Building height restrictions within the Height Limit Overlay (HL) areas shall be as indicated on Map 10.2, Downtown Height Limit Overlays. The designation HL followed by a number indicates the maximum number of floors allowed. The limits within the overlay areas may not be exceeded with the use of bonuses or transfer development rights.

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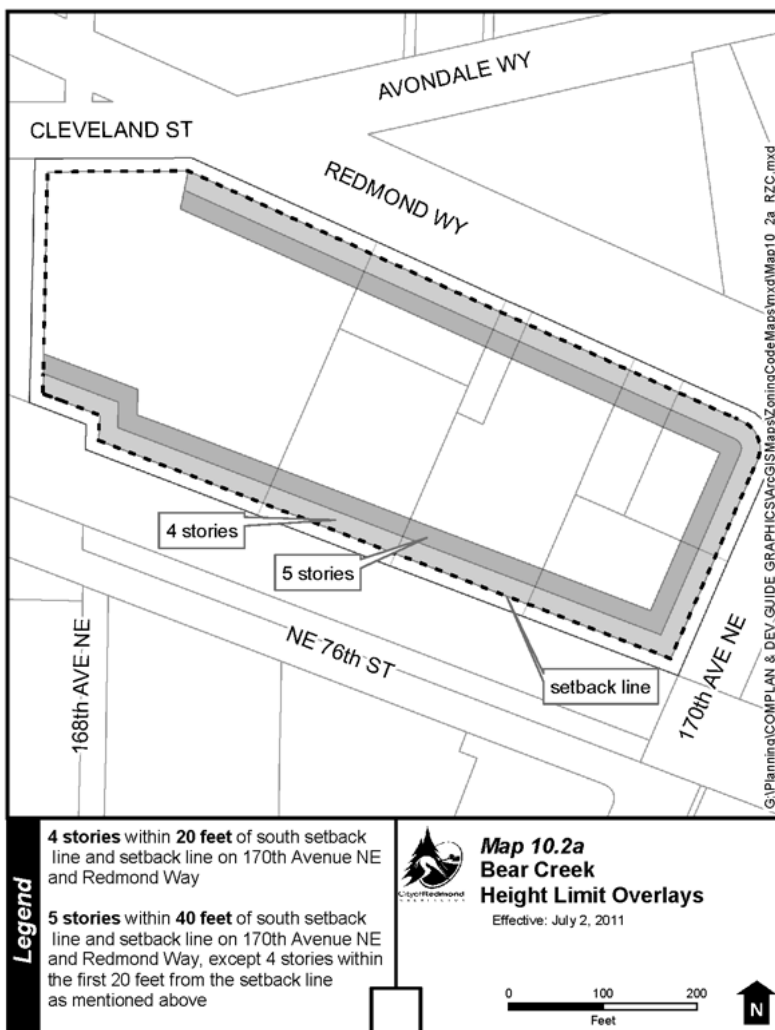
Map 10.2  
Downtown Height Limit Overlays



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Map 10.2 Downtown Height Limit Overlays
Note: Online users may click the map for a full-size version in PDF format.
Map 10.2a Bear Creek Height Limit Overlays

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(Ord. 2679; Ord. 3028)

Effective on: 2/27/2021

#### 21.10.120 Parking Standards.

A. Developments may provide parking in excess of the maximum allowed parking standard shown in [Table 21.10.120A below](#) ~~the Allowed Uses and Basic Development Standards Tables in RZC-21.10.030 through 21.10.100 above~~, provided the excess parking is also available at all times to the general public, and there is signage at the facility to inform users which parking stalls are available for public use.

~~B. For residential uses, curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.~~

~~C. A floor area bonus is available in the Old Town zone when utilizing the fee in lieu of parking provision.~~

~~D.~~ B. Parking is not required for storefront ground floor home office space if the space is the lesser of 450 square feet or 25 percent of the gross floor area of the residence the home office is part of. (Ord. 2642)

#### E. Required Off-Street Parking.

<a href="#">Table 21.10.120A Required Off-Street Parking in Downtown Zones</a>
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**Commented [JC71]:** Section revised to reduce or eliminate parking minimums in centers and near frequent transit.

Encourages non-motorized travel, improves environmental sustainability, improves housing affordability.

	<a href="#">Near Frequent Transit<sup>1</sup></a>	<a href="#">All Other Locations in the Zone</a>
<a href="#">Use Class</a>	<a href="#">Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)</a>	<a href="#">Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)</a>
<a href="#">Residential</a>		
<a href="#">Attached dwelling unit, 2-4 units</a>	<a href="#">Dwelling Unit (0, 2.0)</a>	<a href="#">Dwelling Unit (0.5, 2.0)</a>
<a href="#">Stacked flat</a>		
<a href="#">Courtyard apartment</a>		
<a href="#">Multifamily structure, Mixed-use residential</a>	<a href="#">Dwelling Unit (0, 1.0)</a>	<a href="#">Dwelling Unit (0.5, 1.0)</a>
<a href="#">Dormitory</a>	<a href="#">Bed (0, 1.0)</a>	<a href="#">Bed (0.5, 1.0)</a>
<a href="#">Residential suite</a>		

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<a href="#">Housing services for the elderly</a>	<a href="#">See note 2</a>	<a href="#">See note 2</a>
<a href="#">General Sales or Service</a>		
<a href="#">Food and beverage</a>	<a href="#">1,000 sq ft gfa (2.5, 5.0)</a>	<a href="#">1,000 sq ft gfa (2.5, 7.5)</a>
<a href="#">Hotels, Motels, and Other Accommodation Services</a>	<a href="#">Rental room (0.25, 1.0)</a>	<a href="#">Rental room (0.25, 1.0)</a>
<a href="#">All other general sales or service</a>	<a href="#">1,000 sq ft gfa (2.0, 2.0)</a>	<a href="#">1,000 sq ft gfa (2.0, 3.5)</a>
<a href="#">Manufacturing and Wholesale Trade</a>		
<a href="#">All uses</a>	<a href="#">1,000 sq ft gfa (2.0, 2.0)</a>	<a href="#">1,000 sq ft gfa (2.0, 3.5)</a>
<a href="#">Transportation, Communication, Information, and Utilities</a>		
<a href="#">Automobile parking facilities</a>		
<a href="#">Road, ground passenger, and</a>	<a href="#">1,000 sq ft fga (2.0, 2.0)</a>	<a href="#">1,000 sq ft gfa (2.0, 3.5)</a>

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<a href="#">transit transportation</a>		
<a href="#">Rapid charging station</a>	<a href="#">Adequate to accommodate peak use</a>	<a href="#">Adequate to accommodate peak use</a>
<a href="#">Battery exchange station</a>		
<a href="#">Communications and information</a>	<a href="#">1,000 sq ft gfa (2.0, 2.0)</a>	<a href="#">1,000 sq ft gfa (2.0, 3.5)</a>
<a href="#">Local utilities</a>		
<a href="#">Wireless Communication Facilities</a>		
<a href="#">Arts, Entertainment, and Recreation</a>		
<a href="#">Arts, Entertainment, Recreation, and Assembly</a>	<a href="#">1,000 sq ft gfa (2.0, adequate to accommodate peak use)</a>	<a href="#">1,000 sq ft gfa (2.0, adequate to accommodate peak use)</a>

<a href="#">Natural and other recreational parks</a>	<a href="#">1,000 sq ft land area (0, adequate to accommodate peak use)</a>	<a href="#">1,000 sq ft land area (0, adequate to accommodate peak use)</a>
<a href="#">Education, Public Administration, Health Care, and Other Institutions</a>		
<a href="#">Faith-based and funerary</a>	<a href="#">Assembly uses: 1,000 sq ft gfa (5.0, 10.0) or fixed seats (0.1, 0.2) fixed seats</a>	<a href="#">Assembly uses: 1,000 sq ft gfa (7.5, 10.0) or fixed seats (0.15, 0.2)</a>
<a href="#">Day care center</a>	<a href="#">Employee on maximum shift (0, 1.0)</a>	<a href="#">Employee on maximum shift (0.5, 1.0)</a>
<a href="#">All other uses</a>	<a href="#">See note 2</a>	<a href="#">See note 2</a>
<a href="#">Other Uses</a>		
<a href="#">Kiosk</a>	<a href="#">No requirement</a>	<a href="#">No requirement</a>
<a href="#">Vending carts</a>		

<sup>1</sup> [Near frequent transit means within one-quarter mile of at least one transit stop that provides service at least every 15 minutes or better for at least 12 hours per day.](#)

<sup>2</sup> [See special regulations in Table 21.10.030C, Table 21.10.040C, Table 21.10.050C, Table 21.10.060C Table 21.10.070C, Table 21.10.080C, Table 21.10.090C, or Table 21.10.100C Allowed Uses and Basic Development Standards](#)



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Effective on: 4/16/2011

21.10.130 Downtown Residential Site Requirements.

A. Purpose. The purpose of the Downtown Residential Site Requirements is to:

1. Ensure that Downtown residential development is in character with the goals and visions for the neighborhood in terms of density and bulk on the sites and the blocks they are located in, as well as livability and comfort within developments and compatibility between neighboring properties; and
2. Create light, air, pedestrian and vehicular circulation, emergency access, and general aesthetics by providing setbacks for development; and
3. Provide open space in the Downtown area that is usable by its residents and visitors.

B. Downtown Residential Densities Chart.

1. Use the table below to determine the permitted residential density of a site. The table is read from left to right. For example, in the East Hill District, a site that is 12,000 square feet in area and 120 feet in width will be allowed up to 45 dwellings per acre. If the site's area and width are in different rows (for example, 12,000 square feet and 100 feet wide), the lower density, 36 dwelling units per acre, shall apply.
2. Exceptions.
  - a. If the site's width would allow a higher density than the site's area, the higher density shall be allowed if the site's area is at least 85 percent of the lowest range of the areas in the same row as the site's width. Example: On a site in the East Hill District

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where the lot width equals 120 feet and the site area is at least 10,200 square feet (85 percent of 12,000 square feet), 45 dwelling units per acre are allowed.

b. If the site's area would allow a higher density than the site's width, the higher density shall be allowed if the site's width is at least 85 percent of the lowest range of the widths in the same row as the site's area. Example: On a site in the East Hill District where the lot area equals 12,000 square feet and the site width is at least 102 feet (85 percent of 120 feet), 45 dwelling units per acre are allowed.

3. Lot coverage requirements do not apply to residential developments with ground floor commercial/retail uses.

4. Bonus for Semi-subterranean and Subterranean Parking. In freestanding residential developments that are on sites which are not large enough to qualify for densities that are not regulated by a maximum number of dwelling units per acre, but by the bulk, height, parking, and other standards as shown in the Downtown Residential Densities Chart below, a density bonus of 10 percent shall be granted to developments that provide semi-subterranean or subterranean parking where the finished floor height of the first floor is not more than four feet above the street curb. No density bonus shall be granted for semi-subterranean or subterranean parking structures constructed utilizing temporary construction dewatering that meets the applicability requirements of RMC 13.25.

5. For Unit Lot Subdivisions in the Sammamish Trail and Town Square zones, the minimum residential density required shall be 35 dwelling units per acre. See RZC 21.74, Land Division.

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**Commented [KD72]:** For alignment with Temporary Construction Dewatering (TCD) policy, prohibit bonus incentive when using TCD for semi-/subterranean parking structures.

Table 21.10.130A Downtown Residential Densities Chart				
Districts	Minimum Site Area (Square Feet)	Minimum Site Width (Feet)	Maximum Dwelling Units per Net Acres	Maximum Allowable Lot Coverage
River Trail, Carter, and East Hill	2,400 – 3,199	Less than 26	1 unit per lot	75 percent
	2,400 – 3,199	27 – 43	2 units per lot, with alley access only. Otherwise one unit per lot.	75 percent
	3,200 – 5,999	44 – 49	30 du/ac	75 percent
	6,000 – 11,999	50 – 119	36 du/ac	N/A
	12,000 – 17,999	120 – 179	45 du/ac	N/A
	18,000 or more	180 or more	Density shall not be regulated by a maximum number of dwelling units per acre, but by the application of bulk, height, parking, and all other development standards. For example, developments may achieve as many dwellings as possible when the development provides all of the necessary parking, open space, etc., for the number of units proposed, and the building(s) meet all of the prescribed	N/A

Table 21.10.130A Downtown Residential Densities Chart				
Districts	Minimum Site Area (Square Feet)	Minimum Site Width (Feet)	Maximum Dwelling Units per Net Acres	Maximum Allowable Lot Coverage
			standards. All developments with proposed densities exceeding 66 dwelling units per acre, inclusive of density bonuses allowed per RZC 21.10.130.B.4, Residential Density Bonus, shall be required to have at least one level of semi-subterranean or subterranean parking, structured parking hidden behind ground floor commercial space, or other pedestrian amenities along the street front.	
Sammamish Trail, Town Square, Old Town, Anderson Park, River Bend, and Town Center	2,400 – 3,199	Less than 26	1 unit per lot	75 percent
	2,400 – 3,199	27 – 43	2 units per lot with alley access only. Otherwise one unit per lot.	75 percent
	3,200 – 5,999	44 – 49	30 du/ac	75 percent
	6,000 – 11,999	50 – 119	36 du/ac	N/A
	12,000 or more	120 or more	Density shall not be regulated by a maximum number of dwelling units per acre, but by the application of bulk, height,	N/A

Table 21.10.130A Downtown Residential Densities Chart				
Districts	Minimum Site Area (Square Feet)	Minimum Site Width (Feet)	Maximum Dwelling Units per Net Acres	Maximum Allowable Lot Coverage
			parking, and all other development standards. For example, developments may achieve as many dwellings as possible when the development provides all of the necessary parking, open space, etc., for the number of units proposed, and the building(s) meet all of the prescribed standards. All developments with proposed densities exceeding 66 dwelling units per acre, inclusive of density bonuses allowed per RZC 21.10.130.B.4, Residential Density Bonus, shall be required to have at least one level of semi-subterranean or subterranean parking, structured parking hidden behind ground floor commercial space, or other pedestrian amenities along the street front.	
Trestle, Valley View, and Bear Creek	2,400 – 3,199	Less than 30	1 unit per lot	
	2,400 – 3,199	30 – 43	2 units per lot, with alley access only. Otherwise one unit per lot.	

Table 21.10.130A Downtown Residential Densities Chart				
Districts	Minimum Site Area (Square Feet)	Minimum Site Width (Feet)	Maximum Dwelling Units per Net Acres	Maximum Allowable Lot Coverage
	3,200 – 5,999	44 – 49	26 du/ac	
	6,000 or more	50 or more	Developments qualifying for additional height per RZC 21.10.060.C when infill/redevelopment of the site creates an urban village per RZC 21.62.020.G.2.c the same standard shown for River Trail, Carter, and East Hill shall apply.  Otherwise the maximum allowed density is 30 dwelling units per acre.	

C. Residential Lot Coverage.

1. Requirements. For residential developments without ground floor commercial/office uses, maximum lot coverage shall not exceed the standards in RZC 21.10.130.B, Downtown Residential Densities Chart.
2. Exemptions. The following structures or portions of structures shall be excluded from the measurement of lot coverage:
  - a. Ramps or other access for the disabled or elderly meeting Washington State Rules and Regulations for Barrier-Free Design.

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b. Required pedestrian walkways/vehicular lanes per Downtown pedestrian system. The area devoted to the required pedestrian system between the building and curb line/property line shall be counted as open space.

c. An underground structure (below natural grade), or underground portion of a structure, on any part of the entire lot that is landscaped on the surface.

D. Residential Setback Requirements.

1. Applicability. All lots shall have one front yard and one rear yard, with the exception of lots with frontage on two streets or access corridors, which will have two front yards and no rear yard. Where a residential use is located above a ground floor commercial/office use, the side and rear setbacks shall apply only to the residential use.

2. Permitted Structures in Required Setback Areas. The following features are permitted within front, rear, and side yard setback areas, provided that they project no closer than five feet to a property line and do not project more than five feet into the setback area. Permitted projections include building extremities, such as balconies, patios, porches, architectural protrusions, subterranean garages and structures (below natural grade), bay windows, and chimneys. Except on Type I and II pedestrian streets per Map 10.3, Downtown Pedestrian System, projections may project over street sidewalks up to the property line, provided they do not project more than five feet into the setback area. The projections may be further restricted through the land use permit process based on public safety and aesthetic considerations.

3. Front Setbacks. Front setbacks shall conform to the standards specified in Map 10.3, Downtown Pedestrian System.

4. Side Setbacks. Side setbacks shall be determined by structure depth and height, according to the following table. The depth of the building shall be measured at right angles, or as near to right angles as possible, from the front property line in a plane

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horizontal to the ground. Buildings built to the side property line, such as townhouses, and mixed-use residential buildings as shown in the photograph below, are exempt from this requirement at the property line.

Table 21.10.130B  
Residential Side/Interior Setbacks

Height of Side/Interior Facade at Highest Point in Feet	<31 feet	31 – 40 feet	>40 feet
Structure Depth in Feet	Minimum Side Setback in Feet		
65 feet or less	5 feet	6 feet	7 feet
66 to 80 feet	6 feet	6 feet	8 feet
81 to 100 feet	8 feet	9 feet	11 feet
101 to 120 feet	11 feet	12 feet	14 feet
121 to 140 feet	14 feet	15 feet	17 feet
141 to 160 feet	17 feet	18 feet	20 feet
161 feet or more	19 feet	21 feet	23 feet

Figure 21.10.130A  
Illustrative Setbacks



Table 21.10.130B  
Residential Side/Interior Setbacks



5. Rear Setbacks. Rear setbacks shall be provided for all residential uses per the Allowed Uses and Basic Development Standards Tables in RZC 21.10.030 through 21.10.100, above.

6. Distance Between Buildings.

a. Two or more detached buildings on the same lot shall have a minimum separation of 15 feet. A detached accessory structure shall be separated by a minimum of five feet from any other structure. This restriction shall not apply to air conditioners, heaters, vents, pumps, solar collectors, or similar equipment.

b. Roof Eaves. Roof eaves of principal and accessory structures shall have a minimum separation of five feet. This restriction shall not apply to patio covers and similar structures with open lattice, grill work, or uncovered roof beams.

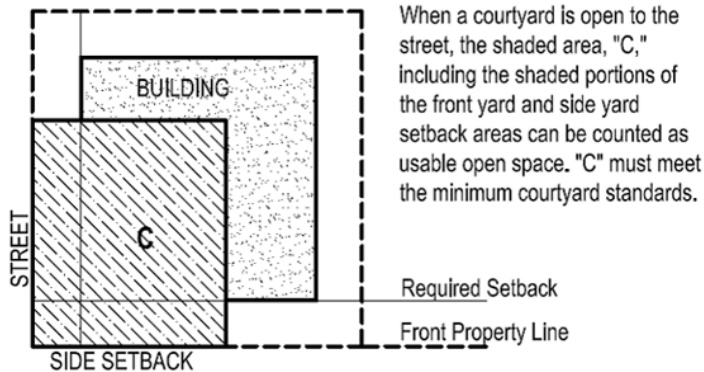
E. Residential Usable Open Space.

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1. General. On-site usable open space is an important feature for residential uses as it provides residents with a place, or places, to relax and/or recreate without the need to leave their building. In order to achieve some basic amounts of on-site usable open space, two types of usable open space are required for each unit: common open space in forms, such as plazas, rooftop gardens, and recreation rooms; and private open spaces in the forms of balconies and patios. Below are the general standards for the two different types of usable open space:

a. Common Usable Open Space. At least 100 square feet per residential unit of common usable open space shall be provided in the development, up to a maximum area equivalent to 20 percent of the site. The spaces provided shall meet the size and dimensional requirements specified in Table 21.10.130.E, Residential Usable Open Space Sizes and Dimensions, below. Common usable open space may be provided in forms such as plazas, rooftop gardens, and recreation rooms that are accessible to all residents of a building. Units with at least 200 square feet of private usable open space (like townhomes), where the smallest dimension is no less than 10 feet, may be excluded from the count of units that need to contribute to the common usable open space requirement. Front yards may not be counted as common open space, except per Figure 21.10.130B below.

Figure 21.10.130B  
Illustrative Front Yard Open Space Exception



b. Private Usable Open Space. Private usable open space shall be provided in the form of an attached patio or balcony for each unit per Table 21.10.130.E, Residential Usable Open Space Sizes and Dimensions, below.

2. Open Space Size and Dimensions. Table 21.10.130C, Residential Usable Open Space Sizes and Dimensions, specifies the minimum open space size and dimensions for both common and private usable open space areas. Balconies may be reduced to 12 square feet in area for up to 50 percent of the units when double doors are provided to the balcony.

Table 21.10.130C Residential Usable Open Space Sizes and Dimensions				
Type of Usable Open Space	Minimum Length	Minimum Width	Minimum Height	Minimum Area (in Square Feet)
1. Common	12 feet	12 feet	As specified in IBC for habitable overhead height	200
2. Private				
- Patio	8 feet	8 feet	Same as above	80
- Balcony	5 feet	5 feet	Same as above	50

3. Use of In-Lieu Fee for Downtown Residential Usable Open Space.

a. Balconies. If the street front facade of a building is deemed to be too cluttered, monotonous, and/or overdominated by too many balconies being too close together, the number of balconies on the facade may be reduced with the approval of the Design Review Board in order to effect a more balanced and attractive facade. An in-lieu fee for each required balcony not provided shall be paid to the City for parkland purchase and improvements within the Downtown neighborhood. The fee for each balcony not provided on the building shall be equivalent to 50 percent of the park impact fee for a multifamily residence. No less than 50 percent of the units shall include private open spaces.

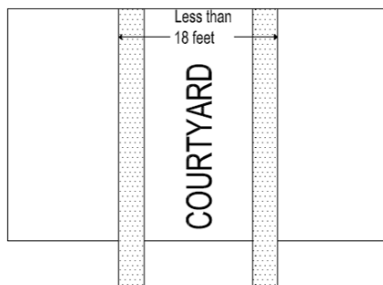
b. Common Open Space. An in-lieu fee for each 100 square feet of common open space not provided shall be paid to the City for parkland purchase and improvements within the Downtown neighborhood. The fee for each 100 square feet of required open space not provided on-site shall be equivalent to 50 percent of the park impact

fee for a multifamily residence. No less than 50 square feet of common open space per unit shall be provided on-site.

4. Combining Common Usable Open Space and Pedestrian Access. Parking areas, driveways, and pedestrian access shall not be counted as common usable open space; except, if the total width of the common usable open space is 18 feet or wider, any pedestrian path or walkway traversing through the open space may be considered as common usable open space. See Figure 21.10.130C and Figure 21.10.130D below.

Figure 21.10.130C

Area of Walkway Not Counted as Open Space

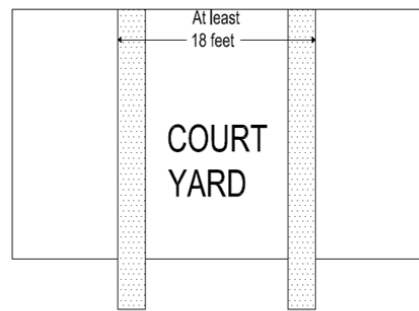


Area of walkway not  
counted as open space.

Figure 21.10.130D

Area of Walkway Counted as Open Space

Figure 21.10.130C  
Area of Walkway Not Counted as Open Space



Area of walkway counted  
as open space.

(Ord. 2803)

Effective on: 10/17/2015

~~21.10.140 Landscaping.~~

~~A. General Requirement. All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas, and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and apply toward this standard if the existing vegetation meets the landscaping requirements of this section, is healthy, and is likely to survive development. The requirements specified in RZC 21.60.040.C, Landscaping; RZC 21.62.020.F.8, Residential Landscaping; and RZC 21.32, Landscaping, shall apply.~~

~~B. Plazas and common usable open spaces shall be landscaped to create visual interest by providing a variety of colors, heights, and forms of foliage, soften building edges, and reduce the impact of elements such as noise or wind.~~

Commented [AK73]: Will be moved to 21.32 Landscaping

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~~C. The quantity of trees, shrubs, and other plant materials shall be designed to meet the size and function of the plaza or open space.~~

~~Effective on: 4/16/2011~~

21.10.150 Pedestrian System.

A. Purpose. The purpose of the Downtown pedestrian system is to:

1. Provide safe pedestrian routes removed from traffic;
2. Enhance the appearance of buildings and their settings;
3. Provide a unified design element to complement varying architectural styles;
4. Soften the appearance of parking lots and service storage areas; and
5. Provide for the planting of street trees and other vegetation appropriate for an urban setting.

B. Installation of Pedestrian System. The various components of the pedestrian system are shown on Map 10.3, Downtown Pedestrian System; RZC 21.10.150.C, Pedestrian System Description; Map 10.4, Town Center Pedestrian System; and RZC 21.10.150.N, Downtown Street Cross Sections, all of which are incorporated as a part of this section. As property is developed or redeveloped, corresponding portions of the systems shall be installed or otherwise provided for by the property owner/developer. The setback zone specifies the minimum distance measured from the back of sidewalk. Where the setback zone is specified as zero feet, the building shall be built to the back of the sidewalk. The mid-block segments shown on the map represent desired connections between blocks. In order to provide flexibility, the actual alignment shall be determined through the site plan land use permit process.

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Map 10.3

Downtown Pedestrian System

**Commented [KD74]:** Per Annual Cleanup: The City of Redmond standard detail 907 and city policy is to not use tree grates anymore. Many City and private projects built in the last 5 years have been installed contrary to the RZC code language. This update is to ensure unified street design while ensuring regulation and policy are inline.



Type VI: A 20-foot landscaped walkway with 4-feet for ~~tree-grates~~ planted tree wells, 8-foot sidewalk and 8-feet of planting/ plaza area.

Map 10.3

Downtown Pedestrian System

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

C. Pedestrian System Description. The table and graphics below depict the various pedestrian system cross sections that are called out in the corresponding Map 10.3, Downtown Pedestrian System, above. Pedestrian System Types I through VI are grouped together in a common table as they are located along street fronts. Pedestrian System Type VII shared street has no standard section. Site-specific design details shall be prepared in conjunction with any redevelopment proposal in order to create a shared space environment that facilitates placemaking.

**Commented [KD74]:** Per Annual Cleanup: The City of Redmond standard detail 907 and city policy is to not use tree grates anymore. Many City and private projects built in the last 5 years have been installed contrary to the RZC code language. This update is to ensure unified street design while ensuring regulation and policy are inline.

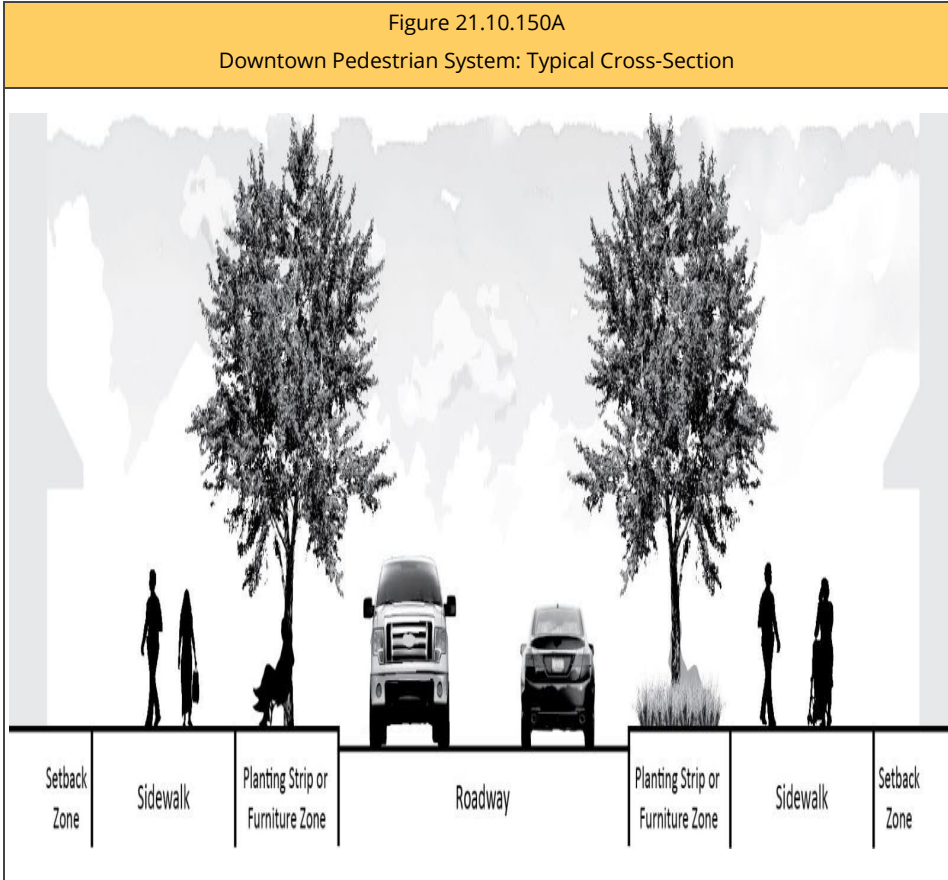


Table 21.10.150A Downtown Pedestrian System: Cross-Section Dimensions					
		Ped. Zone	Roadway	Ped. Zone	

**Commented [KD75]:** Per Annual Cleanup: The City of Redmond standard detail 907 and city policy is to not use tree grates anymore. Many City and private projects built in the last 5 years have been installed contrary to the RZC code language. This update is to ensure unified street design while ensuring regulation and policy are inline.

Figure 21.10.150A Downtown Pedestrian System: Typical Cross-Section							
Cross Section	Setback Zone	Sidewal k	5-foot Planting Strip or 4-foot Furniture Zone with <del>Tree-</del> <del>Grates-planted</del> <del>tree wells</del>		5-foot Planting Strip or 4-foot Furniture Zone with <del>Tree-</del> <del>Grates-planted</del> <del>tree wells</del>	Sidewal k	Setback Zone
I	2	8	4		4	8	2
II	2	8	4		4	8	2
III	14	6	5		5	6	14
IV	7	8	5		5	8	8
V	17	8	5		5	8	17
VI	8	8	4		4	8	8

Figure 21.10.150B. Repealed.

Figure 21.10.150C

Type VIII – A 12-foot asphalt trail following natural elements, such as rivers and streams, with pedestrian connection to buildings.

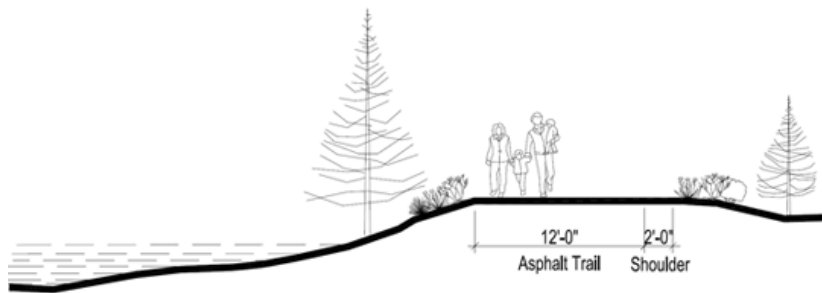
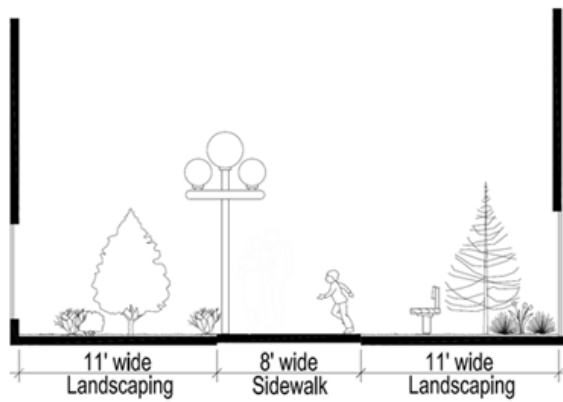


Figure 21.10.150D

Type IX - A 30-foot-wide mid-block pathway with an 8-foot sidewalk in the middle and 11 feet of landscaping/plaza on each side.

Figure 21.10.150C

Type VIII – A 12-foot asphalt trail following natural elements, such as rivers and streams, with pedestrian connection to buildings.



## TYPE IX CROSS SECTION

Map 10.4

Town Center Pedestrian System



Figure 21.10.150C

Type VIII – A 12-foot asphalt trail following natural elements, such as rivers and streams, with pedestrian connection to buildings.

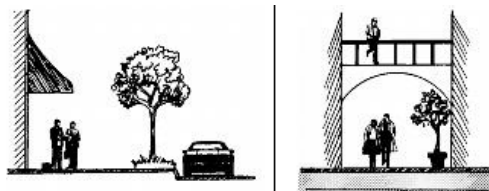
Note: Online users may click the map for a full-size version in PDF format.

D. Easements/Dedications. Where a pedestrian system walkway exists or is required outside of a public right-of-way, an easement or the dedication to the City of Redmond may be required to provide continuity of the walkway to adjoining property. In case of dedication, residential density shall be calculated based on pre-dedication lot area.

E. Permitted Encroachments. Upper floors of buildings, marquees, potted plants, awnings, blade signs, and roof projections may extend over the pedestrian system when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities. Buildings, marquees, and roof projections may extend over pedestrian systems when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities.

Figure 21.10.150E

Buildings, marquees, and roof projections may extend over pedestrian systems when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities.





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F. Width Measured from Back of Curb. Where a pedestrian system adjoins a public street, the system's width shall be measured from the back of the existing or proposed curb.

G. Construction Standards. Construction standards for sidewalks are identified in the City of Redmond's Standard Specifications and Details.

H. Driveway Crossings. Driveways crossing the pedestrian system shall be minimized and joint use of driveways required, when feasible, to separate vehicles and pedestrians. Areas in driveways will not be calculated as part of the area required to be landscaped in the pedestrian system.

I. Access to Buildings. Pedestrian access from the primary building to the pedestrian system along the street shall not be interrupted by vehicular circulation, parking, or other elements that discourage pedestrian use.

J. Interior Block Pedestrian System. Interruptions of mid-block pedestrian systems by vehicular circulation or parking are not permitted.

K. Variations Not Meeting Standards. Variations in the pedestrian system that do not meet minimum standards may be approved by the Technical Committee. Variations may be allowed after consideration of the following factors:

1. Existing right-of-way available to meet standards;
  2. Existing buildings encroaching in linkage area;
  3. Pedestrian and vehicular volumes anticipated;
  4. Existing vegetation;
  5. Disruption of system continuity; **and**
  6. Accessibility to buildings.
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L. Street Trees Generally. Street trees within the Downtown neighborhood shall be provided according to guidelines on file with the Planning Department. As property is developed or redeveloped, trees shall be installed or otherwise provided for by the property owner/developer. Where no guidance is available, refer to RZC 21.32.090 Street Trees, for standards.

M. Requirements for Street Trees.

1. Location. Trees shall be spaced according to guidelines on file with the Planning Department. Trees shall be planted in planter strips where they exist or are required per this section RZC 21.10.150, Pedestrian System. Where sidewalks are required to be contiguous with street curbs, trees shall be planted in irrigated tree wells, with City-approved root barriers, next to the street. Street trees may be grouped in larger planters near the curb, if found more appropriate through the Administrative Design Flexibility process. Street trees that cannot be placed next to the street due to inadequate planter strip width, street furniture, driveways, or utilities shall be planted in the abutting yard area.
2. Street trees shall be planted according to guidelines outlined in RZC 21.32, Landscaping.

N. Downtown Street Cross Sections.

1. Guidelines for Application.
    - a. The Technical Committee shall review and approve each component of the street cross section on a project by project basis and has the authority to alter street cross section widths and uses.
    - b. Street cross section widths, as detailed in the RZC Appendix 2A. Downtown Street Requirements, apply at the middle of the block.
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- i. The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
  - ii. Intersection design shall be based upon the Pedestrian System Plan, Bicycle System Plan, and Design Guidance chapters of the Transportation Master Plan; Bicycle Facilities Design Manual; the City's Construction Specifications in RZC Appendix 2, Construction Specification and Design Standards for Streets and Access; and any corridor study adopted by the City Council for the street(s) in question.
- c. Dedicated right-of-way shall be 60 feet, except in cases where there is more than one general purpose lane going the same direction, wherein the dedicated right-of-way shall be determined by the Technical Committee. Any sidewalk width required by Map 10.3, Downtown Pedestrian System, exceeding the required right-of-way shall be provided through an easement.
- d. Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes, and collision history, and using recognized engineering standards, such as those published by AASHTO, ITE, or other recognized authority.
- e. Utilities, such as power, telephone, and cable, shall be placed under the sidewalk.
- f. When designing multimodal corridors refer to the Modal Corridors section of the Transportation Master Plan. Corridors shall support all modes.
- g. See RZC 21.52.030.F, Required Public Improvements, to review additional options and requirements. (Ord. 2679; Ord. 2803; Ord. 2958; Ord. 2978)

Effective on: 11/30/2019

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21.10.160 Using Transfer of Development Rights (TDRs).

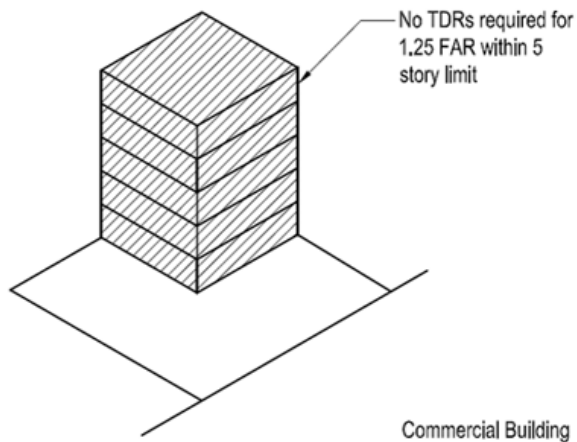
A. Maximum Floor Area Ratio and Use of TDRs.

1. This section, in conjunction with the Allowed Uses and Basic Development Standards Tables in RZC 21.10.030 through 21.10.100, above, sets a maximum floor area ratio (FAR) for all Downtown developments, unless additional floor area is transferred to the development through the TDR program authorized by RZC 21.48, Transfer of Development Rights Program, or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP). The maximum FAR applies to the gross floor area of all buildings on the site, excluding parking areas for motor vehicles that are not maintained as stock in trade. Requirements and examples are set forth in the following subsections.

2. A maximum FAR of 1.25 is the maximum development that can be achieved for nonresidential uses without purchasing TDRs or compliance with the Green Building Program. All buildings shall be allowed a minimum of 10,000 square feet of gross floor area regardless of this maximum FAR. In Example 1 below, a five-story building with a 1.25 FAR is shown.

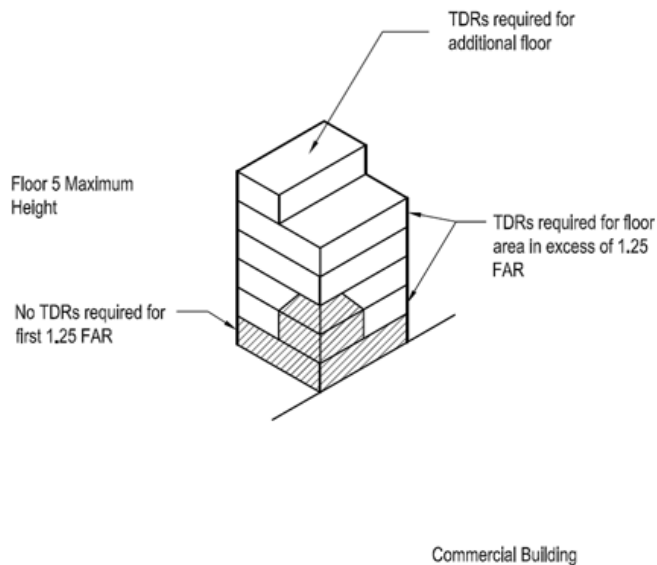
#### Example 1

5 Floors Maximum Height



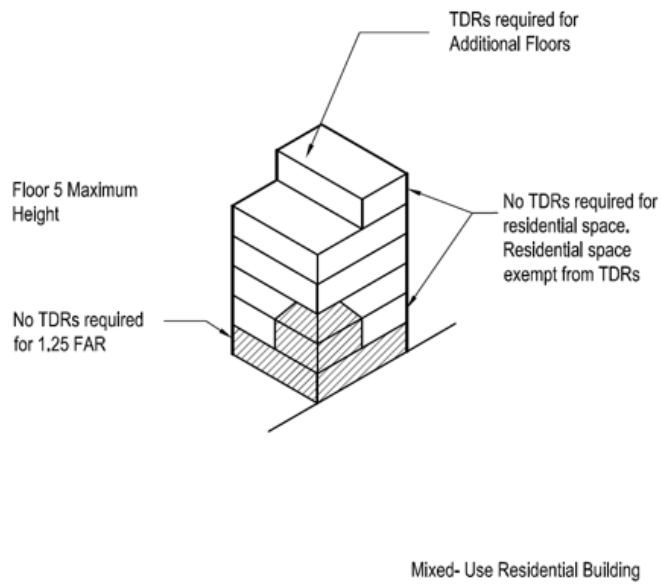
3. Additional FAR for commercial uses can be achieved by purchasing TDRs or complying with an FAR bonus under the GBP for the commercial floor area in excess of 1.25 FAR. Buildings may also add one floor beyond the five-story maximum building height by purchasing TDRs for height or meeting the height bonus requirements under the GBP. Buildings may not exceed the maximum height limit in any height limit overlay established in RZC 21.10.110, Building Height. In Example 2, the 1.25 FAR that can be achieved for commercial uses without TDRs or GBP is shaded, and the area that is not shaded shows both the additional commercial FAR that can be achieved with TDRs or the GBP within the five-story height limit and the additional sixth story that may be achieved with the purchase of TDRs for height or complying with the height bonus provision under the GBP.

### Example 2



4. The purchase of TDRs or compliance with the GBP is not required for residential floor area within the maximum building height. In Example 3 below, the area that is not shaded represents residential floor area in a mixed use building. The shaded area represents the first 1.25 FAR that is exempt from the requirement to purchase TDRs or compliance with the GBP. Where five stories is the maximum allowed height, a sixth story may be added with the purchase of TDRs or complying with the GBP for the additional floor area (one additional floor only), except where a height limit overlay established in the Allowed Uses and Basic Development Standards Tables in RZC 21.10.030 through 21.10.100, and RZC 21.10.110.B, Height Limit Overlay, would prohibit a sixth floor.

### Example 3



(Ord. 2642)

Effective on: 6/18/2018

21.10.170 References.

City of Redmond Zoning Code:

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For information on how to measure various site requirements like height and setbacks, see RZC 21.16, Site Requirements Measurement and Other Applicable Regulations.

RZC 21.20, Affordable Housing

RZC 21.32, Landscaping

RZC 21.34, Lighting Standards

RZC 21.38, Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures

RZC 21.40, Parking Standards

RZC Article III, Design Standards

RZC 21.67 Green Building and Green Infrastructure Incentive Program (GBP)

RZC Article V, Land Division (Ord. 2642)

Effective on: 12/17/2011

**Commented [KD76]:** Might require amendment for consistency with amended incentive program, per Redmond 2050.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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City Website: [www.redmond.gov](http://www.redmond.gov)

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21.13.120 MDD Site Standards.

Table 21.13.120A Site Standards						
	MDD1	MDD2	MDD3	MDD4	MDD5	Notes
FAR for <a href="#">residential uses</a>	Base: 0.74 Max with incentives: 1.64	Base: 0.76 Max with incentives: 1.91	Base: 0.90 (0.99 with required affordable housing) Max with incentives: 1.35	Base: 0 Max: 0	Base: 0.5 Max with incentives: 1.65	
FAR for non- <a href="#">residential uses</a>	Base: 0.76 Max with incentives: 1.66	Base: 0.74 Max with incentives: 1.89	Base: 0.90 Max with incentives: 0.90	Base: 0.5 Max with incentives: 1.4	Base: 0 Max with incentives: 1.15 or amount existing on June 17, 2017, whichever is greater	
Combined FAR	Min: 1.5 Max: 3.0	Min: 1.5 Max: 2.54	Max: 1.35	Min: 0.5 Max: 1.4	Min: 0.5 Max: 2.0	
Required residential floor area as percentage of total floor area	Min: 25%	Min: 50%	No standard	0%	Min: 50%	
Maximum lot coverage by structures	70%	65%	55%	55%	55%	
Maximum impervious surface area	75%	70%	Base: 70% Max with incentives: 75%	70%	70%	
Minimum landscaping	25%	30%	40%	30%	40%	A. Ecological score of 30 or greater required B. See <a href="#">RZC 21.32.040 Landscape Area Requirements for</a>

Table 21.13.120A Site Standards						
	MDD1	MDD2	MDD3	MDD4	MDD5	Notes
						<u>minimum landscape area provisions and</u> RZC 21.60.040.C, Landscaping for landscape design standards
Minimum land area for stormwater infiltration	7%	7%	7%	7%	7%	<u>A. Stormwater shall be infiltrated. See RZC 21.17.010.E, Surface Water Management</u> <u>B. 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.</u>
Minimum residential usable open space	15%	15%	No standard		15%	See RZC 21.13.190, Residential Usable Open Space

**Commented [KD1]:** Added cross-reference for clarification of minimum landscape area code provisions including impervious and hardscape surfaces.

**Commented [KD2]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

(Ord. 2883)

Effective on: 6/17/2017

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

City Website: [www.redmond.gov](http://www.redmond.gov)

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21.13.150 MDD Floor Area.

- A. All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met.
- B. The FAR for nonresidential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
- C. Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities. (Ord. 2883)
- D. 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.

Table RZC 21.16.150 MDD Floor Area

Applicability: This table summarized the permitted FAR for different types of uses based on their MDD Zone Designation.

Base FAR = The Floor Area Ratio allowed for a given use without any incentives.

Max FAR w/ Incentives = The Floor Area Ratio a given use cannot exceed even after utilizing applicable incentives listed in RZC 21.13.220

Table RZC 21.13.150 MDD Floor Area						
Use Type		MDD 1	MDD 2	MDD 3	MDD 4	MDD 5
Required residential floor area as percentage of total floor area	Percentage	Min: 25%	Min: 50%	No standard	<del>0% No standard</del>	Min: 50%
Residential	Base FAR Max FAR w/ Incentives	0.74 1.64	0.76 1.91	0.99 1.35	N/A	0.5 1.65

**Commented [KD1]:** Amendment for clarity and consistency throughout the code.

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Non-Residential	Base FAR Max FAR w/ Incentives	0.76 1.66	0.74 1.89	0.90 0.90	0.5 1.4	0 1.15*
Hotel/Motel/ Other Accommodation Services	Base FAR Max FAR w/ Incentives	0.76 1.66	0.74 1.89	0.90 0.90	0.5 1.4	0.5 1.15*
Combined FAR Minimum	Minimum	1.5	1.5	N/A	0.5	0.5
Combined FAR Maximum (Mixed Use)	Maximum	3.0	2.54	1.35	1.4	2.0

Notes:

\* Or amount existing on June 17, 2017, whichever is greater

Effective on: 6/17/2017

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

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Chapter 21.14  
COMMERCIAL REGULATIONS

Sections:

21.14.010	Neighborhood Commercial 1 (NC-1).
21.14.015	Neighborhood Commercial 2 (NC-2).
21.14.020	General Commercial.
21.14.030	Business Park.
21.14.040	Manufacturing Park.
21.14.050	Industry.
21.14.070	Bear Creek Design District.
21.14.080	Northwest Design District.









21.14.010      Neighborhood Commercial 1 (NC-1).\*

A. Purpose. The purpose of the Neighborhood Commercial 1 (NC-1) zone is to provide for attractively designed small-scale shopping areas that offer convenience goods and professional and personal services for the daily needs of nearby neighborhoods and that serve as neighborhood gathering places. The intent is to ensure compatibility with the vicinity neighborhood character and to reduce trip length and frequency by allowing only those uses that primarily serve the neighborhood and that do not have a tendency to draw traffic from outside the neighborhood. Location on transit routes and near pedestrian facilities and bike paths is intended to encourage transit use, walking, and biking and to promote convenient access within the shopping area and to and from the neighborhood. Neighborhood Commercial developments should be compatible in height, size, bulk, and design with adjacent residential uses. Mixed-use development is encouraged.

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

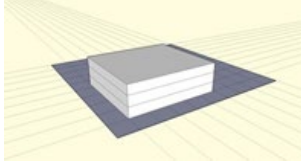
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linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Neighborhood Commercial 1 – Regulations Table									
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 	
Floor Area Ratio	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations	
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways	
Density	Outdoor Storage, Display & 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 21.14.010A Maximum Development Yield				
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations
Floor area ratio (FAR)	0.60	Affordable Housing: 0.03 maximum amount GBP: 0.1	0.66	<p>Example of a building, 35 feet in height with FAR = 0.66</p> 
Height	35 feet	None	35 feet	

C. Regulations Common to All Uses.

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Lot Frontage ( <del>ft</del> <b>feet</b> )	80	
	<b>Setbacks (ft)</b>		
	Front and Street <b>Setbacks (feet)</b>	15	A. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:
	Side and Rear <b>Setbacks (feet)</b>	10	

**Commented [KD1]:** Per Annual Cleanup: reformatting  
for increased clarity.

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<p>1. Side setback distances may be modified to permit a zero side setback to accommodate clustering.</p> <p>2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.</p> <p>Setbacks for structures abutting residential zones shall not be modified.</p> <p>B. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>C. Projections or Equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment are not allowed in a required setback abutting a residential zone. Where there is no alternative location and the equipment will</p>

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone.
	Landscaping	30 percent	<p>A. Parking lots shall include interior landscaping. All Neighborhood Commercial parking lots shall apply landscaping standards. Parking lots with less than 20 spaces shall apply landscaping standards for 20 to 150 spaces in RZC 21.32.070.B, General Requirements.</p> <p>B. Landscaped areas adjacent to front and side streets and pedestrian plazas shall be Type III, Low-Cover (RZC 21.32.080, Types of Planting).</p> <p>C. A minimum of seven percent of required landscaped areas shall be constructed as a public plaza or courtyard.</p> <p>D. The gross floor area of multi-seasonal, public plazas and courtyards that include a combination of seating, overhead cover from the elements, and heating may be multiplied by 1.50 for calculating required landscaping.</p> <p>E. Up to one-half of the required landscaped area may be at other levels if it is in a publicly accessible and usable common area.</p>

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			F. Required landscaping may include on-site stormwater management facilities such as runoff dispersion areas.
Maximum	Impervious Surface Area	70 percent	
	Height (feet)	35	Maximum height in shoreline areas is 35 feet, except that structures, including bridges that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
	FAR		
	Residential	0.30	A. Residential use FAR is additive to the commercial use FAR. Base floor area ratio, in total, shall not exceed 0.60 FAR.
	Commercial	0.30	B. Each commercial establishment shall not exceed 3,500 square feet gross floor area, unless otherwise specified. C. Commercial gross floor area may be increased to 5,000 square feet for each commercial establishment that provides and dedicates one or a combination of the

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<p>following community gathering amenities at a minimum size of 200 square feet:</p> <ol style="list-style-type: none"> <li>1. Outdoor, multi-seasonal, public plaza or courtyard, RZC 21.60.030, Community Space.</li> <li>2. Community meeting space.</li> <li>3. Children's play space.</li> </ol> <p>D. RZC 21.20, Affordable Housing, and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), incentives are additive to the residential portion of the development as follows:</p> <ol style="list-style-type: none"> <li>1. Bonus market-rate residential FAR is permitted as an incentive at a 1:1 ratio for residential FAR provided as affordable housing for a maximum density bonus of an additional 0.03 Residential FAR. For example: each 1,000 square feet of affordable housing at 80 percent or less of the area median income yields an additional 1,000 square feet of bonus market rate housing, up to a total 0.03 Residential FAR.</li> <li>2. Green building is calculated based on the point system in RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), and is calculated at 0.10 FAR bonus based on the respective technique and incentive. For</li> </ol>

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			example: 1-acre site x 0.30 Residential FAR = 13,068 Residential square feet x 0.10 Green FAR = 1,307 square feet
	Site Size (acreage)	1	<p>A. Commercial uses are permitted on sites up to one acre in size.</p> <p>B. Sites of more than one acre shall apply a lot line revision to establish no greater than one acre for the NC-1 zone.</p> <p>C. Critical areas and associated buffers are exempt from the lot line revision requirement. Additional acreage that is designated as a critical area or associated buffer may be retained and shall be designated as preserved.</p>
	Hours of Operation		<p>A. Sunday - No earlier than 7:00 a.m. and no later than 9:00 p.m.</p> <p>B. Monday through Thursday - No earlier than 6:00 a.m. and no later than 9:00 p.m.</p> <p>C. Friday and Saturday - No earlier than 7:00 a.m. and no later than 11:00 p.m.</p>
	Drive-through		Drive-through facilities are prohibited with the exception of drive-up stands.
	<u>Critical Aquifer Recharge Areas</u>		<u>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</u>

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<u>Activities in Critical Aquifer Recharge Areas I and II for more information.</u>

**Commented [KD2]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

D. Redmond Comprehensive Plan Policies. Policies in the Commercial section of the Land Use Element apply to the location and development of Neighborhood Commercial zones.

E. 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 ###.###.###.# General Allowed Uses and Cross-References in NC-1 Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
	Residential	Residential	L	R	200-299

Low Density Residential	Mixed-use residential	Mixed-use residential	L	R	200-299
Medium Density Residential	Adult Family Home	Adult Family Home	P	I	200-299

Table ###.###.###.## General Allowed Uses and Cross-References in NC-1 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	Consumer goods sales or service, other than heavy or durable	P	M	800-899	
Retail Sales	Grocery, food, beverage, and dairy	P	M	800-899	
Business and Service	Professional services	P	B	700-799, 900-999, 600-699 for Veterinary	
Food and Beverage	Full-service restaurant	P	A	900-999	
Food and Beverage	Cafeteria or limited-service restaurant	P	A	900-999	
Business and Service	Personal services	P	B	700-799, 900-999	
Rapid charging station	Rapid charging station	L			
Battery exchange station	Battery exchange station	L			
Communications and Information	Communications and Information	L			
1. <b>Limited Is limited</b> to libraries.		L			
Local utilities	Local utilities	P			
Regional utilities	Regional utilities	C			
Wireless Communication Facilities	Wireless Communication Facilities	P			

Commented [KD3]: Amendment for clarity



Arts, Entertainment, Recreation, and Assembly	Museums and other special purpose recreational institutions	P	A	400-499, 500-599
Arts, Entertainment, Recreation, and Assembly	Amusement, sports, or recreation establishment	P	A	400-499, 500-599
Natural and other recreational parks	Natural and other recreational parks	P		400-499
Government and Administration	Government functions	L	B	700-799
<b>Excluding the following that are not permitted uses:</b>		N		
1. Maintenance shops				
Water-enjoyment use	Water-enjoyment use	L		400-499

**Commented [KD4]:** Amendment for clarity

F. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-1) 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.

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential <sup>1</sup>			
1	Residential		

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
2	Mixed-use residential	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Prohibited in NC-1 zones bordering 188th Avenue NE in Southeast Redmond.
	Adult Family Home	Dwelling unit (2,0)	
General Sales or Service			
3	Retail Sales	1,000 sq ft gfa (2.0, 3.0)	
5	Business and Service		
6	Food and Beverage		
Transportation, Communication, Information, and Utilities			
9	Rapid charging station		Permitted only when three sides of site abut nonresidential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
10	Battery exchange station		Permitted only when three sides of site abut nonresidential zone.
11	Communications and Information		

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
12	Local utilities	Adequate to accommodate peak use	
13	Regional utilities		Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
14	Wireless Communication Facilities		See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, Recreation, and Assembly	1,000 sq ft gfa (2.0, 3.0)	
17	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions			
18	Government and Administration	Employee during maximum shift (1.0,1.0)	A. Limited to 1,000 square feet gross floor area per establishment.
Other			

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
19	Water-enjoyment use	Adequate to accommodate peak use	Only allowed in the Bear Creek shoreline jurisdiction downstream of Avondale Road on Union Hill Road, Redmond Way, or SR 520; and in the Sammamish River shoreline jurisdiction at NE 85th Street or NE 90th Street.
20	Kiosk		<p>A. Within the shoreline jurisdictions of Bear Creek and the Sammamish River, limited to uses associated with water enjoyment.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>
21	Vending cart		

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
22	Drive-up stand	1,000 sq ft gfa(2.0, 3.0)	<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p> <p>F. Must submit circulation plan addressing queuing.</p>

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.

F. Design Standards for NC-1 Zone in Southeast Redmond.

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1. Purpose. The purpose of this section is to establish design criteria specific to properties in the NC-1 zone in Southeast Redmond in order to guide development to be functionally and aesthetically compatible with nearby residential and employment uses.

2. Development Along 188th Avenue NE.

a. Intent. The NC-1 zone along 188th Avenue NE is intended to provide small-scale sales and service uses primarily serving people who live or work nearby in a way that maintains or enhances quality of life for those working or living in the immediate vicinity, and in a way that integrates with existing parks, residential development, and the natural environment.

b. Design Criteria.

i. Development in this zone shall provide direct nonmotorized access to Southeast Redmond Park.

ii. Vehicles shall access development in this zone exclusively from 188th Avenue NE or a side street, but in no case shall vehicle access be from any street in a residential zone or NDD1.

iii. At least half of any proposed open space and outdoor seating areas shall be oriented toward Southeast Redmond Neighborhood Park to have the effect of integrating the development with the park.

iv. Non-pollution-generating impervious surfaces shall be infiltrated to the extent feasible.

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. (Ord. 2614; Ord. 2652; Ord. 2753; Ord. 2803; Ord. 2919; Ord. 2978; Ord. 3028; Ord. 3059)

Effective on: 8/28/2021

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\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

21.14.015 Neighborhood Commercial 2 (NC-2).\*

A. Purpose. The purpose of the Neighborhood Commercial 2 (NC-2) zone is to provide for attractively designed medium-scale shopping areas that offer convenience goods, professional and business services, and personal services for the daily needs of nearby neighborhoods and that serve as neighborhood gathering places. The intent is to promote compatibility with the vicinity neighborhood character. Location on transit routes and near pedestrian facilities and bike paths is intended to encourage transit use, walking, and biking and to promote convenient access within the shopping area and to and from the neighborhood. Neighborhood Commercial developments should be compatible in height, size, bulk, and design with adjacent residential uses. Mixed-use development is encouraged.

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.

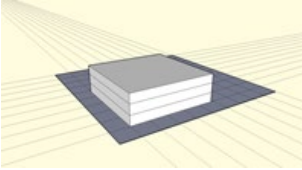
Neighborhood Commercial 2 – Regulations Table

Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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							



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B. Maximum Development Yield.

Table 21.14.015A Maximum Development Yield				
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations
Floor area ratio (FAR)	0.60	Community gathering: 0.05 Open space: 0.05 Residential Incentives: • Affordable Housing: 0.05 maximum amount • GBP: 0.05	0.80	<p>Example of a building, 35 feet in height with FAR = 0.80</p> 
Height	35 feet	None	35 feet	

C. Regulations Common to All Uses.

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Setbacks (ft)		
	Front and Street Setbacks (feet)	15	

**Commented [KD5]:** Per Annual Cleanup: reformatting for increased clarity.

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
	Side and Rear <b>Setbacks (feet)</b>	10	<p>A. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:</p> <ol style="list-style-type: none"> <li>1. Side setback distances may be modified to permit a zero side setback to accommodate clustering.</li> <li>2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets</li> </ol> <p>Setbacks for structures abutting residential zones shall not be modified.</p> <p>B. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>C. Projections or Equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment</p>

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			are not allowed in a required setback abutting a residential zone. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone.
	Landscaping	25 percent	<p>A. Parking lots shall include interior landscaping. All Neighborhood Commercial parking lots shall apply landscaping standards. Parking lots with less than 20 spaces shall apply landscaping standards for 20 to 150 spaces in RZC 21.32.070.B, General Requirements.</p> <p>B. Landscaped areas adjacent to front and side streets and pedestrian plazas shall be Type III, Low Cover (RZC 21.32.080, Types of Planting).</p> <p>C. A minimum of seven percent of required landscaped areas shall be constructed as a public plaza or courtyard.</p> <p>D. The gross floor area of multi-seasonal, public plazas and courtyards that include a combination of seating, overhead cover from the elements, and heating may be multiplied by 1.50 for calculating required landscaping.</p>

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<p>E. Up to one-half of the required landscaped area may be at other levels if it is in a publicly accessible and usable common area.</p> <p>F. Required landscaping may include on-site stormwater management facilities such as runoff dispersion areas.</p>
Maximum	Impervious Surface Area	70 percent	
	Height (feet)	35	Maximum height in shoreline areas is 35 feet, except that structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
	FAR		
	Commercial	0.30	A. Base floor area ratio, in total, shall not exceed 0.60 FAR.
	Residential	0.30	<p>B. Each commercial establishment shall not exceed 5,000 square feet gross floor area, unless otherwise specified.</p> <p>C. A commercial use that provides and dedicates the following may increase their commercial floor area ratio as specified:</p>

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<p>1. Community Gathering amenities, a maximum increase of 0.05 FAR, by dedicating a combination of at least two of the following at no less than eight percent of the final gross floor area:</p> <ul style="list-style-type: none"> <li>a. Outdoor, multi-seasonal, public plaza or courtyard as defined below, refer to landscaping section.</li> <li>b. Community meeting space.</li> <li>c. Children's play space.</li> </ul> <p>2. Open Space, a maximum increase of 0.05 FAR, by dedicating no less than 40 percent of the original lot area as open space. Critical areas apply toward the 40 percent.</p> <p>D. Residential use FAR is additive to the commercial use FAR.</p> <p>E. RZC 21.20, Affordable Housing, and RZC 21.67, Green Building and Green Infrastructure Incentive Program, incentives are additive to the residential portion of the site as follows:</p> <ul style="list-style-type: none"> <li>1. Bonus market-rate residential FAR is permitted as an incentive at a 1:1 ratio for residential FAR provided as affordable housing for a maximum density bonus of an additional 0.05 Residential FAR. For example: each 1,000</li> </ul>

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<p>square feet of affordable housing at 80 percent or less of the area median income yields an additional 1,000 square feet of bonus market rate housing, up to a total 0.05 Residential FAR.</p> <p>2. Green building is calculated based on the point system in RZC 21.67, Green Building and Green Infrastructure Incentive Program, and is calculated at 0.05 FAR bonus based on the respective technique and incentive. For example: 3-acre site x 0.30 Residential FAR = 39,204 Residential square feet x 0.05 Green FAR = 1,960 square feet.</p>
	Site Size (acreage)	3	<p>A. Commercial uses are permitted on sites of up to three acres in size.</p> <p>B. Sites of more than three acres shall apply a lot line revision to establish no greater than three acres for the NC-2 zone.</p> <p>C. Critical areas and associated buffers are exempt from the lot line revision requirement. Additional acreage that is designated as a critical area or associated buffer may be retained and shall be designated as preserved.</p>
	Hours of Operation		A. Sunday - No earlier than 5:00 a.m. and no later than 10:00 p.m.

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<p>B. Monday through Thursday - No earlier than 5:00 a.m. and no later than 10:00 p.m.</p> <p>C. Friday and Saturday - No earlier than 5:00 a.m. and no later than 11:00 p.m.</p> <p>D. Hours of operation may be further limited if residential uses are located in same structure.</p>
	Drive-through		Drive-through facilities are prohibited with the exception of drive-up stands.
	<u>Critical Aquifer Recharge Areas</u>		<p><u>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.</u></p>

**Commented [KD6]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

D. Redmond Comprehensive Plan policies: Policies in the Commercial section of the Land Use Element apply to the location and development of Neighborhood Commercial zones.

E. 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 ###.###.###.## General Allowed Uses and Cross-References in NC-2 Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
Low Density Residential Medium Density Residential	Residential structure	Residential structure	P	R	200-299
	Mixed-use residential structure	Mixed-use residential structure	P	R	200-299
	Adult Family Home	Adult Family Home	P	I	200-299

Table ###.###.###.## General Allowed Uses and Cross-References in NC-2 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; Consumer goods sales or service, other than heavy or durable; Grocery, food, beverage, and dairy; Health and personal care	L	M	800-899	
		P	M	800-899	
		P	M	800-899	
		P	M	800-899	
1. If Automobile sales, services, or rental establishments, then shall		L			



be limited to gasoline service only.				
Business and Service	Finance and insurance; Real estate services; Professional services	L	B	700-799, 900-999, 600-699 for Veterinary
<b>Excluding the following that are not permitted uses:</b>		N		
1. Self-storage facilities				
Food and Beverage	Full-service restaurant; Cafeteria or limited-service restaurant	P	A	900-999
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	L		
1. <del>Limited</del> <b>Is limited</b> to libraries only		L		
Local utilities	Local utilities	P		
Regional utilities	Regional utilities	C		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Museums and other special purpose recreational institutions	P	A	400-499, 500-599
Arts, Entertainment, Recreation, and Assembly	Amusement, sports, or recreation establishment	P	A	400-499, 500-599
Natural and other recreational parks	Natural and other recreational parks	P		400-499
Government and Administration	Public administration; Other government functions	L	B	700-799

**Commented [KD7]:** Amendment for clarity

**Commented [KD8]:** Amendment for clarity

**Commented [KD9]:** Amendment for clarity

<b>Excluding the following that are not permitted uses:</b>		N		
1. Maintenance shops				
Institutional Health and Human Services	Ambulatory and outpatient services; Social assistance, welfare, and charitable services	P	I	600-699; 700-799
Day care center	Day care center	P	E	500-599
Water-enjoyment use	Water-enjoyment use	L		

**Commented [KD10]:** Amendment for clarity

F. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-2) 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.

Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential <sup>1</sup>			
1	Residential structure	Unit (1.0, 2.25) plus 1 guest	
	Mixed-use residential structure	space per 4 units for projects of 6 units or more	

Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
	Adult Family Home	Dwelling unit (2.0)	
General Sales or Service			
2	Retail Sales	1,000 sq ft gfa (4.0, 5.0)	A. Gasoline service permitted only when three sides of site abut nonresidential zone. B. A grocery, food, beverage, or dairy establishment that attains a minimum of LEED Silver Certification or comparable Built Green or other certification as determined by the Technical Committee may exceed the 5,000 square feet gross floor area with a gross floor area no greater than 25,000 square feet.
6	Business and Service		
9	Food and Beverage	1,000 sq ft gfa (9.0, 9.0)	
Manufacturing and Wholesale Trade			
#	Artisanal Manufacturing, Retail Sales, and Service	1,000 sq ft gfa (4.0, 5.0)	

Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Transportation, Communication, Information, and Utilities			
12	Rapid charging station	Adequate to accommodate peak use	Permitted only when three sides of site abut nonresidential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
13	Battery exchange station		Permitted only when three sides of site abut nonresidential zone.
14	Communications and Information		
15	Local utilities		
16	Regional utilities		Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
17	Wireless Communication Facilities		See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation			
18	Arts, Entertainment, Recreation, and Assembly	1,000 sq ft gfa (10.0, 10.0)	

Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
20	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			
21	Government and Administration	1,000 sq ft gfa (4.0, 5.0)	
23	Institutional Health and Human Services	1,000 sq ft gfa (4.0, 5.0)	
25	Day care center		A. Play equipment shall be located no less than 10 feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in residential zone.
Other			
26	Water-enjoyment use	Adequate to accommodate peak use	Only allowed in the Bear Creek shoreline jurisdiction downstream of Avondale Road on Union Hill Road, Redmond Way, or SR 520; and, in the Sammamish River shoreline jurisdiction at NE 85th Street or NE 90th Street.
27	Kiosk		

Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
28	Vending cart		<p>A. Within the shoreline jurisdictions of Bear Creek and the Sammamish River, limited to uses associated with water enjoyment.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>
29	Drive-up stand	1,000 sq ft gross floor area (4.0, 5.0)	<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p>

Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
			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.

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.

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. (Ord. 2614; Ord. 2652; Ord. 2803; Ord. 2919; Ord. 2978; Ord. 3028; Ord. 3059)

Effective on: 8/28/2021









\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this

ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted.” Ord. 3059 became effective on August 28, 2021.

#### 21.14.020 General Commercial.\*

A. Purpose. The purpose of the General Commercial (GC) zone is to provide for retail and service businesses that serve community needs and that are better suited for locations outside of the Downtown, Overlake, or Neighborhood Commercial zones. These uses are more land intensive, serve travelers, or offer warehouse sales and sales of larger goods that make location in the Downtown, Overlake, or Neighborhood Commercial zones undesirable. Examples of such uses include, but are not limited to, large-box retail, vehicles sales and service, mini-warehouses, rental services, wholesale uses, and other similar uses. Mixed-use development is also allowed.

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.

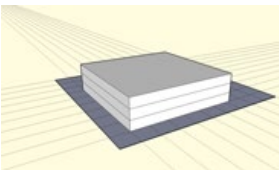
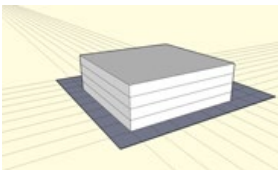
General Commercial – Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations



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Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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 21.14.020A Maximum Development Yield					
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations	
Floor area ratio (FAR)	1.15	TDRs: 0.45 GBP: 0.45	1.60	Example of a 3-story building with FAR = 1.15	Example of a 4-story building with FAR = 1.60
Height	3 stories	TDRs: 1 story GBP: 1 story	4 stories		

C. Regulations Common to All Uses.

Table 21.14.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Lot Frontage ( <del>ft</del> <b>feet</b> )	30	
	<del>Setbacks (ft)</del>		
	Front <del>Setback</del> <b>(feet)</b>	10	

**Commented [KD11]:** Per Annual Cleanup: reformatting for increased clarity.

Table 21.14.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
	Street <u>Setback</u> (feet)	10	<p>A. A 10-foot rear and side setback shall apply if a structure abuts property in a residential zone.</p> <p>B. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:</p> <ol style="list-style-type: none"> <li>1. Side setback distances may be modified to permit a zero side setback to accommodate clustering.</li> <li>2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.</li> </ol> <p>C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>D. Projections or equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback.</p>

Table 21.14.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			<p>However, mechanical structures or equipment are not allowed in a required setback abutting a residential zone. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone.</p> <p>E. Setbacks may be reduced by 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.</p>
	Landscaping	25 percent	
	Impervious Surface Area	75 percent	
Maximum	Height (feet)	Varies	<p>A. Maximum height in shoreline areas is 35 feet, except that structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)</p> <p>B. Maximum height for mixed-use structures is three stories without TDRs or GBP and four stories with TDRs or compliance with the GBP.</p>

Table 21.14.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
	FAR	0.35	A. In mixed-use structures, maximum FAR for residential uses and for other uses is additive (i.e., up to 1.15 without TDRs or GBP and up to 1.60 with TDRs or compliance with the 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	A. Drive-through facilities are permitted. B. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street. C. Type II landscaping shall screen drive-through lanes.
	<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD12]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### 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 ##.##.###.# General Allowed Uses and Cross-References in GC Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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
High Density Residential	Multifamily structure	Multifamily structure	P	R	200-299
	Mixed-use residential structure	Mixed-use residential structure	P	R	200-299

Table ##.##.###.# General Allowed Uses and Cross-References in GC 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; Grocery, food and beverage; Convenience store; Health and personal care	L	M	800-899
1. <b>Includes</b> Drive-through facilities		P		
Business and Service	Finance and insurance; Real estate services; Professional services; Administrative services; Personal services	P	B	700-799, 900-999, 600-699 for Veterinary
1. <b>Includes</b> Drive-through facilities		P		
<b>Marijuana Cannabis</b> retail sales	<b>Marijuana Cannabis</b> retail sales	P	R	882
Food and Beverage	Full-service restaurant; Cafeteria or limited service restaurant; Bar or drinking place	P	A	900-999
1. <b>Includes</b> Drive-through facilities		P		
Pet and animal sales or service (except veterinary)	Pet and animal sales or service (except veterinary); Animal kennel/shelter	L	B	800-899
Hotel, Motel, and Other Accommodation Services	Hotel or motel	P	R-2	300-399
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	P		
Rapid charging station	Rapid charging station	L		

**Commented [KD13]:** Amendment for clarity

**Commented [KD14]:** Amendment for clarity

**Commented [KD15]:** Amendment for consistency with state legislation – terminology only.

**Commented [KD16]:** Amendment for clarity

Battery exchange station	Battery exchange station	L		
Communications and information	Communications and information	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Local utilities	Local utilities	P		
Regional utilities	Regional utilities	C		
Incidental hazardous waste treatment and storage	Incidental hazardous waste treatment and storage	L		
Arts, Entertainment, Recreation, and Assembly	Performing arts or supporting establishment; Museums and other special purpose recreational institutions; Zoos, botanical gardens, arboreta, etc.; Amusement, sports, or recreation establishment	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Government and Administration	Public administration; Other government functions; Public safety	P	B	700-799
Institutional Health and Human Services	Ambulatory and outpatient care services	P	I	600-699
Day care center	Day care center	L	E	500-599
Religious and Funerary	Religious institutions; Funeral homes and services; Cremation services and cemeteries	L	A, B, H, I, R, S	500-599
Water enjoyment use	Water enjoyment use			

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the General Commercial (GC) 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.

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Residential <sup>1</sup>					
1	Multifamily structure	3; 4	0.80; 0.90	Studio (1.2, 1.2)	
2	Mixed-use residential structure			1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	
General sales or services					
3	Retail Sales	2; 3	0.35; 0.70	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental	A. Shall not abut residential zone. B. Sales uses must operate as stand-alone businesses; rental uses may operate in mixed-use developments.

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)  w/o TDR or GBP; w/TDR or GBP	FAR  w/o TDR or GBP; w/TDR or GBP		
				display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	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.
10	Business and Service	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	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,

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>such as year, make, model, may be displayed on the outside of or in the windows of vehicles.</p> <p>G. Outdoor loudspeaker systems are prohibited.</p> <p>H. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.</p> <p>I. Vehicle repair shall be conducted indoors.</p> <p>J. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street.</p> <p>K. Type II landscaping shall screen drive-through lanes.</p>

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)  w/o TDR or GBP; w/TDR or GBP	FAR  w/o TDR or GBP; w/TDR or GBP		
14	Marijuana Cannabis retail sales				See RZC 21.41 Marijuana Cannabis -related uses for additional requirements.
15	Food and Beverage	2; 3	0.35; 0.70	1,000 sq ft gfa (9.0, 9.0)	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.  C. Type II landscaping shall screen drive-through lanes.
19	Pet and animal sales or service (except veterinary)			1,000 sq ft gfa (4.0, 5.0)	Boarding and training facilities must be located inside of a structure.  A. Boarding facilities must be located inside of a structure. B. Outdoor runs or yards are allowed for the purpose of

**Commented [KD18]:** Amendment for consistency with state legislation – terminology only.

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>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>

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)  w/o TDR or GBP; w/TDR or GBP	FAR  w/o TDR or GBP; w/TDR or GBP		
21	Hotel, Motel, and Other Accommodation Services <sup>1,2</sup>			Rental room (1.0, 1.0)	
Manufacturing and Wholesale Trade					
#	Artisanal Manufacturing, Retail Sales, and Service			1,000 sq ft gfa (4.0, 5.0)	
Transportation, Communication, Information, and Utilities					
22	Road, ground passenger, and transit transportation	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	
23	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
24	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.
25	Communications and information			1,000 sq ft gfa (4.0, 5.0)	See requirements for incidental hazardous waste treatment and storage in this table.
26	Wireless Communication Facilities	2; 3	0.35; 0.70		See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
27	Local utilities			Adequate to accommodate peak use	
28	Regional utilities				Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
29	Incidental hazardous waste				A. Allowed only as an accessory use to communications and

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
	treatment and storage				<p>information; all site requirements for that use apply.</p> <p>B. Storage limited to amount necessary for proper function of business, not to exceed quantities permitted by Redmond Fire Department; excess stockpiling prohibited.</p> <p>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.</p>



Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>D. 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.</p> <p>E. 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.</p>
Arts, Entertainment, and Recreation					

Table 21.14.020C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
30	Arts, Entertainment, Recreation, and Assembly	2; 3	0.35; 0.70	Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (4.0, 5.0)	
34	Natural and other recreational parks			1,000 sq ft gfa (0, adaequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions					
35	Government and Administration	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)  w/o TDR or GBP; w/TDR or GBP	FAR  w/o TDR or GBP; w/TDR or GBP		
38	Institutional Health and Human Service				
39	Day care center			Employee on maximum shift (1.0, 1.0)	A. Play equipment shall be located no less than 10 feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in residential zone.
40	Religious and Funerary			Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (4.0, 5.0)	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. Refer to RZC 21.08.280 Faith- Based and Funerary for

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					requirements concerning faith-based and funerary uses.
Other					
43	Water enjoyment use	35 ft.; 35 ft.	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	Only allowed in the Bear Creek shoreline jurisdiction downstream of Avondale Road on Union Hill Road, Redmond Way, or SR 520; and, in the Sammamish River shoreline jurisdiction at NE 85th Street or NE 90th Street.
44	Kiosk	1;			A. Limited to uses associated with water enjoyment within the
45	Vending cart	1			

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
46	Drive-up stand			1,000 sq ft gfa (4.0, 5.0)	<p>A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					G. Must submit circulation plan addressing queuing.

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.

E. 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. (Ord. 2642; Ord. 2652; Ord. 2708; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978; Ord. 3059)

Effective on: 8/28/2021









\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

#### 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 **marijuana cannabis** retail sales are allowed. Mixed-use development is also allowed. This zone is not intended for uses that primarily serve the general public.

**Commented [KD19]:** Amendment for consistency with state legislation – terminology only.

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							
Land & Structure	Transportation	Environment	Community	Process	Money	Incentives	Other
							

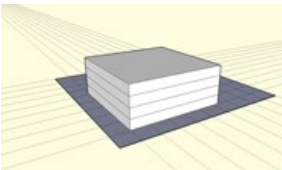
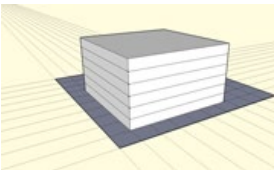


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Building Height	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Density	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Impervious Surface	Outdoor Storage, Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Setbacks	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
	Hazardous Liquid Pipelines							

B. Maximum Development Yield.

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Table 21.14.030A Maximum Development Yield					
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations	
Floor area ratio (FAR)	1.13	TDRs or GBP: 0.87	2.00	Example of a 4-story building with FAR = 0.45	Example of a 6-story building with FAR = 2.00
Height	4 stories	TDRs or GBP: 1 story Mixed- use residential: 1 story	6 stories		

C. Regulations Common to All Uses.

Table 21.14.030B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1.5	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping,

Table 21.14.030B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			or other purposes exceed the minimum tract area.
	Lot Frontage ( <del>ft</del> <u>feet</u> )	30	
	<del>Setbacks (ft)</del>		
	Front and Street <u>Setbacks (feet)</u>	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings.  B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.  C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas.  D. Setbacks from Willows Road north of NE 95th Street shall average 100 feet and in no instance be less than 75 feet. This setback shall also apply to parking areas.
	Rear <u>Setbacks (feet)</u>	20	
	Side <u>Setbacks (feet)</u>	40	

**Commented [KD20]:** Per Annual Cleanup: reformatting for increased clarity.

Table 21.14.030B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			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, Green Building and Green Infrastructure Incentive Program (GBP), except as required along Willows Road north of NE 95th Street, as provided above.
	Landscaping	20 percent	
	Impervious surface area	75 percent	Limited to 60 percent in the Willows/Rose Hill Neighborhood north of NE 95th Street.
Maximum	Height	Varies	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably

Table 21.14.030B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
	FAR (Floor Area Ratio)	Varies	A. In mixed-use structures, maximum FAR for residential uses and for other uses is additive (i.e., up to 1.13 without TDRs or GBP and up to 2.00 with TDRs or GBP). B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.
	<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD21]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### 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 ###.###.###.# General Allowed Uses and Cross-References in BP Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
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 ##.##.###.# 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	L, C	M	800-899

	consumer goods sales or service; Convenience use			
<p>1. <b>Limited Is limited to</b> Automobile sales, service, or rental establishment; Heavy consumer goods sales or service; Durable consumer goods sales or service; Convenience use</p> <p>2. <b>Automobile If automobile</b> sales, service, or rental establishments, <b>then is</b> limited to gasoline service only</p> <p>3. <b>Heavy If heavy</b> consumer goods, sales, or service, <b>and or if Durable durable</b> consumer goods, sales, or service, <b>then is</b> limited to rental and repair of goods only.</p> <p>4. Supermarkets <b>are</b> prohibited.</p>		L, N		
Business and Service	Finance and insurance; Personal services; Professional services; Administrative services; Services to buildings or dwellings	L	B	700-799, 900-999, 600-699
1. <b>Limited Is limited to</b> 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		

**Commented [KD22]:** Amendment for clarity

**Commented [KD23]:** Amendment for clarity

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		
Heliport facility	Heliport facility	C		
Automobile parking facility	Automobile parking facility	L	S-2	
<b>Excluding the following that are not permitted uses:</b>		N		
1. Storage of impounded, abandoned, or damaged vehicles				
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		
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. <del>Limited</del> <b>Is limited</b> to athletic club or fitness center only		L		
Adult entertainment facilities	Adult entertainment facilities	C	A	400-499
Educational	Grade schools; Colleges and universities; Technical, trade, and other specialty schools	C	E	500-599
Secure community transition facility	Secure community transition facility	P		

**Commented [KD24]:** Amendment for clarity

**Commented [KD25]:** Amendment for clarity



Institutional Health and Human Services	Ambulatory and outpatient care services	L	I	600-699
1. <del>Limited is limited</del> 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		

**Commented [KD26]:** Amendment for clarity

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.

Table 21.14.030C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio:  unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Residential <sup>1</sup>					
1	Mixed-use residential structure	5; 6	0.68; 1.0	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedroom (1.8, 1.8) 3+ bedroom (2.0, 2.0)	
General sales or services					
2	Retail Sales	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.  B. Not permitted north of NE 90th Street and west of Willows Road.

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
5	Business and Service	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	<p>A. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only.</p> <p>B. Must be closed a minimum of four hours in any 24-hour period.</p> <p>C. Minimum size per tenant space is 1,000 sq ft gfa.</p> <p>D. Maximum size per tenant space is 20,000 sq ft gfa.</p> <p>E. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses.</p> <p>F. Bicycle parking shall be provided on-site.</p>

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					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.
11	Food and Beverage			Employee on maximum shift (1.0, 1.0)	

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
				1,000 sq ft gfa (10.0, 10.0)	<p>A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex.</p> <p>B. 50-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>
Manufacturing and Wholesale Trade					
14	Manufacturing and wholesale trade	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. At least 75 percent of business activity by area must be conducted indoors, including storage of materials used in business activity.

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					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 10 percent of combined gross floor area or 1,000 square feet.
Transportation, Communication, Information, and Utilities					
15	Rail transportation				
16	Road, ground passenger, and transit transportation	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
17	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
18	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.
19	Courier and messenger services			1,000 sq ft gfa (2.0, 3.0)	
20	Heliport facility	4; 5	0.45; 1.0		Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
21	Automobile parking facility				

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
22	Communications and information			1,000 sq ft gfa (2.0, 3.0)	
23	Wireless Communication Facilities				See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
24	Regional utilities			Adequate to accommodate peak use	
25	Local utilities				
26	Incidental hazardous waste treatment and storage			1,000 sq ft gfa (2.0, 3.0)	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



Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					<p>storms where areas are not covered.</p> <p>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.</p> <p>C. Storage limited to amount necessary for proper function of business, not to exceed quantities permitted by the Redmond Fire Department; excess stockpiling prohibited.</p>

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					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.
Arts, Entertainment, and Recreation					
27	Natural and other recreational parks	4; 5	0.45; 1.0	1,000 sq ft gfa (0, adequate to accommodate peak use)	

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
28	Arts, Entertainment, Recreation, and Assembly				Maximum size is 30,000 sq ft gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.
29	Adult entertainment facilities			1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. See RZC 21.18, Adult Entertainment Facilities.
Education, Public Administration, Health Care, and other Institutions					
30	Educational	4; 5	0.45; 1.0	Adequate to accommodate peak use	Conditional use permit required if capacity is greater than 150 full-time students. See RZC 21.76.070.K, Conditional Use Permit.

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
33	Secure community transition facility				See RZC 21.76.070.M, Essential Public Facilities.
34	Institutional Health and Human Services				Only permitted in the Southeast Redmond neighborhood north of Union Hill Road.
35	Day care center			Employee on maximum shift (1.0, 1.0)	A. Play equipment shall be located no less than 10 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					
37	Construction-related businesses	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	Office uses only.

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Other					
38	Water enjoyment use	45 ft.; 45 ft.	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	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)
39	Kiosk	1; 1			
40	Vending cart				

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					<p>area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>
41	Drive-up stand			1,000 sq ft gfa (2.0, 3.0)	A. Limited to uses associated with water enjoyment within the

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					<p>shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p>

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					F. Administrative design review required for structures. G. Must submit circulation plan addressing queuing.

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.

E. 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:



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- a. Important natural features of the hillside corridor;
  - b. A pastoral and parkway appearance;
  - 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.
    - 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.
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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.

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. (Ord. 2652; Ord. 2709; Ord. 2803; Ord. 2919; Ord. 2978; Ord. 3053; Ord. 3059)

Effective on: 8/28/2021









\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

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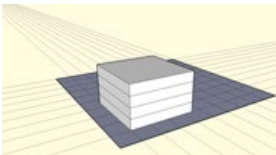
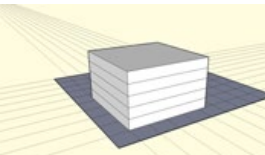
21.14.040      Manufacturing Park.

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 range of commercial uses are allowed within the Manufacturing Park Overlay in SE Redmond as shown 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 & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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 21.14.040A Maximum Development Yield					
	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 4-story building with FAR = 0.50	Example of a 5-story building with FAR = 1.00
Height	4 stories	TDRs or GBP: 1 story	5 stories		

C. Regulations Common to All Uses.

Table 21.14.040B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1.5	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage ( <del>ft</del> <b>feet</b> )	30	

Table 21.14.040B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
	<del>Setbacks (ft)</del>		
	Front and street <del>Setbacks (feet)</del>	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures and no accessory structures are permitted in setback areas. D. Setbacks may be reduced to 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.
	Rear and side <del>Setbacks (feet)</del>	10	
	Landscaping	20 percent	
Maximum	Impervious surface area	80 percent	
	Height	Varies	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of

**Commented [KD27]:** Per Annual Cleanup: reformatting for increased clarity.

Table 21.14.040B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)
	FAR (Floor Area Ratio)	Varies	All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP provided that other site requirements can be met.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
	<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD28]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

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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 ###.###.###.# 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. Heavy If heavy consumer goods, sales, or service, then is limited to repair and rental of goods and membership		L		



wholesale/retail warehouse 2. <b>Membership If membership</b> wholesale/retail warehouses, <b>then is</b> limited to Southeast Redmond neighborhood only.				
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. <b>Real If real</b> estate services, <b>then is</b> limited to mini-warehouse/self-storage only. 2. <b>Health If health</b> and personal care, <b>and Finance or if finance</b> and insurance, <b>then is</b> limited to Manufacturing Park Overlay only. 3. <b>Professional If professional</b> services, <b>then is</b> limited to research and development services and other uses that support another permitted use within the MP zone only 4. <b>Administrative If administrative</b> services, <b>then is</b> limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses		L		

Commented [KD29]: Amendment for clarity

within an MP zone in Redmond only. 5. <del>Personal</del> If personal services, <del>then is</del> limited to the Manufacturing Park Overlay only.				
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. <del>Pet and animal sales or services is</del> 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		
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		

Commented [KD30]: Amendment for clarity

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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. <b>Limited Is limited to</b> athletic club or fitness center only		L		
Adult entertainment facilities	Adult entertainment facilities	C	A	400-499
Educational	Technical, trade, and other specialty schools	C	E	500-599
1. <b>Limited Is limited to</b> Technical, trade, and other specialty schools only		C		
Secure community transition facility	Secure community transition facility	P	I	500-599
Institutional Health and Human Services	Ambulatory and outpatient care services	L	I	600-699
1. <b>Limited Is limited to</b> Ambulatory and outpatient care services only. 2. <b>Limited Is limited to</b> Manufacturing Park Overlake only.		L		
Day Care Center	Day care center	L	E	500-599
Religious 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		

**Commented [KD32]:** Amendment for clarity

**Commented [KD33]:** Amendment for clarity

**Commented [KD34]:** Amendment for clarity

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.

Table 21.14.040C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
	General sales or services				

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
1	Retail Sales	4; 5	0.5; 1.0	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 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.
		4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
		4; 4	0.25; 0.25	1,000 sq ft gfa (2.0, 5.0)	<p>D. Vehicle display area shall be outside of required parking and landscape areas.</p> <p>E. Vehicles shall be stored on paved surfaces.</p> <p>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.</p> <p>G. Outdoor loudspeaker systems are prohibited.</p> <p>H. Razor wire, chain link, and barbed wire fences are prohibited on street or access frontage.</p>

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>I. Vehicle repair shall be conducted indoors.</p> <p>J. Auto and motorcycle repair uses may also allow sales, not to exceed 25 percent of the combined gross floor area of all uses.</p> <p>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.</p> <p>L. For real estate services, limited to mini-warehouses/self-storage only,</p>

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.</p> <p>M. For heavy consumer good, sales and services and for durable consumer goods, sales, and services, limited to repair and rental of goods, and membership wholesale/retail warehouses only, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.</p> <p>N. For membership wholesale/retail warehouses:</p> <ol style="list-style-type: none"> <li>1. Permitted in SE Redmond only.</li> <li>2. A Development Agreement is required and must address the following policy areas of the</li> </ol>



Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>Comprehensive Plan: land use and design, sustainable building practices, utilities, environmental issues, transportation, parks and open space, and community character.</p> <p>3. A neighborhood meeting is required prior to development agreement public hearing.</p> <p>4. Notice for neighborhood meeting shall be mailed at least 21 days in advance to all owners and tenants of properties within 1,000 feet of the site for which a complete application has been received by the City. Notice shall also be mailed to all homeowners' associations and</p>

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					residential properties adjacent to the specific MP zone in question. O. Parking in the Manufacturing Park Overlay shall be provided at 2.0 to 3.0 stalls per 1,000 sq ft gfa.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
7	Business and Service	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	<p>A. For health and personal services and for finance and insurance, allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.</p> <p>B. For professional services, limited to research and development services and other uses that support another permitted use in the MP zone, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.</p> <p>C. For administrative services, limited to corporate headquarters and regional offices associated with manufacturing or wholesale trade</p>

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					uses in an MP zone in Redmond, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay. D. For personal services, allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.
12	Food and Beverage	4; 5	0.5; 1.0	Employee on maximum shift (1.0, 1.0)	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex. B. 50-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined
				For bar or drinking place, 1,000 sq ft gfa (10.0, 10.0)	

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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.
17	Pet and animal sales or services (except veterinary)			1,000 sq ft gfa (2.0, 3.0)	Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.  For Animal kennel/shelter uses:  A. Boarding facilities must be located inside of a structure.  B. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>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>
Manufacturing and Wholesale Trade					

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
19	Manufacturing and wholesale trade	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	<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>

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					E. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.
#	Artisanal Manufacturing, Retail Sales, and Service			1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities					
20	Rail transportation	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
21	Road, ground passenger, and transit transportation				
22	Truck and freight				



Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
	transportation services				
23	Towing operators and auto impoundment yards				
24	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
25	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.
26	Postal services				

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
27	Heliport facility			1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
28	Communications and information				
31	Wireless Communication Facilities	4; 5	0.5; 1.0		See RZC 21.56,Wireless Communication Facilities, for specific development requirements.
32	Regional utilities			1,000 sq ft gfa (2.0, 3.0)	
33	Local utilities				
34	Solid waste transfer and recycling				
35	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

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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.
36	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

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>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.</p> <p>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.</p>
Arts, Entertainment, and Recreation					
37	Natural and other	4; 5	0.5; 1.0	1,000 sq ft gfa (0, adequate	

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
	recreational parks			to accommodate peak use)	
38	Arts, Entertainment, Recreation, and Assembly				
39	Adult entertainment facilities			1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. See RZC 21.18, Adult Entertainment Facilities.
Education, Public Administration, Health Care, and other Institutions					
40	Educational	4; 5	0.5; 1.0	Adequate to accommodate peak use	A. Conditional use permit required if capacity is greater than 150 full- time-equivalent students, where 15 credits per quarter is considered

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>full-time. See RZC 21.76.070.K, Conditional Use Permit.</p> <p>B. The school shall allow for the efficient operation <b>of</b> manufacturing uses.</p> <p>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, light, and view of adjacent and less aesthetic uses (such as a storage yard).</p>
41	Secure community transition facility				See RZC 21.76.070.M, Essential Public Facilities.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
42	Institutional Health and Human Services				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.
43	Day care center			Employee on maximum shift (1.0, 1.0)	A. Play equipment shall be located no less than 10 feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in residential zone.
44	Religious and Funerary			Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses:	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

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
				1,000 sq ft gfa (2.0, 3.0)	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 setback 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.



Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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					
45	Construction-related businesses	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
Other					
46	Water enjoyment use	45 feet; 45 feet	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. Allowed only in the shoreline jurisdiction of Bear Creek, downstream of Avondale Road on

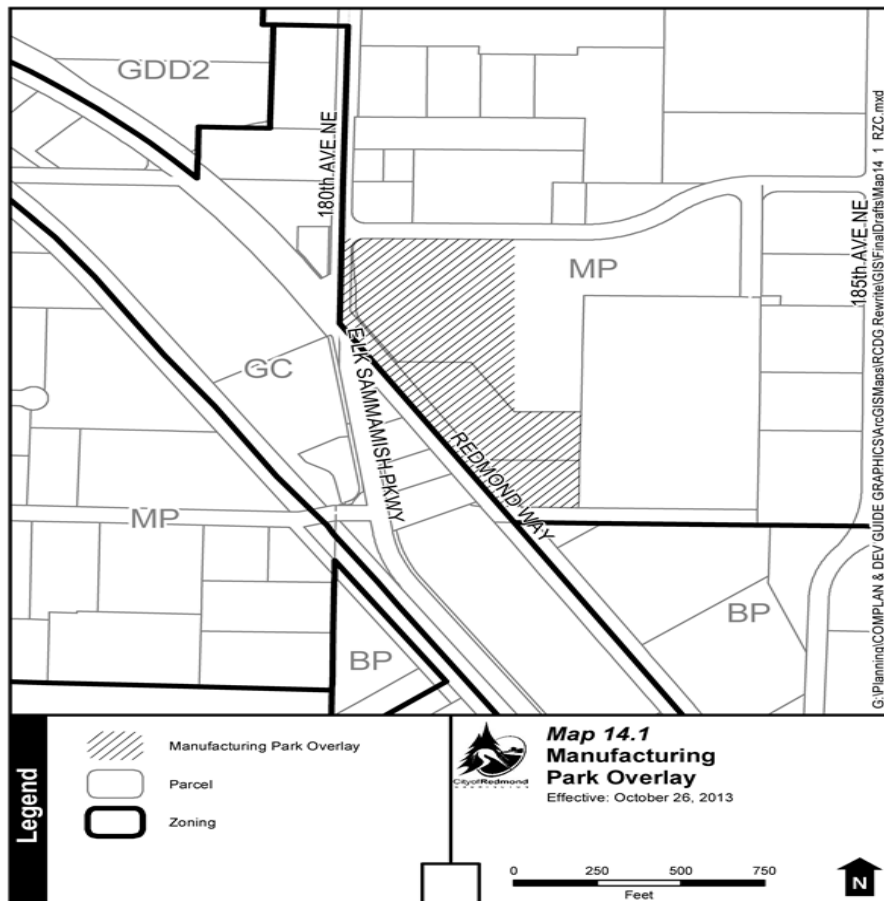
Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP)
47	Kiosk	1; 1		1,000 sq ft gfa (2.0, 3.0)	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.
48	Vending cart				

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>
49	Drive-up stand			1,000 sq ft gfa (2.0, 3.0)	<p>A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza</p>

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p> <p>G. Must submit circulation plan addressing queuing.</p>

F. Manufacturing Park Overlay. The Manufacturing Park Overlay is shown in Map 14.1, Manufacturing Park Overlay, below.

Map 14.1  
Manufacturing Park Overlay



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









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. (Ord. 2642; Ord. 2652; Ord. 2708; Ord. 2709; Ord. 2803; Ord. 2919; Ord. 2978; Ord. 3053)

Effective on: 8/28/2021

#### 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.

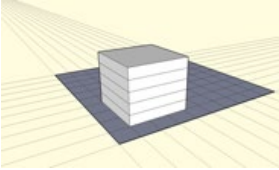
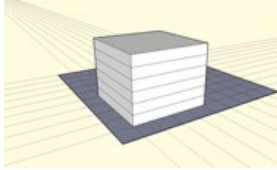
The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Industry – Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations

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Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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 21.14.050A Maximum Development Yield					
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations	
Floor area ratio (FAR)	0.50	TDRs or GBP: 0.5	1.00	Example of a 5-story building with FAR = 0.50	Example of a 6-story building with FAR = 1.00
Height	5 stories	TDRs or GBP: 1 story	6 stories		

C. Regulations Common to All Uses.

Table 21.14.050B Regulations Common to All Uses			
	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 ( <del>ft</del> <b>feet</b> )	30	



Table 21.14.050B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
	<note to codifier: please remove this row>		
	<del>Setbacks (ft)</del>		
	Front and street <del>Setbacks (feet)</del>	30	<p>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.</p> <p>B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.</p> <p>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.</p> <p>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 GPB.</p>
	Rear and side <del>Setbacks (feet)</del>	10	
	Landscaping	20 percent	

**Commented [KD36]:** Per Annual Cleanup: reformatting for increased clarity.

Table 21.14.050B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Maximum	Impervious surface area	80 percent	Industrial uses on sites less than 10 acres may exclude lined ponds that are part of a water treatment facility from impervious surface area calculations.
	Height (stories)		
	Without TDRs or GBP	5	Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)
	With TDRs or GBP	6	
	FAR (Floor Area Ratio)		
	Without TDRs or GBP	0.5	All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP provided that other site requirements can be met.
	With TDRs or GBP	1.0	
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses

Table 21.14.050B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
			and Basic Development Standards table below.
	<u>Critical Aquifer Recharge Areas</u>		<u>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.</u>

**Commented [KD37]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### 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 ###.###.###.# 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. <b>Limited Is limited</b> to automobile repair only		L		
Business and Service	Professional services	L	B	700-799, 900-999
1. <b>Limited Is limited</b> 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		
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		

**Commented [KD38]:** Amendment for clarity

**Commented [KD39]:** Amendment for clarity

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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. 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 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
General Sales or Services			
1	Retail Sales	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	<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>

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
2	Business and Service	1,000 sq ft gfa (2.0, 3.0)	
3	Food and Beverage	Employee on maximum shift (1.0, 1.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. Shall be located in multi-tenant building or a single building in a multi-building, multi-tenant complex. C. 50-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. D. Hours of operation limited to 6 a.m.-10 p.m.
		For caterer and food service contractor: 1,000 sq ft gfa (2.0, 3.0)	
Manufacturing and Wholesale Trade			
7	Manufacturing and wholesale trade	1,000 sq ft gfa (2.0, 3.0)	A. Asphalt and concrete batch plants shall have direct access to arterials. B. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet. C. Retail sales of goods manufactured on the premises, or accessory or secondary to

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
			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.  D. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.
#	Artisanal Manufacturing, Retail Sales, and Service	1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities			
8	Rail transportation		
9	Road, ground passenger, and transit transportation		
10	Truck and freight transportation services		



Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
11	Towing operators and auto impoundment yards		
12	Rapid charging station	Adequate to accommodate peak use	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	Heliport facility	1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
15	Communications and information		
16	Wireless Communication Facilities		See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
17	Regional utilities	Adequate to accommodate peak us	
18	Local utilities		

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
19	Incidental hazardous waste treatment and storage	1,000 sq ft gfa (2.0, 3.0)	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.
20	Primary hazardous waste treatment and storage		
Arts, Entertainment, and Recreation			
21	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
22	Adult entertainment facilities	1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. See RZC 21.18, Adult Entertainment Facilities.

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Education, Public Administration, Health Care, and other Institutions			
23	Secure community transition facility	Adequate to accommodate peak use	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			
24	Construction-related businesses	1,000 sq ft gfa (2.0, 3.0)	
Mining and Extraction Establishments			
25	Mining and extraction establishments	1,000 sq ft gfa (2.0, 3.0)	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

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
			landscape buffers to screen lighting from adjacent shoreline areas.
Other			
26	Solid waste transfer and recycling	1,000 sq ft gfa (2.0, 3.0)	

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. (Ord. 2642; Ord. 2652; Ord. 2709; Ord. 2803; Ord. 2919; Ord. 2978)

Effective on: 11/30/2019

Reserved.









Effective on: 11/1/2014

#### 21.14.070 Bear Creek Design District.\*

A. Purpose. The purpose of the Bear Creek Design District (comprising Performance Area 1 and Performance Area 2) is to provide development potential on the upland portion of the Bear Creek Design District in the northwest portion of the site in a comprehensive master plan that

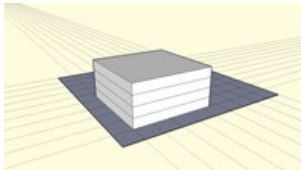
would allow for the permanent protection of Bear Creek, its riparian corridor, and associated wetlands and floodplains. The Design District provides for the location of retirement residence facilities, associated limited support services, and affordable housing for employees. The Design District will provide critical links in the Bear and Evans Creek Greenway System, an important planned regional trail along Bear and Evans Creeks. The balance of the undevelopable portion of this district will be established as a wetland mitigation banking site.

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.

Bear Creek Design District – Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & 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 21.14.070A Maximum Development Yield				
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustration
Floor area ratio (FAR)	0.80	None	0.80	Example of a 4-story building with FAR = 0.80
Height	4 stories	None	4 stories	

C. Regulations Common to All Uses.

1. Maximum height of structures or portions of structures located above parking shall not include the distance between the finished grade of the parking surface and the structure, or the stories of the structure devoted to parking.
2. Maximum height in shoreline areas is 30 feet.
3. Impervious surface area resulting directly from the Bear and Evans Creek Trail and Greenway is exempt from impervious surface area calculations.

4. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards tables below.

**5. 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.**

**Commented [KD40]:** Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

#### 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 ##.##.###.# General Allowed Uses and Cross-References in BCDD Zone (Residential)						
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						
Residential Use Category	Residential Use Class	Former Use Classification (prior to Dec. 31, 2021)	Use Permissions Performance Area 1	Use Permissions Performance Area 2	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Low Density Residential	Housing services	Housing services for the elderly	L	N	I	200-299

Medium Density Residential	for the elderly					
	Detached dwelling unit	Detached dwelling unit	L	N	R	200-299
	Multifamily structure	Multifamily structure	L	N	R	200-299
	Adult Family Home	Adult Family Home	P	N	I	200-299

Table ##.##.###.## General Allowed Uses and Cross-References in BCDD 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	Nonresidential Use Class
Business and Service	Finance and insurance	L	N	B	700-799
Amateur Radio Tower	Amateur Radio Tower	P	N		
Antenna Array and Base Station	Antenna Array and Base Station	C	N		
Antenna Support Structures	Antenna Support Structures	P	N		
Natural and Other Recreational Parks	Natural and other recreational parks	P	P		
Institutional Health and Human Services	Ambulatory or outpatient care services; Nursing, supervision, and other	L	N	I	600-699



	rehabilitative services; Social assistance, welfare, and charitable services				
1. <b>Limited Is limited to</b>	Ambulatory or outpatient care services; Nursing, supervision, and other rehabilitative services; and Social assistance, welfare, and charitable services.				
Educational	Colleges and universities	L	N	E	500-599
Crop production	Crop production	L	L		
Wetland mitigation banking	Wetland mitigation banking	P	P		
Wireless Communication Facilities	Wireless Communication Facilities	N	P		

**Commented [KD41]:** Amendment for clarity

E. Allowed Uses and Basic Development Standards. The following tables contain the basic zoning regulations that apply to uses in the Bear Creek Design District (BCDD) 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 more information.

Table 21.14.070B							
Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
Residential <sup>1</sup>							
1	Housing services for the elderly	Avondale: 15, 75, 150  Other property lines: 10, 75, 100	30%;  65%	4	0.80	Dwelling unit (1.0, 1.0)	A. Ten percent of the total number of dwelling units (including those built for employees) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit.  B. Applicant is entitled to number of TDRs equal to number of

Table 21.14.070B							
Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
							affordable units provided.  C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
2	Detached dwelling unit					Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8)	A. Permitted only to house employees and the families of housing services for the elderly.
3	Multifamily structure						B. Ten percent of the total number of

Table 21.14.070B Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
						3+ bedrooms (2.0, 2.0)	dwelling units (including those built as housing services for the elderly) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit.  C. Applicant is entitled to number of TDRs equal to number of affordable units provided.

Table 21.14.070B							
Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
							D. See RZC 21.20, Affordable Housing, for additional guidance.
	Adult Family Home					Dwelling unit (2.0)	
General Sales or Services							
4	Business and Service	Avondale: 15, 75, 150  Other property lines: 10, 75, 100	30%; 65%	4	0.80		Permitted only as internal service to residents and guests of housing services for the elderly.
Transportation, Communication, Information, and Utilities							
5	Amateur Radio Tower	Avondale: 15, 75, 150  Other property	30%; 65%	4	0.80	Adequate to accommodate peak use	See RZC 21.56, Wireless Communication Facilities for specific

Table 21.14.070B							
Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
		lines: 10, 75, 100					development requirements.
6	Antenna Array and Base Station						A Conditional Use permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
7	Antenna Support Structures						A. RZC 21.56, Wireless Communication Facilities. B. Conditional Use Permit required. See RZC 21.76.070.K, Conditional Use Permit.
Arts, Entertainment, and Recreation							

Table 21.14.070B							
Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
8	Natural and other recreational parks	Avondale: 15, 75, 150  Other property lines: 10, 75, 100	30%; 65%	4	0.80	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
9	Institutional Health and Human Services	Avondale: 15, 75, 150  Other property lines: 10, 75, 100	30%; 65%	4	0.80		Permitted only as internal service to residents and guests of housing services for the elderly.
12	Educational						A. Permitted only as internal housing services for the elderly. B. Curriculum must be related to geriatrics/gerontology.

Table 21.14.070B							
Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
Agriculture, Forestry, Fishing, and Hunting							
14	Wetland mitigation banking	Avondale: 15, 75, 150  Other property lines: 10, 75, 100	0; 0	0	0		



Table 21.14.070C				
Allowed Uses and Basic Development Standards: Performance Area 2				
§	Use	Maximums		Special Regulations
		Lot coverage; Impervious surface area	FAR	
Arts, Entertainment, and Recreation				
1	Natural and other recreational parks	0; 0	0	
Agriculture, Forestry, Fishing, and Hunting				
3	Wetland mitigation banking	0; 0	0	
Transportation, Communication, Information and Utilities				
4	Wireless Communication Facilities			See RZC 21.56, Wireless Communication Facilities for specific development requirements.

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.

E. Site and Design Requirements.

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1. Where conflicts between this chapter and other chapters of the Redmond Zoning Code exist, the provision of this chapter shall control.
  2. Development in this zone shall substantially conform to the conceptual site plan submitted as an exhibit to Ordinance 2370 adopting this chapter.
  3. As a condition of site plan entitlement, the applicant shall convey to the City the following easements:
    - a. Conservation easements for all BCDD land outside PA-1 not already conveyed or purchased for other purposes, such as the wetland mitigation bank and trail easements.
    - b. Easements through the southern and eastern portions of the site, as depicted on the Bear and Evans Creek Confluence-Open Space Plan, to allow the City of Redmond to connect City trails.
  4. Buildings shall be designed to achieve LEED, BuiltGreen, or other similar green building specifications. Certification shall include third-party auditing.
  5. Site design shall incorporate low-impact development technologies to the extent feasible and practicable, including but not limited to, infiltration of nonpollution-generating stormwater and use of pervious paths.
  6. The piped and culverted subterranean watercourse that flows southwest from the northwest corner of the site shall be rerouted.
    - a. For the portion of the watercourse that is within PA-1, the rerouting and daylighting shall occur in the following manner:
      - i. The watercourse riparian corridor shall contain plantings that reinforce the bank structure and provide shade;
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ii. The design of the riparian corridor shall, to the extent possible within the limited space, mimic naturally occurring riparian corridors with respect to native vegetation, shading, and the provision of meander spaces;

iii. The corridor shall not contain impervious surfaces, but may be bridged for up to four vehicle crossings and two pedestrian crossings; those crossings shall conform to Washington State Department of Fish and Wildlife standards for culvert crossings allowing fish passage;

iv. Crossings shall minimize adverse impacts to the stream corridor;

v. The average width of the corridor shall measure no less than 15 feet; in no case shall the corridor measure less than 10 feet across.

b. The portion of the watercourse that is within PA-2 shall be treated as a Class II stream, and the project proponent shall enhance the channel, banks, and required buffers from its entrance into PA-2 to the confluence with Bear Creek. This enhancement shall include, at a minimum, planting of native trees, shrubs and herbaceous species and incorporation of large woody debris (e.g., snags, root wads, and downed logs) for enhancement of fish and wildlife habitat.

7. Landscaping and Vegetation Preservation.

a. In addition to landscaping standards described in RZC 21.32, Landscaping, and RZC 21.72.060, Tree Protection Standards, the following standards shall apply:

b. All pervious surfaces shall be landscaped, except those areas to be preserved in or restored to natural conditions, areas such as pervious pathways, and areas within PA-1 in the 100-year FEMA floodplain.

c. Up to 20 percent of the required landscape area may be met by providing pedestrian plazas for gathering.

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

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Applicable Regulations, for information on other standards that may apply to you. (Ord. 2652; Ord. 2803; Ord. 2919; Ord. 3059)

Effective on: 8/28/2021

\* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

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### 21.14.080 Northwest Design District.

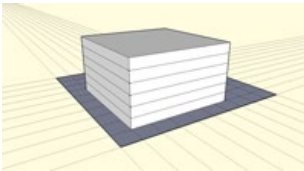
A. **Purpose.** The purpose of the Northwest Design District (NWDD) is to encourage residential uses within a variety of housing types while also providing neighborhood-scaled commercial and service uses that meet the daily needs of nearby residents and employees working within the Willows employment corridor. The Northwest Design District will provide opportunity for coordinated development through a master plan that recognizes the unique context and natural features of the site.

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.

#### Northwest Design District – Regulations Table

... <Administrative note: No changes to Table>

#### B. **Maximum Development Yield.**

Table 21.14.080A Maximum Development Yield				
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustration
Floor area ratio (FAR)	1.13	TDRs or NWDD Green Incentives: 0.87	2.00	Example of a 6-story building with FAR = 2.00 

C. **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

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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 21.14.080.1. General Allowed Uses and Cross-References in NWDD Zone (Residential)**

Use Permissions: P – Permitted; L – Limited; C – Conditional; N – Not Permitted

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	Attached dwelling unit, 2 – 4 units	Attached dwelling unit, 2 – 4 units	P	R	200 – 299
	Stacked flat		P	R	200 – 299
	Courtyard apartment		P	R	200 – 299
	Multifamily structure	Multifamily structure	P	R	200 – 299
	Mixed-use residential structure	Mixed-use residential structure	P	R	200 – 299

**Table 21.14.080.2. General Allowed Uses and Cross-References in NWDD 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
Sales and retail	Consumer goods sales or service, other than	L	M	800 – 899

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
	heavy or durable; grocery, food, beverage, and dairy; health and personal care			
Business and service	Finance and insurance; real estate services; professional services	L	B	700 – 799, 900 – 999, 600 – 699
1. Self-storage facilities.		N		
Food and beverage	Full-service restaurant; cafeteria or limited-service restaurant	P	A	900 – 999
Business and service	Personal services	P	B	700 – 799, 900 – 999
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	P		
Rapid charging station	Rapid charging station	P		
Wireless communication facilities	Wireless communication facilities	P		
Local utilities	Local utilities	P		
Regional utilities	Regional utilities	C		
Arts, entertainment, recreation, and assembly	Amusement, sports, or recreation establishment; community indoor recreation	L	A	400 – 499, 500 – 599
1. Limited to fitness and athletic clubs only.		L		
Natural and other recreational park	Natural and other recreational park	P		400 – 499
Natural and other recreational park	Parks, open space trails, and gardens	P		400 – 499
<b>Institutional, health and human services</b>		<b>L</b>		

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
1. Is limited to Ambulatory or outpatient services and to Day care center only.	Day care center	P	B, E	500 – 599, 600-699, 700-799

**Commented [KD1]:** Updated allowance of uses per NWDD's Owner/Developer request. Refer to testimony and written comment provided during Planning Commission's Sept. 27, 2023 public hearing.

**D. Allowed Uses and Basic Development Standards.**

Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking Ratio: Unit of Measure (Minimum Required; Maximum Allowed)	Special Regulations
		Height (Stories) w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
Residential <sup>1</sup>					
1	Attached dwelling unit, 2 – 4 units	4	0.68; 1.0	Studio (1.2, 1.2)	A. See RZC <a href="#">21.08.260</a> , Attached Dwelling Units, for specific regulations related to design, review and decision procedures. B. See RZC Chapter <a href="#">21.20</a> , Affordable Housing.
2	Stacked flat			1 bedroom (1.5, 1.5)	
3	Courtyard apartment			2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	
4	Multifamily structure	5; 6	0.68; 1.0	Guest (1 per 4 units)	See RZC Chapter <a href="#">21.20</a> , Affordable Housing.
5	Mixed-use residential structure			A. Non-residential uses shall be included, but not limited to, the ground floor street level. B. See RZC Chapter <a href="#">21.20</a> , Affordable Housing.	
General Sales or Services					
6	Sales and retail	4; 5	0.45; 1.0	1,000 sq. ft. gfa (2.0, 3.0)	
7	Business and service				
8	Food and beverage			1,000 sq. ft. gfa (9.0, 9.0)	
Transportation, Communication, Information, and Utilities					
9	Road, ground passenger, and transit transportation	4; 5	0.45; 1.0	1,000 sq. ft. gfa (2.0, 3.0)	



Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking Ratio: Unit of Measure (Minimum Required; Maximum Allowed)	Special Regulations
		Height (Stories) w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
10	Rapid charging station			Adequate to accommodate peak use	
11	Wireless communication facilities				See RZC Chapter 21.56, Wireless Communication Facilities, for specific development requirements
12	Local utilities				
13	Regional utilities				Conditional use permit required.
Arts, Entertainment, and Recreation					
14	Arts, entertainment, recreation, and assembly	4; 5	0.45; 1.0	1,000 sq. ft. gfa (2.0, 3.0)	Max 10,000 sq. ft. gfa.
15	Natural and other recreational park			1,000 sq. ft. gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions					
15	Ambulatory or outpatient services	4; 5	0.45; 1.0	See Special Regulations	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
16	Day care center			Employee on maximum shift (1.0, 1.0)	See RZC 21.08.310.

**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.

**E. Regulations Common to All Uses.**

... <Administrative note: no changes to the remainder of RZC 21.14.080 Northwest Design District.>

**Commented [KD2]:** Updated allowance of uses per NWDD's Owner/Developer request. Refer to testimony and written comment provided during Planning Commission's Sept. 27, 2023 public hearing.

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## Chapter 21.16

### SITE REQUIREMENTS MEASUREMENT AND OTHER APPLICABLE REGULATIONS

#### Sections:

21.16.010	Purpose.
21.16.020	How to Measure Site Requirements.
21.16.030	Other Applicable Regulations.

#### 21.16.010 Purpose.

This chapter explains how to measure site requirements, such as height and setbacks for non-residential zones. Site requirements measurement for residential zones can be found in RZC 21.08, Residential Regulations. 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. (Ord. 2652)

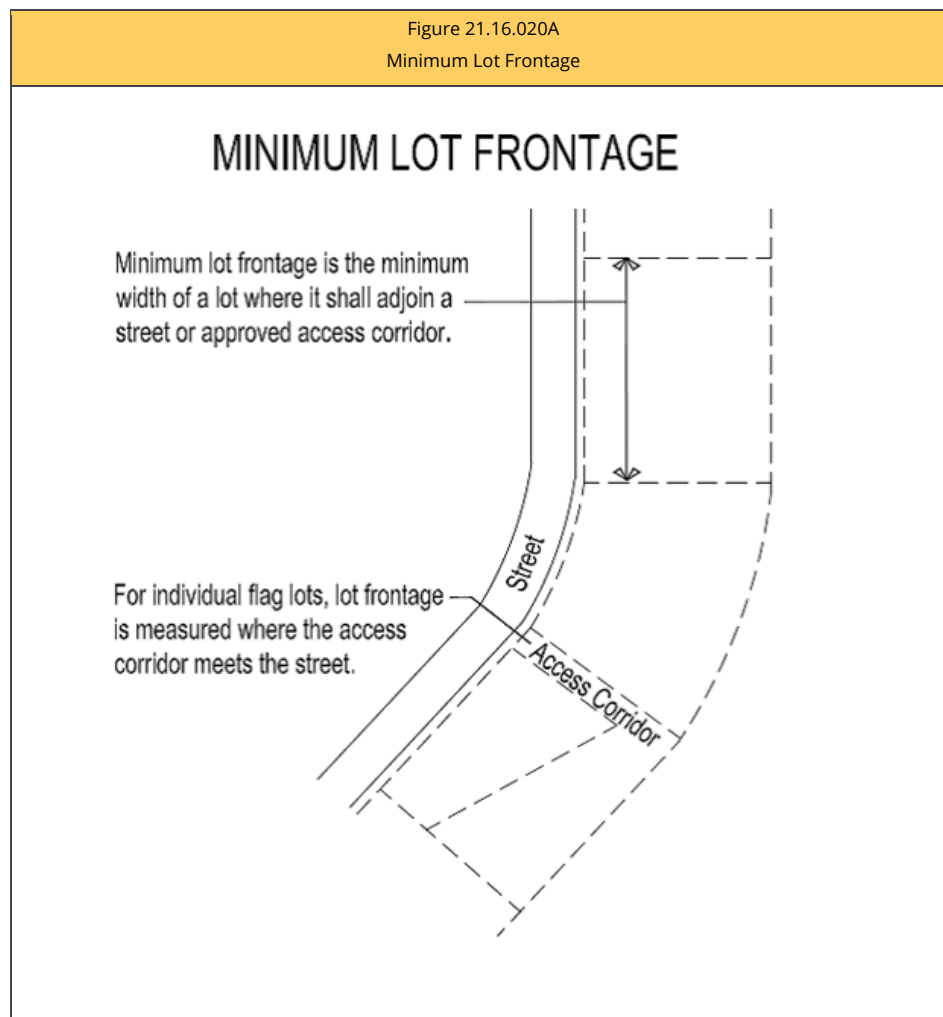
Effective on: 4/16/2011

#### 21.16.020 How to Measure Site Requirements.

A. Tract area. Some zones require a minimum tract area in order to develop a site. This is simply the land area that is part of the development application. Existing rights-of-way are excluded from the calculation.

B. 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 21.16.020A for an example.

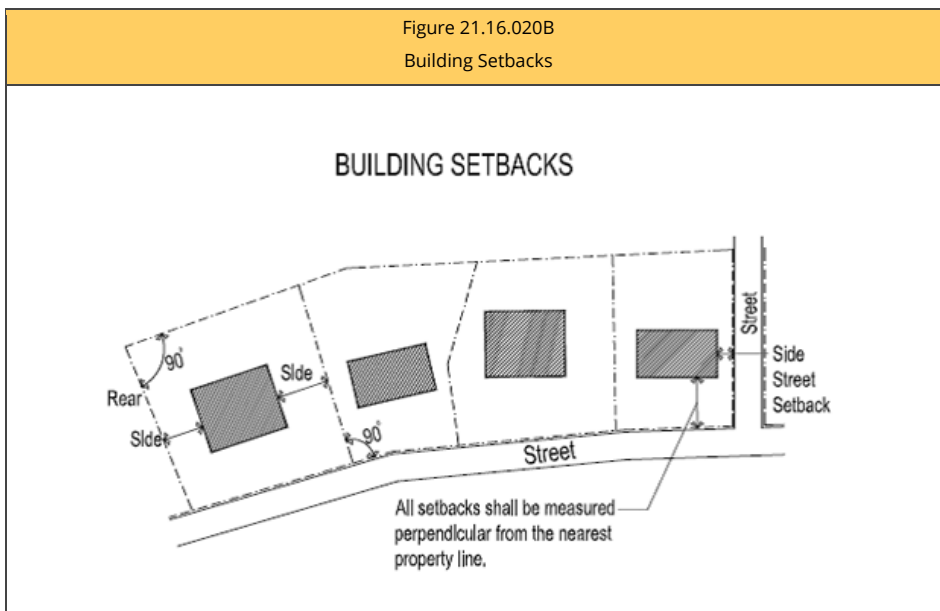
Figure 21.16.020A  
Minimum Lot Frontage



C. Setbacks.

1. All zones require minimum or maximum setbacks. 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.
2. 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.

Figure 21.16.020B  
Building Setbacks



D. 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.

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E. Height.

1. 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.
2. 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.

F. 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.
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G. Landscaped Area. Many zones require minimum landscape areas. Calculate a site's landscape area by subtracting area devoted to building, parking, storage or accessory uses, and stormwater detention ponds from the total site area. A landscape area may include patios, plazas, walkways, walls and fences, water features, such as fountains or pools, and planting areas. Stormwater detention ponds may count toward the landscape area total if they are integrated with landscaping.

H. 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, and patios and porches with roofs, and dividing the total by the lot area.

I. Building Separation. Many zones have minimum building separation standards. Building separation shall be determined by measuring the distance between the foundations of the subject buildings at the narrowest area. (Ord. 2652)

Effective on: 4/28/2012

#### 21.16.030 Other Applicable Regulations.

A. This list is provided to assist the reader in finding applicable regulations. It may not be exhaustive. You should review the table of contents of this code to find other chapters that may apply to your project.

B. Adult Entertainment. If your proposal involves adult entertainment, see RZC 21.18, Adult Entertainment Facilities.

C. Affordable Housing. If your proposal involves residential development in Bear Creek, Downtown, Overlake, North Redmond, Education Hill, Grass Lawn, or Willows/Rose Hill, see RZC 21.20, Affordable Housing.

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- D. Design Standards. If your proposal involves anything other than single-unit or two-unit residential development, see RZC Article III, Design Standards.
- E. Design Standards for Public View Corridors. If your proposal is located at or near a public view corridor, see RZC 21.42, Public View Corridors and Gateways.
- F. Dredging. If your proposal involves dredging, see RZC 21.66, Dredging Standards.
- G. Exterior Lighting. If your proposal involves anything other than lighting on a single-family property, see RZC 21.34, Lighting Standards.
- H. Fences. If you plan to erect fences, see RZC 21.24, Fences.
- I. Hazardous Liquid Pipelines. If your proposal is within 150 feet of a hazardous liquid pipeline corridor, see RZC 21.26, Hazardous Liquid Pipelines.
- J. High Capacity Transit Corridor Preservation. If your proposal is near a planned light rail alignment, see RZC 21.28, High Capacity Transit Corridor Preservation.
- K. Historic and ~~Archaeological~~ **Cultural** Resources. ~~If your proposal involves a designated historic landmark, property on which historic designation is sought, property that has a high probability of containing archaeological artifacts, or property on which someone has discovered archaeological artifacts, see All projects involving ground disturbing activities including demolition, clearing, or grading, or involving modifications to designated historic resources, identified in RZC Appendix 5. Redmond Heritage Resource Register, must comply with~~ RZC 21.30, Historic and Archaeological Resources **and RZC Appendix 9. Cultural Resources Management Procedures. Proposals involving designated historic resources must also comply with RZC Appendix 4. Historic Landmarks Care and Restoration.**
- L. Landscaping. If your proposal involves anything other than one single-family home, see RZC 21.32, Landscaping.
- M. Tree Protection. If you plan to remove trees as part of your proposal, see RZC 21.72, Tree Preservation.
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**Commented [KD1]:** Clarification of activities triggering need for cultural resources consideration and relevant cross-references, for alignment with the adopted Cultural Resources Management Plan.

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N. Limitations on External Effects of Uses (Performance Standards). All proposals must comply with RMC 6.34, Limitation on External Effects of Uses (Performance Standards).

O. Noise Standards. All proposals must comply with RMC 6.36, Noise Standards.

P. Open Space. If your proposal is located in an area designated as open space or involves the provision of open space, see RZC 21.36, Open Space.

Q. Outdoor Storage, Retail Display and Garbage and Recycling Enclosures. If your proposal involves outdoor storage, outdoor retail display, or garbage or recycling enclosures, see RZC 21.38, Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures.

R. Parking. If your proposal involves any kind of parking facility, see RZC 21.40, Parking Standards.

S. Performance Assurance. If your proposal involves the posting of a performance or warranty assurance, see RZC 21.76.090.F, Performance Assurance.

T. Signs. If your proposal includes any kind of sign, see RZC 21.44, Signs.

U. Temporary Use. If your proposal is of a temporary nature, see RZC 21.46, Temporary Uses.

V. Transportation Standards. If your proposal will generate at least 25 mobility units of demand, or will result in at least 25 individuals arriving at the proposal site during the a.m. or p.m. peak hour or both, or requires new street construction or street frontage improvements or construction of property access, or is near a street intersection, see RZC 21.52, Transportation Standards.

W. Adequate Public Facilities and Undergrounding of Utilities. All proposals must comply with RZC 21.17, Adequate Public Facilities and Undergrounding of Utilities.

X. Critical Areas. If your proposal involves property that has or is near a stream, fish and wildlife habitat conservation area, wetland, frequently flooded area, critical aquifer recharge area, or geologically hazardous area, see RZC 21.64, Critical Areas Regulations.

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Y. Shoreline Master Program. If your proposal is located near Lake Sammamish, the Sammamish River, Bear Creek, or Evans Creek, see RZC 21.68, Shoreline Master Program.

Z. State Environmental Policy Act Procedures. All proposals must comply with RZC 21.70, State Environmental Policy Act (SEPA) Procedures.

AA. Transfer of Development Rights. If you plan to seek bonuses through the Transfer of Development Rights program, see RZC 21.48, Transfer of Development Rights (TDR) Program.

BB. Transition Overlay Areas. If your property is zoned R-12, R-18, R-20, R-30, GC, NC, MP, OBAT, BP, I, or RR, see RZC 21.50, Transition Overlay Areas.

CC. Wireless Communications Facilities. If your proposal involves any kind of wireless communication facility, see RZC 21.56, Wireless Communications Facilities.

DD. This list is provided to assist the reader in finding applicable regulations. It may not be exhaustive. You should review the table of contents of this code to find other chapters that may apply to your project. (Ord. 2652)

Effective on: 4/16/2011

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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## Chapter 21.24 FENCES

### Sections:

21.24.010	Purpose.
21.24.020	Permits.
21.24.030	Height.
21.24.040	Prohibited Locations.
21.24.050	Electric, Barbed Wire, and Swimming Pool Fences.
21.24.060	Additional Residential Neighborhood Requirements.



### 21.24.010 Purpose.

The purpose of this chapter is to provide for fences that:

- A. Protect or enhance property and life and that are compatible with residential neighborhoods while protecting the public from hazardous fences or fences that may blight residential neighborhoods;
- B. Increase visibility of front yards by using the principles of the Crime Prevention Through Environmental Design (CPTED) Program to increase public safety and to deter crime;
- C. Promote and enhance the City's neighborhoods as walkable places and reduce impacts on the pedestrian experience that may result from taller fencing;
- D. Maintain the open space character of certain residential neighborhoods and promote public view corridors by encouraging the application of non-solid styles of fencing, and landscaped screens.

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Effective on: 4/16/2011

**~~21.24.020 Permits. Repealed.~~**

~~Fences exceeding six feet in height require a building permit before being erected, altered, or relocated. Fences of six feet or lesser height are exempt from the requirement to obtain a building permit.~~

~~Effective on: 4/16/2011~~

**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, R1-R30	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.**

B. Fences Adjacent to Rockeries or Retaining Walls.

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1. Where a fence and a rockery or retaining wall lying within a building setback area are within five feet of each other, the combined height of the fence and rockery or retaining wall shall not exceed a maximum of eight feet except as provided in subsections B.2 and B.3 below.

2. Staff may approve a modification to the combined height limit for fences and rockeries or retaining walls if either:

a. The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery; or

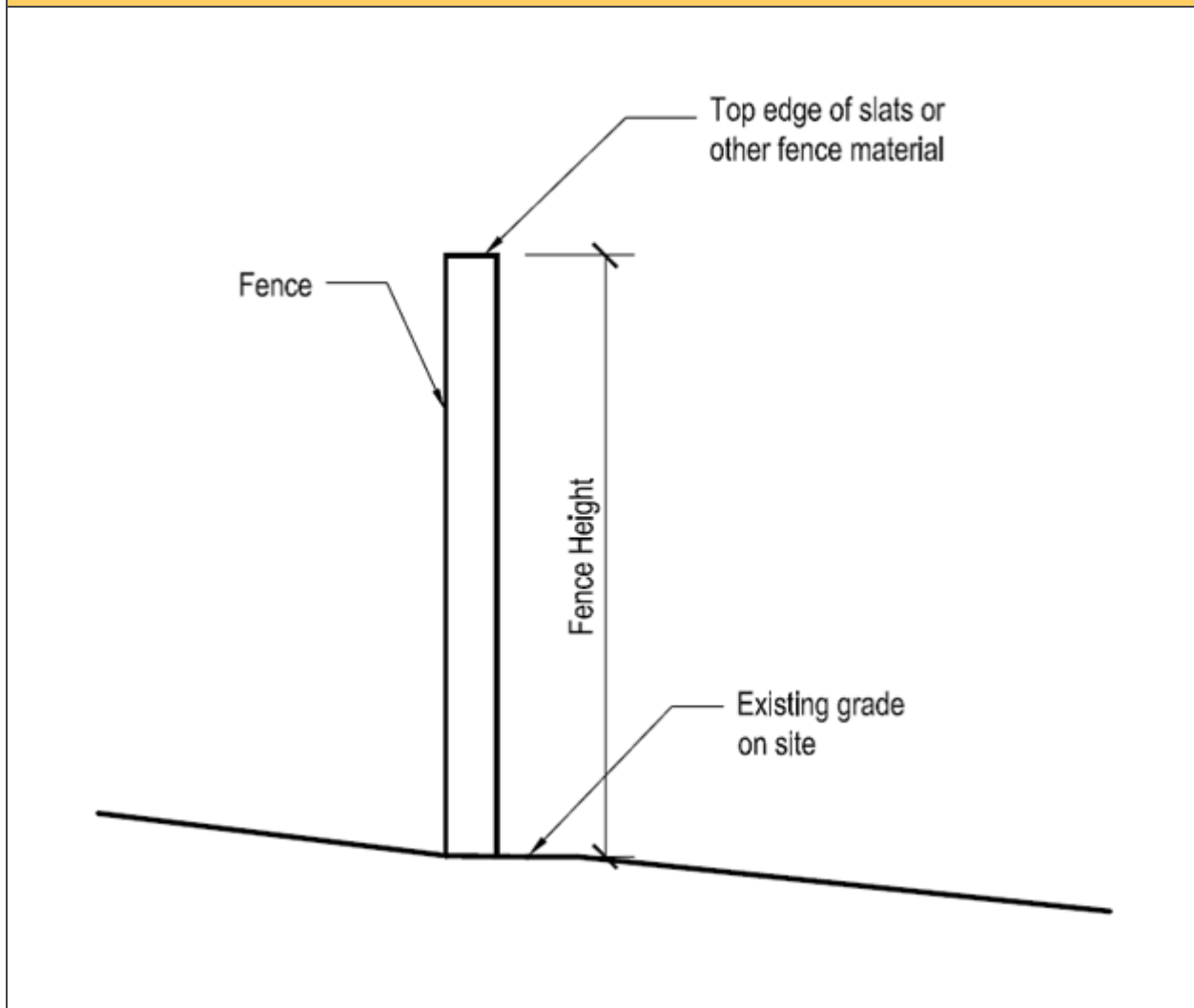
b. The design of the rockery or retaining wall includes terraces that are deep enough to incorporate landscaping or other techniques that reduce the visual mass of the wall, and the fence is designed to be no more than 50 percent solid.

3. The Technical Committee may approve a modification to the combined height limit for fences and rockeries or retaining walls if the modification is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights and privileges permitted to other properties in the vicinity or zone in which the property is located, and the modification will not be materially detrimental to the public welfare or to abutting properties:

C. Measurement of Fence and Wall Height. For purposes of this chapter, fence and wall height shall be measured as follows:

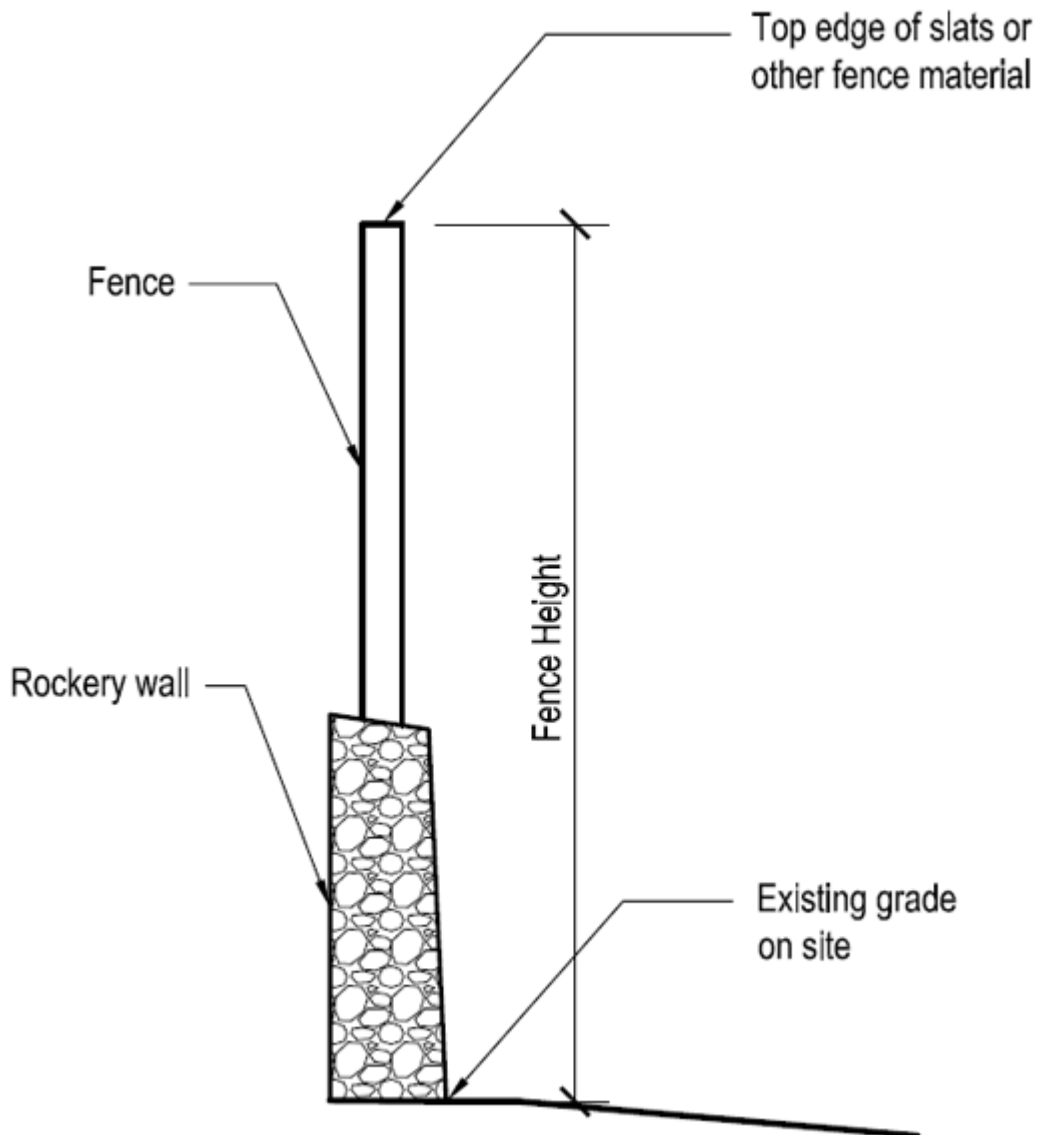
1. Fence height shall be measured as the vertical distance between the existing grade on the site at the base of the fence and the top edge of the slats or other fence material (exclusive of fence posts).

Figure 21.24.030A  
Measurement of Fence and Wall Height



2. The combined height of fencing placed on top of a wall or rockery shall be measured as the vertical distance between the existing grade on the site at the base of the wall and the top edge of the slats or other fence material (exclusive of posts).

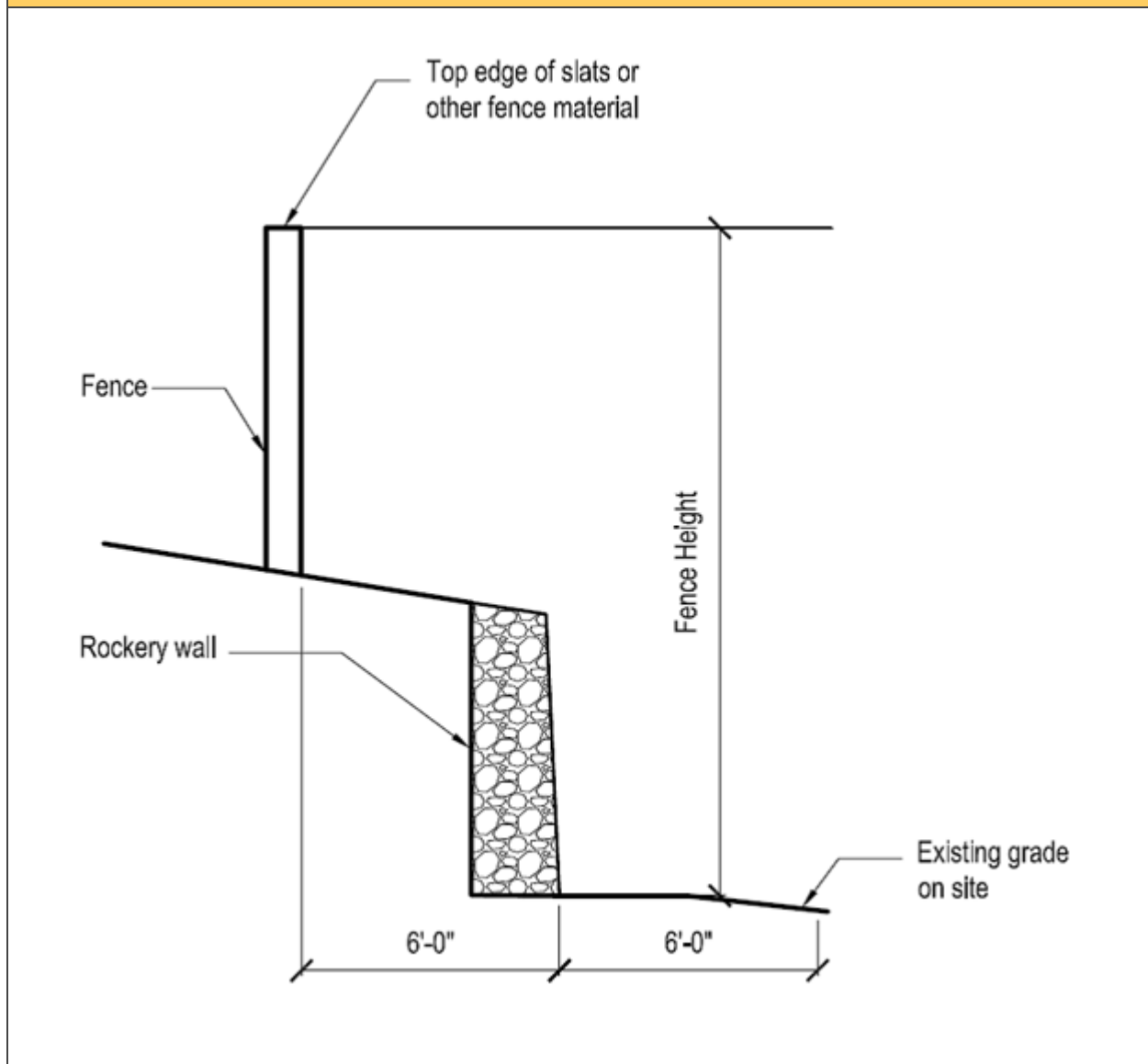
Figure 21.24.030B  
Measurement of Fence and Wall Height



3. Where the grade within six feet of the base of a fence or wall differs from one side of the fence or wall to the other (as when a fence is placed at the top or bottom of a slope or

at the top of a rockery or retaining wall), the height shall be measured from the side with the lowest existing grade.

Figure 21.24.030C  
Measurement of Fence and Wall Height



Effective on: 6/18/2018

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21.24.040 Prohibited Locations.

Fences are prohibited in critical areas, critical area buffers, native growth protection areas, designated greenbelts, and designated open space, except as required by RZC 21.64.010.R.2.

Effective on: 4/16/2011

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 R-4 through 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 R-4 through 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.	All electric fences must comply with RMC Chapter 15.12, Electrical Code.



Table 21.24.050 Electric, Barbed Wire, and Swimming Pool Fences			
Fence Type	Permitted Zones	Special Requirements	Other Code Requirements
		D. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	
(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.

Effective on: 6/18/2018

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 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.

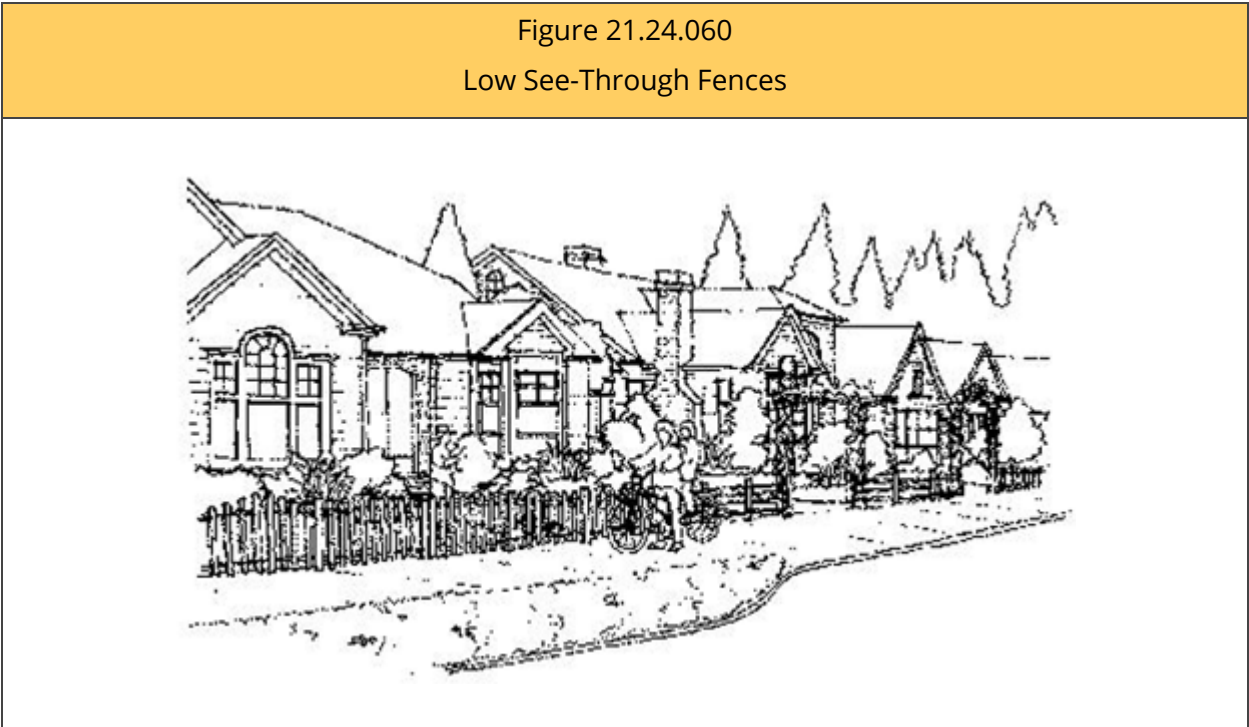
Table 21.24.060 Additional Neighborhood Requirements				
Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
Education Hill	Applies to fences and walls in the front yard setback or adjacent to public recreational trails.	42 inches when built in the front setback  (See 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	42 inches in any front setback area, and 42 inches in any street side or rear setback area adjacent to an	A. No sight-obscuring fencing materials allowed.  B. Fence must be of a non-solid type, such as split rail fencing or split	None

Table 21.24.060 Additional Neighborhood Requirements				
Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
	corridors, and public recreational trails.	identified pedestrian or public view corridor.  (See Figure 21.24.060)	rail fencing combined with dark-colored vinyl or powder-coated chain link fence.	
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.	
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

Table 21.24.060 Additional Neighborhood Requirements				
Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
				fencing are prohibited.

B. The Administrator may approve alternative materials or a combination of materials for the fences and walls described above when such alternative materials or combinations are demonstrated to better meet the intent of this chapter.

C. The Administrator may also approve deviations from the maximum fence height requirements set forth in the above table in the North Redmond and Willows/Rose Hill Neighborhoods for fencing associated with swimming pools, landscaping alternatives (such as landscaped berms), or other designs that clearly meet the intent of this chapter.



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<p>Figure 21.24.060</p> <p>Low See-Through Fences</p>
<p>Low, see-through fences (maximum height 42 inches) can add variety and human scale.</p>

Effective on: 6/18/2018

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

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## Chapter 21.41

### ~~MARIJUANA-CANNABIS~~-RELATED USES

#### Sections:

<b>21.41.010</b>	<b>Relationship to Federal Law.</b>
<b>21.41.020</b>	<b>Collective Gardens.</b>
<b>21.41.030</b>	<b>State License.</b>
<b>21.41.040</b>	<b>Location; Buffers.</b>
<b>21.41.050</b>	<b>Structural Requirements.</b>

#### **21.41.010 Relationship to Federal Law.**

The production, processing, and retailing of ~~marijuana-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)

Effective on: 6/28/2014

#### **21.41.020 Collective Gardens.**

A. 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.

B. 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.

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C. Consistent with state law, collective gardens are not allowed within the city. (Ord. 2744; Ord. 2836)

Effective on: 6/18/2016

**21.41.030 State License.**

No ~~marijuana-cannabis~~ processor, ~~marijuana-cannabis~~ producer, or ~~marijuana-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)

Effective on: 6/18/2016

**21.41.040 Location; Buffers.**

A. ~~Marijuana-Cannabis~~ production, ~~marijuana-cannabis~~ processing, and ~~marijuana-cannabis~~ retail uses are allowed uses within the city where in compliance with state law and regulation and this chapter.

B. No ~~marijuana-cannabis~~ producer or ~~marijuana-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:

1. Elementary or secondary school,
2. Playground,
3. Recreation center or facility,

- 
4. Child care center,
  5. Public park,
  6. Public transit center,
  7. Library, or
  8. Game arcade.

C. No ~~marijuana-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:

1. Elementary or secondary school, or
2. Playground.

D. No ~~marijuana-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:

1. Recreation center or facility,
2. Child care center,
3. Public park,
4. Public transit center,
5. Library, or
6. Game arcade. (Ord. 2744; Ord. 2803; Ord. 2836)

Effective on: 6/18/2016



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**21.41.050      Structural Requirements.**

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

Effective on: 6/18/2016

**The Redmond Zoning Code is current through Ordinance 3083, passed June 21, 2022.**

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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## 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.
<b>21.76.060</b>	<b>Process Steps and Decision Makers.</b>
21.76.070	Land Use Actions and Decision Criteria.
<b>21.76.080</b>	<b>Notices.</b>
<b>21.76.090</b>	<b>Post-Approval Actions.</b>
21.76.100	Miscellaneous.

21.76.010 User Guide.

A. ...

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Figure 21.76.050F Flow Chart for Type VI Process
2. Link to RZC 21.76.080

(Ord. 2652; Ord. 2889; Ord. 2924; Ord. 2958)

Effective on: 4/27/2019

21.76.060     Process Steps and Decision Makers.

A.    ...

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2. Record. A written record of the Technical Committee's decision shall be prepared in each case and may be in the form of a staff report, letter, the permit itself, or other written document indicating approval, approval with conditions, or denial. All parties of record shall be notified of the final decision.

3. Design Review Board and Landmarks and Heritage Commission Review. When design review or review of a Certificate of Appropriateness is required, the decision of the Design Review Board or Landmarks and Heritage Commission shall be included with the Technical Committee decision.

4. Appeal. Type II decisions (except shoreline permits) may be appealed to the Hearing Examiner as provided in RZC 21.76.060.I, Appeals to Hearing Examiner on Type I and Type II Permits. All decisions are final upon expiration of the appeal period or, if appealed, upon issuance of the Hearing Examiner's final decision on the appeal. Appeal decisions of the Hearing Examiner may be appealed to the King County Superior Court as provided in RZC 21.76.060.M.

F. Technical Committee Recommendations on Type III, IV, V and VI Reviews.

1. Decision. The Technical Committee's recommendation shall be based on the decision criteria for the application set forth in the RZC. Based upon its analysis of the application, the Technical Committee may recommend approval, approval with conditions or with modifications, or denial.

2. Recommendations. The Technical Committee shall ~~make a~~ transmit the following recommendations:

a. Recommendations involving Type III and Type IV permits shall be transmitted to the Hearing Examiner. ~~on all Type III and Type IV reviews,~~

b. ~~a recommendation~~ Recommendations involving Type V permits shall be transmitted to the City Council. ~~on all Type V Reviews,~~

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~~c. and a recommendation~~ Recommendations involving Type VI permits shall be ~~transmitted~~ to the Planning Commission. ~~for all Type VI reviews.~~

~~The Technical Committee's recommendation shall be based on the decision criteria for the application set forth in the RZC, and shall include any conditions necessary to ensure consistency with the City's development regulations. Based upon its analysis of the application, the Technical Committee may recommend approval, approval with conditions or with modifications, or denial.~~

~~3. Record. A written record of the Technical Committee's recommendation shall be prepared in each case. The recommendation shall summarize the Technical Committee's analysis with respect to the decision criteria and indicate approval, approval with conditions or modifications, or denial.~~

~~4. Recommendations of the Design Review Board and/or Landmark Commission.~~ A written report of the Technical Committee's recommendation shall be prepared and transmitted to the Hearing Examiner along with the recommendation of the Design Review Board and/or Landmarks and Heritage Commission where applicable.

**Commented [KD2]:** Proposed to increase clarity and confirm consistency of implementation.

G. Design Review Board Determinations on Type II, III, IV and V Reviews. When design review is required by the Design Review Board, the Design Review Board shall consider the application at an open public meeting of the Board in order to determine whether the application complies with Article III, Design Standards. The Design Review Board's determination shall be given the effect of a final decision on design standard compliance for Type II applications, shall be given the effect of a recommendation to the Hearing Examiner on a Type III or Type IV application, and the effect of a recommendation to the City Council on a Type V application. The Design Review Board's determination shall be included with the written report that contains the Technical Committee recommendation or decision. The Design Review Board's determination may be appealed in the same manner as the decision of the applicable decision maker on the underlying land use permit.

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#### 21.76.080 Notices.

A. Purpose. The purpose of this chapter is to maximize public input into the development process by providing for broad public notice of development applications, meetings, hearings, and decisions. This chapter establishes the procedures for the giving of public notices associated with development applications.

B. ...

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2. The Administrator shall mail notice of the City Council public hearing, the SEPA determination, and the notice of the availability of the Technical Committee recommendation to each owner and occupant of real property within 500 feet of the project site or to 20 property owners and residents/tenants, whichever is greater; and to each person who established themselves as a party of record at any time prior to the publication of the notice of hearing.

3. The Administrator shall post the notice of the date of the public hearing and the availability of the recommendation on-site and at a designated location within City Hall and at least one other public building. The Administrator shall establish standards for size, color, layout, design, wording, and placement of the notice boards.

4. Type V Master Planned Developments are considered a major land use action. In addition to the general notice requirements, major land use actions shall comply with the extraordinary signage requirements outlined in Appendix 6.

F. ~~Notice of Planning Commission Public~~ Hearings on Type VI Reviews.

Commented [KD7]: Proposed for clarity.

1. When the Planning Commission or City Council has scheduled a public hearing on a Type VI proposal, notice of the public hearing shall be provided 21 days prior to the scheduled hearing date in the manner set forth in ~~subsection F.2 of this section Table 21.76.080A Notice of Public Hearing.~~

2. Notice of Public Hearing. The administrator shall provide public notice using communication methods in accordance with the corresponding land use action as listed in Table 21.76.080A.

**Table 21.76.080A Notice of Public Hearing**

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

<b><u>Table 21.76.080A Notice of Public Hearing</u></b>			
<b>Land Use Action</b>	<b>Publish</b>	<b>Mail</b>	<b>Post</b>
Zoning Code Amendment – Zoning Map	X	X	<b><u>Refer to criteria of RZC 21.76.080.5 Posted Notice for Zoning Map Amendments</u></b>

3. Published Notice. ~~When required, the applicable department director~~ **The administrator** shall publish a notice in a newspaper of general circulation in the City. The notice shall contain the following information:

- a. The name of the applicant, and, if applicable, the project name;
- b. If the application requires owner signatures under RZC 21.76.070.AF.4, the street address of the subject property, a description in nonlegal terms sufficient to identify its location, and a vicinity map indicating the subject property;
- c. Brief description of the action or approval requested;
- d. The date, time, and place of the public hearing; and
- e. A statement of the right of any person to participate in the public hearing as provided in RZC 21.76.060.L.2.b.

**f. The location and instructions for obtaining a copy of the written record of the Technical Committee's recommendation.**

**Commented [KD8]:** Proposed to increase clarity and confirm consistency of implementation.



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4. Mailed Notice for Zoning Map Amendments.

a. ~~Zoning Map Amendments.~~ If the application requires owner signatures under RZC 21.76.070.AF.4, notice of the public hearing, containing the same information set forth in subsection F.3 of this section, shall be mailed to each person establishing themselves as a party of record prior to notice of hearing being issued, and to each owner and occupant of real property within 500 feet of any boundary of the subject property or to 20 property owners and residents/tenants, whichever is greater.

- i. The records of the King County Department of Assessments Department , or its successor agency shall be used for determining the property owner of record.

Commented [KD9]: Proposed for accuracy and timeliness

Addresses for a mailed notice required by this code shall be obtained from the King County real property tax records. The approval authority shall issue a certificate of mailing to all persons entitled to notice under this chapter. The approval authority may provide notice to other persons than those required to receive notice under the code.

b. Notice shall be mailed to each person who has established themselves as a party of record prior to issuance of the notice of hearing.

c. No proceeding of any procedure established in this chapter shall be found to be invalid for failure to provide mailed notice as required in this section as long as the other methods of notice have met their respective requirements and there was a good faith attempt to comply with the mailed notice requirements.

d. All public notices shall be deemed to have been provided or received on the date the notice is deposited in the mail or personally delivered, whichever occurs first.

5. Posted Notice for Zoning Map Amendments.

a. ~~Zoning Map Amendments.~~ If the application requires owner signatures under RZC 21.76.070.AF.4, at least one public notice board shall be posted on the site or in a location immediately adjacent to the site that provides visibility to motorists using the adjacent street(s).

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b. ~~Type VI Zoning Code Amendment~~— A Zoning Map amendment is considered a major land use action. In addition to the general notice requirements, major land use actions shall comply with the extraordinary signage requirements outlined in Appendix 6.

**Commented [KD10]:** To increase clarity of this paragraph.

6. Responsibility for Notice. The Administrator is responsible for providing published legal notices, mailed notice, and posted notice in public buildings. The applicant is responsible for complying with on-site posted notice requirements.

7. Alternative Means of Notification. In the case of the following actions initiated by the City, which affect large areas of the city, the Administrator may elect to use alternative means of public notification in addition to the newspaper publication required by RCW 35A.63.070, provided such notification is likely to achieve equal or greater actual public notification:

- a. Adoption or amendment of a neighborhood or other area-wide community plan;
- b. Zoning Map amendments adopted on a neighborhood or other area-wide basis.

G. Notice of Final Decision. The Administrator shall mail the Notice of Final Decision and the final SEPA determination, if any, to all parties of record. The Notice of Decision shall include a statement of any threshold determination made under SEPA and the procedures for administrative appeal, if any. For those project permits subject to SEPA, the Notice of Decision shall contain the requirements set forth in RZC 21.70, State Environmental Policy Act (SEPA) Procedures. The exception shall be for Notice of Decision for Historic Landmark Designations, which shall conform to the notice procedures found in King County Code Chapter 20.62. For Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, and Shoreline Variances, see RZC 21.68.200.C.6.b and 21.68.200.C.6.c.

H. Notice of Open Record Appeal Hearings on Type I and II Permits. If a Type I or II decision is appealed, a hearing before the City Hearing Examiner shall be set and notice of the hearing shall be provided to all parties of record no less than 14 days prior to the date on which the Hearing Examiner will hold the appeal hearing; except that if the Type I or II decision has been consolidated with a recommendation on a Type III, IV, or V application, any appeal of the Type I or II decision shall be consolidated with the Type III, IV, or V public hearing. No separate notice

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of a Type I or II appeal will be provided if a public hearing has already been scheduled for the Type III, IV, or V component of an application.

I. Notice of Closed Record Appeal Proceeding Before City Council.

1. Contents of Notice. The Administrator shall prepare a Notice of Closed Record Appeal Proceeding containing the following:

- a. The name of the appellant, and, if applicable, the project name, and
- b. The street address of the subject property and a description in nonlegal terms sufficient to identify its location, and
- c. A brief description of the decision of the Hearing Examiner which is being appealed, and
- d. The date, time, and place of the closed record appeal proceeding before the City Council.

2. Time and Provision of Notice. The Administrator shall mail the Notice of Closed Appeal Proceeding to each party of record no less than 14 days prior to the date on which the Council will hold the closed record appeal proceeding.

II. Notice of ~~Closed Record City Council Proceeding Potential City Council Action~~ on Type IV and ~~City Council Proceeding on~~ Type VI Reviews. The Administrator shall mail notice of the ~~proceeding~~ at which the City Council ~~will consider the recommendation, the SEPA threshold determination, and the availability of the recommendation may take final action on a Type IV and Type VI recommendation~~ to each person who established themselves as a party of record prior to the close of public hearing by either the Hearing Examiner or Planning Commission. Notice shall be provided a minimum of 21 days prior to the ~~meeting/proceeding and shall include the date, time, and location of the meeting; instructions for obtaining a copy of the Hearing Examiner or Commission's written recommendation~~. (Ord. 2652; Ord. 2709; Ord. 2803; Ord. 2978)

Commented [KD11]: Proposed to increase clarity.

Effective on: 11/30/2019

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21.76.090 Post-Approval Actions.

A. ...

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F. Performance Assurance..



Bonds User Guide

1. Purpose. The purpose of this section is to establish the requirements for the posting of performance assurance and warranty assurance in order to ensure timely and proper completion of improvements, to ensure compliance with the RZC, to ensure compliance with land use permit approval conditions, warranty the quality of materials or workmanship of improvements constructed as a condition of land use permit approval, or to warranty survival of landscaping.

2. Applicability and Exemptions.

a. Applicability. The provisions of this subsection RZC 21.76.090.F apply whenever any provision of the RZC requires the posting of performance assurance or warranty assurance in connection with any land use permit approval, including but not limited to land division approvals, land use permit approval conditions, landscaping plan approvals, tree protection, tree replacement, and critical areas mitigation.

b. Exemptions. State agencies and local government entities, including special purpose districts, shall not be required to secure the performance or warranty of permit or approval conditions with a surety bond or other performance or warranty assurance device. These public agencies are required to comply with all requirements, terms, and conditions of the permit or land use permit approval, and to provide a letter committing to completion of the improvements.

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### 3. General Standards.

a. Requirements. Whenever a performance or warranty assurance is required by any provision of the RZC or by any condition of land use permit approval, the performance or warranty assurance shall meet the general standards set forth in this section as well as the specific requirements set forth in subsection F.4.a below

b. Performance Assurance. The applicant shall provide an estimate of the costs of the improvements, landscaping, tree replacement, or other conditions of land use approval to be secured by the performance assurance. The Administrator shall review the estimate and shall use the same to calculate the required performance assurance amount if the Administrator deems the estimate to reflect reasonably the anticipated costs. In the event that the Administrator disagrees with the estimate, the Administrator may use the City staff's best estimate of the actual anticipated costs to calculate the required performance assurance amount.

c. Warranty Assurance. The amount of the approved warranty assurance shall be not less than 10 percent of total construction costs.

d. Form. All performance assurance and warranty assurance devices shall be in a form approved by the Administrator and City Attorney. All surety companies shall be authorized to conduct surety business in the State of Washington. No individual sureties shall be allowed.

e. Release. A performance assurance shall not be released by the Administrator unless and until the required performance has been completed and accepted by the City and the required warranty assurance, if any, has been provided. A warranty assurance shall not be released by the Administrator unless and until the work has been inspected and accepted following the warranty period.

f. Enforcement. The City may enforce the performance and warranty assurances required by this section according to their terms, pursuant to any and all legal and equitable remedies available. Any performance or warranty assurance is subject to enforcement by the City in the following manner:

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i. In the event that performance is not completed as required, or a warranty assurance is not furnished as required, or defects have been identified during the warranty period, the Administrator shall notify the applicant and the guarantor in writing, which shall set forth the performance that is incomplete, or the specific defects which must be remedied or repaired, and shall state a specific time by which such actions must be completed.

ii. In the event that the performance is not completed, or the defects are not remedied or repaired by the specified time, the City may proceed to perform the work either by force account, using City forces, or by private contractor. Upon completion of the work, the cost thereof, plus interest at the rate of 12 percent per annum, shall be due and owing to the City from the applicant and the guarantor as a joint and severable obligation. In the event that the City is required to bring suit to enforce maintenance, the applicant and guarantor shall be responsible for any costs and attorney's fees incurred by the City as a result of the action.

iii. In the event that the performance or warranty assurance is in the form of a deposit of cash held by the City, the City may deduct all costs set forth in this subsection from the cash on deposit; and the applicant and guarantor shall be required to replenish the same for the duration of the assurance period.

4. Performance and Warranty Assurance for Improvements, Landscaping, Tree Protection, Tree Replacement, and Critical Areas.

a. Land use permit applicants shall post performance and warranty assurances as required in the Table below:

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Table 21.76.090 Performance and Warranty Assurances					
Assurance Type	Performance Assurance Amount	Performance Assurance Period	Warranty Assurance Amount	Warranty Assurance Period	Specific Standards
Improvements required as a condition of land use permit approval	Not less than 150 percent of the estimated cost of construction of installation, provided, that the City Engineer or Administrator may set a higher amount based on complexity of the project.	Subdivisions - 3 years after final plat approval. Other land use permit approvals - as required by condition.	As determined by City Engineer based on complexity of project, but a minimum of 10 percent of total construction costs.	1 year	Subdivision improvement performance assurance must be furnished prior to recording of final plat. Performance assurance for other land use permit approvals must be furnished prior to final approval. Warranty assurance must be posted prior to City's acceptance of improvements or determination of compliance with condition of approval.
Landscape	150 percent of cost of plant materials, irrigation, fertilizing, and labor	1 year	10 percent of the Performance Security	one year after installation	None
Tree Protection	150 percent of City's Tree Base Fee for each protected tree	5 years	N/A	N/A	Prior to issuance of the certificate of occupancy, any protected tree found to be irreparably damaged, severely stressed or dying shall be replaced according to the standards identified under RZC 21.72, Tree Preservation.
Tree Replacement	150 percent of cost of plant materials, fertilizing,	1 year	150 percent of cost of plant materials,	3 years	In the event a required replacement tree becomes irreparably damaged, severely stressed or dies, the tree shall be



Table 21.76.090 Performance and Warranty Assurances					
Assurance Type	Performance Assurance Amount	Performance Assurance Period	Warranty Assurance Amount	Warranty Assurance Period	Specific Standards
	pruning, and labor		fertilizing, pruning and labor		replaced according to the standards in RZC 21.72, Tree Preservation.
Critical Area Mitigation	125 percent of cost of mitigation project (installation, maintenance and monitoring)	5 years	N/A	N/A	The security may be reduced in proportion to work successfully completed over the security period which shall coincide with the monitoring period and may be extended if the mitigation project does not succeed. A contingency plan for mitigating the impacts of the functions and values of the critical area shall be established in the event that the mitigation plan fails.
<u>Green Building</u>	<u>1 percent of the projected building value for commercial and multifamily projects</u>  <u>0.75 percent of the projected building value</u>	<u>2 years</u>	<u>N/A</u>	<u>N/A</u>	<u>None</u>

**Commented [KD12]:** Amendment reflecting refinements to Green Building Incentive Program chapter.

Table 21.76.090 Performance and Warranty Assurances					
Assurance Type	Performance Assurance Amount	Performance Assurance Period	Warranty Assurance Amount	Warranty Assurance Period	Specific Standards
	<u>for single family projects</u>				

(Ord. 2958)

Effective on: 4/27/2019

21.76.100 Miscellaneous.

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Planning Commission Final Issues Matrix | November 1, 2023  
(Redmond Zoning Code ReWrite: Annual Code Cleanups)

Issue	Discussion Notes	Issue Status
<b>A Fence Regulations</b>		
1 <b>Weston - Increase transparency and awareness of fence requirements.</b>	<p><b>Commissioner Comment:</b> Request that the Zoning Code clarify and increase cross-references to fence regulations. Also, describe how people can easily learn whether permits are required for fence repairs, modifications, and installations.</p> <p><b>Staff comment:</b> Staff noted that RZC 21.16.030 Other Applicable Regulations features a list of applicable regulations for applicants to review. Staff also agrees that cross-references should be increased throughout the code, similar to RZC 21.16.030.H. Fences. Additional work involving RZC 21.24 Fences is anticipated and provides an opportunity to continue code enhancements including cross-references.</p> <p>The city's Code Enforcement Officers enforce land use regulations and investigate complaints. For fences, they typically become involved when a party reports a fence that exceeds height limits, and occasionally when a fence obstructs vehicular sight clearances (sight distance triangles, RZC 21.52.040). During the past 12 months, fences comprised 11 of 144 issues assigned to the team, as reported by the City's customer service database. These 11 requests involved permit information, standards for development, and concerns regarding development.</p> <p>To assist people in determining permit requirements, Development Services provides:</p> <ul style="list-style-type: none"> <li>How are fences regulated: <a href="https://www.redmond.gov/DocumentCenter/View/7511/Fences-PDF">https://www.redmond.gov/DocumentCenter/View/7511/Fences-PDF</a>;</li> <li>Fences and Decks: <a href="https://www.redmond.gov/526/Fences-Decks">https://www.redmond.gov/526/Fences-Decks</a>; and</li> <li>Work exempt from permits: <a href="https://www.redmond.gov/Work-Exempt-From-Permit-PDF">Work-Exempt-From-Permit-PDF (redmond.gov)</a></li> </ul> <p>Redmond.gov also features a Frequently Asked Questions (FAQ), <a href="https://www.redmond.gov/FAQ.aspx">https://www.redmond.gov/FAQ.aspx</a>. However, the list of FAQs does not include "fences" as a stand-alone topic. Staff agrees that information can be included here as an additional resource.</p>	Opened 9/13/23, Closed 9/27/2023
<b>B Beekeeping</b>		
1 <b>Weston - Confirm RMC 7.04.154 Beekeeping provision for abatement.</b>	<p><b>Commissioner Comment:</b> Modify that the provision is specific to honeybees to avoid inadvertent interpretation of the code and impacts to native, solitary bees. Concern is primarily related to the eradication provision in 7.04.154.G and to the setback provisions in 7.04.154.F. Request that the code avoid confusion and inadvertently allow for eradication of native and pollinating species.</p> <p><b>Staff comment:</b> Staff reviewed <a href="#">animal control regulations for King County and neighboring jurisdictions</a>. The adopted codes differ regulating eradication and setbacks. For example, some are silent while others include similar language to Redmond. City of Redmond Code Enforcement staff noted only two responses to bee complaints during their 30-year tenure with the city.</p>	Opened 9/27/2023, Closed 10/25/2023

Issue	Discussion Notes	Issue Status
	<p>Staff also consulted state departments of agriculture and fish and wildlife resources, Washington State University Extension resources, and with King County's Agriculture Policy and Economic Development Specialist. Second Substitute Senate Bill 5253 and the Washington State Department of Agriculture Managed Pollinator Protection Plan, April 2018 appear most relevant to the Commission's concern.</p> <ul style="list-style-type: none"> <li>• SSSB 5253, eff. July 25, 2021, implemented recommendations of the Washington State Department of Agriculture Pollinator Health Program's pollinator task force. Included were promotion and protections for pollinator habitat and the health and sustainability of pollinator species. The program also provides technical assistance to local governments.</li> <li>• The Managed Pollinator Protection Plan emphasizes the need for improved pollinator habitat management throughout the state, provides general recommendations for beekeeper practices and hive management, and includes recommendations regarding pesticide practices that relate to the protection of pollinators.</li> </ul> <p>Specific to RMC 7.04.154 that regulates apiary activities primarily specific to honeybees, staff included the following refinements to the Technical Committee's recommendation:</p> <ul style="list-style-type: none"> <li>• To reflect updated organization of RCW 15.60 Apiaries: <ul style="list-style-type: none"> <li>E. All colonies shall be registered with the Washington State Department of Agriculture in accordance with apiary law, RCW 15.60-<del>030</del> <u>Apiaries</u>.</li> </ul> </li> <li>• To support recommended response to changing climate conditions: <ul style="list-style-type: none"> <li>F. Hives shall not be located within twenty-five feet of any property line, except under the following conditions: <ol style="list-style-type: none"> <li>1. When situated eight feet or more above adjacent ground level; <u>or</u></li> <li>2. When there is a solid fence at least six feet high separating the hive from the property line, extending at least twenty feet from the hive along the property line in both directions; <u>or</u></li> <li>3. <u>When hives are located indoors such as during inclement weather</u>.</li> </ol> </li> </ul> </li> <li>• To reference best management practices when abatement of nuisance bees becomes necessary: <ul style="list-style-type: none"> <li>G. Bees living in trees, buildings or any other space (except in movable frame hives), abandoned colonies or diseased bees shall constitute a public nuisance and shall be abated, <u>in accordance with the Washington State Department of Agriculture Managed Pollinator Protection Plan and protocols</u> as set forth in this chapter.</li> </ul> </li> </ul>	

## C Critical Aquifer Recharge Area Cross-Reference

Issue	Discussion Notes	Issue Status
<b>1 Morton, Weston, Varadharajan - Critical Aquifer Recharge Area prohibited land use activities.</b>	<p><b>Commissioner Comment:</b> Commissioners emphasized the following points to be included for their review and discussion during subsequent topics, identified in the Suggested Roadmap (pg. 4):</p> <ul style="list-style-type: none"> <li>• Describe spill or accident response protocols and operations associated with the land uses located in CARA I and II;</li> <li>• Define the city's risk management approach including planning, protocols, and implementation for the CARA;</li> <li>• Identify whether the city is considering any additional prohibitions to the land use activities listed in RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II; and</li> <li>• Describe current and future recharge within the CARA, particularly CARA II, and the relationship to wells.</li> </ul> <p><b>Public Comment:</b> Mr. Morton provided verbal and written comment asking the City to take proactive steps to safeguard drinking water/aquifer from contamination. He identified the prohibited land use activities in RZC 21.64.050.C, requesting amendment on this section concerning Critical Aquifer Recharge Areas (CARAs) I and II.</p> <p><b>Staff comment:</b> The following are in response to Mr. Morton's individual questions and requests:</p> <p><u>Comment 1</u> CARAs I and II lie over the same aquifer. The only difference between CARA I and CARA II is:</p> <ul style="list-style-type: none"> <li>• In CARA I, it takes up to 5 years for groundwater contamination to reach City-owned public water wells.</li> <li>• In CARA II, it takes more than 5 years for groundwater contamination to reach those wells.</li> </ul> <p>Contaminating the groundwater in CARA II is as bad for water quality and public health as contaminating the groundwater in CARA I. All 25 of the prohibited land uses and activities in CARA I should also be prohibited in CARA II.</p> <p><u>Response 1</u></p> <ul style="list-style-type: none"> <li>• Critical Aquifer Recharge Area I (CARA I) is composed of the 6-month, 1-year, and 5-year groundwater capture zones, and includes a buffer to account for groundwater flow changes associated with temporary construction dewatering (TCD).</li> <li>• Critical Aquifer Recharge Area II (CARA II) is composed of the portions of the groundwater capture zones that lie beyond the 5-year groundwater capture zone, and within the 10-year groundwater capture zone as well as lands outside the 10-year groundwater capture zone that have a critical recharging effect on the aquifer.</li> <li>• Within the Marymoor and Southeast Redmond city limit areas, all lands that are included in CARA II are areas that have a critical recharging effect on the aquifer and are outside of the 6-month, 1-year, 5-year,</li> </ul>	<p>Opened 9/27/2023, Closed 10/25/2023</p>

Issue	Discussion Notes	Issue Status
	<p>and 10-year capture zones. Groundwater in these areas shouldn't reach Redmond's water supply wells but do contribute to the over aquifer level. Due to most of the CARA within city limits (where the city has jurisdiction over Zoning Code) being within CARA I, the regulations focus on water quality and quantity for CARA I and water quantity for CARA II.</p> <ul style="list-style-type: none"> <li>• The majority of the 5- and 10-year groundwater capture zones are in rural areas of unincorporated King County. Redmond has worked with King County to ensure protections of CARA II, such as developing a Memorandum of Understanding to ensure King County does not use reclaimed water within CARA II.</li> <li>• Groundwater protection staff are working with Planning staff to evaluate the need to update the prohibited or restricted land uses in Redmond 2050.</li> </ul> <p><u>Suggested Roadmap for Additional Discussion</u></p> <p>Mr. Morton requested the city to update RZC 21.64.050.A.1.b and RMC 13.07.040.B.2 to state that it also includes lands outside the 10-year groundwater capture zone that have a critical recharging effect on the aquifer. Redmond will continue to look for opportunities with King County and other jurisdictions where CARA I and II are outside of Redmond city limits to ensure our CARA is protected. Groundwater protection staff are working with Planning staff to evaluate the need for updating the prohibited or restricted land uses in Redmond 2050.</p> <p><u>Comment 2</u></p> <p>The Redmond Zoning Code could require that businesses wishing to locate on Redmond's CARAs first be proactively assessed through this Program for their risk of potential groundwater contamination</p> <p><u>Response 2</u></p> <p>Business licenses requested for new businesses and home businesses are reviewed for compatibility and required protections of the CARA. Business licenses for sites within the CARA are not approved for any activities or land uses prohibited in RZC 21.64.050.C. Additionally, Redmond groundwater protection staff take a proactive approach to ensure all new businesses within the CARA are compliant with Redmond Municipal Code 13.07 (Wellhead Protection). Businesses that handle, generate, or store hazardous materials and/or conduct pollution generating activities with potential to pollute stormwater and/or groundwater are identified, assessed, and provided pollution prevention technical assistance.</p> <p><u>Comment 3</u></p> <p>Establish stricter zoning regulations for CARAs, ensuring that high-risk activities such as industrial and chemical storage facilities are prohibited within these areas. Implement setback requirements to keep development a safe distance from aquifer recharge zones.</p> <p><u>Response 3</u></p> <p>Groundwater protection staff are working on adding performance standard requirements for geothermal well systems being installed in the CARA due to potential contamination risk of our drinking water aquifer. This work</p>	

Issue	Discussion Notes	Issue Status
	<p>is being done in response to the increased number of proposals for these types of systems.</p> <p>Groundwater protection staff are working with Planning staff to evaluate the need to update the prohibited or restricted land uses in CARA II in Redmond 2050 and using Washington Department of Ecology Critical Aquifer Recharge Area Guidance (2021) to inform decisions.</p> <p>CARA I was developed using a buffer to include impacts from groundwater flow direction change from temporary construction dewatering. Due to this buffer, the CARA I includes a setback. Additionally, per RZC 21.64.050.D.2, if a site is located in or straddles more than one CARA, the Director of Public Works will determine which standards shall apply based on an evaluation of the risk posed by the facility or activity. This provides for an additional setback based on risk.</p> <p><u>Comment 4</u> Require comprehensive environmental impact assessments for any development proposed in CARAs, including hydrogeological studies, soil testing, and potential contaminant modeling to evaluate the impact on groundwater quality. Developers should be obligated to fund and adhere to mitigation measures.</p> <p><u>Response 4</u> These requirements already exist in and are reviewed by staff environmental scientists to ensure all mitigation measures are put in place to protect the CARAs:</p> <ul style="list-style-type: none"> <li>• RZC Appendix 1.F.1 requires a CARA report for any development or redevelopment within the CARAs. The purpose of the CARA report is to evaluate geologic conditions, evaluate safety and appropriateness of proposed activities, and recommend appropriate construction practices, monitoring, and other mitigation measures to ensure protection of the CARAs.</li> <li>• RZC Appendix 1.F.3 requires a hydrologic assessment report that is commensurate with potential risks to the CARAs associated with particular sites and particular proposals.</li> <li>• RZC 21.64.050.D.5 requires a phase I environmental site assessment for any development or redevelopment that disturbs 5,000 square feet or more soil in the CARAs.</li> <li>• RMC 13.25 requires a temporary construction dewatering (TCD) feasibility study and a TCD plan, which includes groundwater monitoring. These requirements must be followed if the project plans to use TCD. Plans are reviewed by a staff environmental scientist as well as a third-party hydrogeologist to ensure Redmond's CARAs are protected.</li> </ul> <p><u>Comment 5</u> Incentivize low-impact development (LID) techniques within CARAs, such as permeable pavements, green roofs, and stormwater retention systems to reduce runoff and minimize pollutants entering the aquifer.</p> <p><u>Response 5</u></p>	

Issue	Discussion Notes	Issue Status
	<p>Low impact development (LID) is required in minimum requirement #5 in Redmond's Stormwater Technical Notebook. LID is incentivized through the stormwater rate structure as well as in the City's Green Building Incentive Program.</p> <p>Permeable pavements are not allowed in the CARA because they are considered pollution generating surfaces (PGS). PGSs are not allowed to be infiltrated within the CARA due to the potential to contaminate the aquifer. Permeable pavement is approved by the State Department of Ecology to help control the volume of stormwater runoff generated at a site but is not an approved method of treating/capturing pollutants in stormwater runoff.</p> <p><u>Comment 6</u> Implement stringent monitoring and reporting requirements for existing and new developments in CARAs. Regular inspections should be conducted to ensure compliance with environmental safeguards.</p> <p><u>Response 6</u> RZC 21.64.050.D.6 requires any land use in the CARAs that poses a high risk of contaminating groundwater, in the opinion of the City, to have a long-term groundwater monitoring program. An example of a high-risk land use is any use associated with fueling.</p> <p>RMC 13.07.112 sets up a City program that provides technical assistance visits to any business where there is a potential for releasing contaminants into the environment. If an environmental release is identified during the visit, the City may require an investigation as a condition of continued operation and may require remediation.</p> <p>RMC 1.14.080 requires restoration of any damage to natural resources by the person who causes the damage.</p> <p><u>Comment 7</u> Educate the public to increase awareness of the importance of CARAs and the need for their protection. Stakeholders, including residents, businesses, and environmental organizations, should be engaged in the Zoning Code amendment process.</p> <p><u>Response 7</u> Redmond utilizes various methods to educate the public about the CARAs. This includes posts on various social media forums to promote pollution prevention and water conservation. In July 2023 the Our Stories, Redmond Connection video featured the Mayor and staff talking about the CARA and the importance of drinking water.</p> <p>Redmond also works with Cascade Water Alliance to provide groundwater education to the public. This is done through their podcast, which featured Redmond's drinking water system, and outreach through their social media channels and websites: <a href="https://cascadewater.org/water-efficiency/water-efficiency-overview/">https://cascadewater.org/water-efficiency/water-efficiency-overview/</a> and <a href="https://cascadewater.org/water-efficiency/we-need-water-because/">https://cascadewater.org/water-efficiency/we-need-water-because/</a>. Additionally, Cascade Water Alliance does presentations at Redmond's schools on a variety of water-related topics, including the CARA. They also attend local events, such as Derby Days, to educate the public about drinking water, Redmond's CARA, and water conservation.</p>	



Issue	Discussion Notes	Issue Status
	<p>When determining the CARA delineation and buffers a local stakeholder panel comprised of City and King County personnel, private commercial and industrial business owners, business association representatives, developers, environmental organization representatives, and a local resident were used to inform decisions.</p> <p>The RZC ReWrite uses a methodical and comprehensive communication plan in addition to the required notifications for <a href="#">Type VI permit reviews</a>. The communication plan includes involvement with the community and with project stakeholders during milestones for the development and proposal of amendments to the code:</p> <ul style="list-style-type: none"> <li>• Preliminary code amendment concept;</li> <li>• Draft proposed amendments;</li> <li>• Proposed amendments;</li> <li>• Project application;</li> <li>• SEPA determination comment and appeal periods;</li> <li>• Planning Commission's public hearing;</li> <li>• Planning Commission's recommendation; and</li> <li>• City Council's action.</li> </ul> <p>RZC ReWrite communication methods include:</p> <ul style="list-style-type: none"> <li>• Direct mail;</li> <li>• Direct email;</li> <li>• GovDelivery e-news channels such as the monthly edition of Plans, Policies, and Regulations;</li> <li>• Project webpage;</li> <li>• Let's Connect page;</li> <li>• Open house and office hour events; and</li> <li>• Special event participation such as Derby Days and the Downtown Redmond Arts Walk.</li> </ul> <p>As of Oct. 16, 2023, the Plans, Policies, and Regulations e-news topic includes 1,444 subscribers. In addition, 107 individuals requested participation as project stakeholders and 43 as parties of record. Stakeholders include property and business owners, developers and their legal counsel, Lake Washington School District, OneRedmond, civic organizations and groups, faith-based organizations, and nonprofit organizations.</p>	

D Northwest Design District Allowed Uses		
1	<p><b>Lawler, Kendall , Hubrath - Clarify allowance of ambulatory or outpatient services</b></p> <p><b>Public Comment:</b> Ambulatory or outpatient services was thought to be included in the allowed uses for the Northwest Design District. The use class allows for dentists and clinics.</p> <p><b>Staff comment:</b> Staff referenced the adopting record for this zoning district. While it is unclear whether the land use was originally intended to be included, the traffic analysis demonstrates that it falls within the range of vehicular trips and demand that would result from currently allowed land uses. Staff agrees that ambulatory and outpatient services may be permitted. RZC Table 21.14.080B (below) shows the code portion with the corresponding refinement. Similar refinements will be reflected in RZC 21.04.030.F Mixed Use Zones and Table</p>	<p>Opened 9/27/2023, Closed 10/25/2023</p>

Issue	Discussion Notes	Issue Status
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21.14.080.2 General Allowed Uses and Cross-References in the NWDD Zoning (Nonresidential). Lawler, Kendall, and Hubrath concurred with staff's proposed refinements.

RZC 21.14.080, Northwest Design District

Page 5 of 5

Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking Ratio: Unit of Measure (Minimum Required; Maximum Allowed)	Special Regulations
		Height (Stories) w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
10	Rapid charging station				
11	Wireless communication facilities			Adequate to accommodate peak use	See RZC Chapter 21.56, Wireless Communication Facilities, for specific development requirements.
12	Local utilities				
13	Regional utilities				Conditional use permit required.
<b>Arts, Entertainment, and Recreation</b>					
14	Arts, entertainment, recreation, and assembly	4; 5	0.45; 1.0	1,000 sq. ft. gfa (2.0, 3.0)	Max 10,000 sq. ft. gfa.
15	Natural and other recreational park			1,000 sq. ft. gfa (0, adequate to accommodate peak use)	
<b>Education, Public Administration, Health Care, and Other Institutions</b>					
#	Ambulatory or outpatient services	4; 5	0.45; 1.0	See Special Regulations	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
16	Day care center			Employee on maximum shift (1.0, 1.0)	See RZC 21.08.310.

## E Minor Amendment Process

1	<b>Van Niman - Distinguish between minor versus substantive amendments to the zoning code</b>	<p><b>Commissioner Comment:</b> Request for staff to distinguish between minor code amendments in contrast to substantive amendments to the zoning code.</p> <p><b>Staff comment:</b> The maintenance program for the Zoning Code provides opportunity for the city to coordinate code with the Comprehensive Plan, functional plans, standard details, operations, and enacted legislation. The general maintenance schedule includes:</p>	<p>Opened 9/27/2023, Closed 10/25/2023</p>
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Issue	Discussion Notes	Issue Status
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Amendment Type	Approximate Interval
Minor (cleanup)	Annual
For Standards, Policy, Operations, & Legislation	Annual
Substantive (as needed)	3 years
Refresher (as needed)	5 years
ReWrite (2 to 5-year process)	10 - 15 years

Minor cleanups are in alignment with current policy, maintain current development standards, and/or ensure conformity with state or federal laws. These are typically small in scope, relating to aspects such as grammar, format, general clarity and conciseness, and increasing predictability such as through cross-references.

Substantive amendments typically involve corresponding changes to policy and operations, modify standards through which development is regulated, and/or set forth new regulations including those reflecting new state or federal laws. Substantive amendments often involve robust research, analysis of their benefits and risks, and comparison to neighboring and regional jurisdictions.

REDMOND ZONING CODE REWRITE

PHASE 2 OF AMENDMENTS TO THE REDMOND ZONING AND MUNICIPAL CODE AS PERIODIC REWRITE OF REDMOND’S DEVELOPMENT REGULATIONS

Amendment Summaries and Analysis

The following provide background information for proposed amendments comprising Phase 2 of the periodic rewrite of the City’s development regulations.

<u>Pg.</u>	<u>Amendment Topic</u>
2.	Beekeeping in Nonresidential Zoning Districts
5.	Cross-references from Zoning Districts to Critical Aquifer Recharge Area regulations
7.	Fence Height for Consistency with the Redmond Building Code
9.	Planted Tree Wells for Consistency with Standard Details and Specifications
10.	Fats, Oils, and Grease (FOG), Sewage, and Drainage Code Update
12.	Table Formatting for Clarity in All Use Development Standards
14.	Clarify Text and Procedures for Technical Committee Review of Type VI Permits
16.	Legislative Conformance including Home Day Care and Cannabis (terminology)

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Beekeeping in Nonresidential Zones per Annual Code Cleanup

Team Lead	<i>Kim Dietz</i>
Team Members	<i>Jenny Lybeck</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan</i>
Primary Policy Direction	<i>WAC 365-196-800 Relationship between development regulations and comprehensive plans.</i>
Relevant Code Portions	<i>Amended: RMC 7.04.154 Beekeeping. New: n/a Related: n/a</i>
Analytical Overview	<i>Increasing the code's accuracy, clarity, and consistency ensures and strengthens predictability of the code's implementation across the City's built environment. These amendments are anticipated to increase the code's accessibility through terminology and cross-references. The proposal to expand opportunities for beekeeping in nonresidential zones is anticipated to increase support of the City's Climate Emergency Declaration and the Environmental Sustainability Action Plan.</i>

## Business Case

- Staff received three requests during 2021 for the opportunity to manage bee hives at the rooftop level of nonresidential buildings such as in Business Parks, Manufacturing Parks, and at mixed use buildings. This amendment would increase the allowances for beekeeping and provide the criteria through which the hives could be located in nonresidential zones.
- This allowance for beekeeping would also ensure similarity to other cities in the Puget Sound region. Staff is also researching implementation of Second Substitute Senate Bill 5253 Pollinator Health—Various Provisions Effective Date: July 25, 2021

## Research Methods

- Staff researched the following for guidance and consistency in expanding the zoning districts in which beekeeping could occur:
  - Neighboring cities including Woodinville, Bothell, Bellevue, Tacoma, Olympia, Shoreline, Lynnwood, and Seattle
  - King County
  - King County Conservation District
  - Puget Sound Beekeepers Association
  - Washington Administrative Code and the Revised Code of Washington
  - City of Redmond's Environmental Sustainability Action Plan
  - Redmond City Council's Climate Emergency Declaration
- The community member requesting this amendment also provided the following research:
  - Change would be beneficial to allow pollinators habitat in a controlled manner, along with teaching and educational opportunities to the stakeholders of the area. Best Bees provides research data to partners such as NASA, Google Earth, MIT, National Geographic to help understand the needs and what can be done to positively effect pollinators. With current climate change issues, not only will a local beehive in Redmond provide information that can help sustain pollinator habitats, but it will make an impact beyond the hive to provide that information nationally. Best Bees provides educational opportunities as well to help the public understand the importance of docile honey bees. Best Bees has patented technology that is used to analyze honey nectar and pollen sources, as stated in [the City's] SUSTAINABILITY THEMES TOOLKIT, biodiversity is mentioned. Honey Analysis gives us a proven, scientific, and measurable way to analyze biodiversity that is easy to understand, in a breakdown of nectar sources in honey.
  - Honey bee stings, which are covered in our insurance policy. Honey bees are docile creatures, and will only sting when threatened. Most clients do not know whether or not there is a beehive in the vicinity.

## Team's Key Decision Points

- What approvals would be important for the siting and maintenance of beehives?
- Should the zoning districts be expanded in a more limited manner or a more expansive, permissible manner?
- Does beekeeping impact the presence of naturally occurring bees? Could the code provision cause confusion when beehives are established in trees, structures, or the ground?

### Stakeholder Feedback on Preliminary Recommendation

- I am hoping that the introductory sentence could be modified to specify that this only applies to honeybees, and there are no limitations on native, solitary bees such as Washington's 25 native species of bumblebees, and other native bees like mason bees, leafcutter bees, and so on. Many Redmond gardeners and environmentalists encourage, host, or purchase these native bees because they're very effective pollinators, and a critical part of the ecosystem. Plus, they come without the risks of stings, swarms, etc. with honeybees. -- Staff recommends cross-referencing RCW 15.60 Apiaries and its associated definitions for consistency and clarity regarding beekeeping activities and the species of bees (*Apis mellifera*) regulated by the state. The staff recommended refinement is highlighted in the working amendment below.

### Proposed Amendment Overview

- Expand list of permissible zoning districts to include nonresidential and mixed use zones
- Require approval of the underlying owner

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Cross-references to Prohibited Land Use and Activities in the Critical Aquifer Recharge Area (CARA) per Annual Code Cleanup

Team Lead	<i>Kim Dietz</i>
Team Members	<i>Amanda Balzer, Jessica Atkinson</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan, Environmental Sustainability Action Plan, Low Impact Development (LID), State and Federal Regulations</i>
Primary Policy Direction	<i>WAC 365-196-800 Relationship between development regulations and comprehensive plans.</i>
Relevant Code Portions	<i>Amended: "Regulations Common to All Uses" tables within 21.10 Downtown Regulations; 21.13 Southeast Redmond Regulations; 21.14 Commercial Regulations New: n/a Related: 21.64.050 Critical Aquifer Recharge Areas</i>
Analytical Overview	<i>Increasing the code's accuracy, clarity, and consistency ensures and strengthens predictability of the code's implementation across the City's built environment. These amendments are anticipated to increase the code's accessibility through terminology and cross-references. Cross-references added to the Regulations Common to All Uses tables for zoning districts located in CARA I and II would increase regulatory transparency for the protection of groundwater resources.</i>

#### Business Case

- The prohibited land uses and activities that pose a hazard to the City's groundwater resources are listed in 21.64.050.C though are not identified similarly within Article I chapters. These chapters, for individual zoning districts such as 21.10.030 Old Town (OT) Zone, are a common starting point for applicants to begin considering new development and land use categories.

#### Research Methods

- Staff identified the need for cross-references based on operational history and questions from customers of the code.

#### Team's Key Decision Points

- What is the optimum location for including cross-references to 21.64.050 Critical Aquifer Recharge Areas:
  - Regulations Common to All Uses tables – this is preferred for clarity and efficient long-term code maintenance;
  - Allowed Uses and Basic Development Standards tables; or
  - Footnotes to Allowed Uses and Basic Development Standards tables?
- Does 21.16.030.X Critical Areas provide sufficient cross-reference or do applicants typically begin site and land use research based on the zoning districts? – because the Property Viewer directs interested applicants to the respective zoning chapter and because developers familiar with Redmond likely begin their research with the respective zoning chapter, the cross-references should be added to the zoning chapters.



### Stakeholder Feedback on Preliminary Recommendation

- Can the list of limited land use/activities (RZC 21.64.010.C) in the critical aquifer recharge areas (CARA) include language such as “Dry cleaning establishments using the solvent perchloroethylene or other chlorocarbons or hydro chlorocarbons? – Staff does not believe a change is necessary as this is accounted for in RMC 21.64.050.C.1.i prohibits dry cleaning establishments using the solvent perchloroethylene within the CARA.
- Can the list of limited land use/activities (RZC 21.64.010.C) in the critical aquifer recharge areas (CARA) include auto body painting? – Staff notes that the current RZC includes a limitation on this type of use as follows. Auto body painters are allowed to operate within the CARA, however there are protections for this type of activity within the City’s code. RMC 21.64.050.D.3.a.i requires any hazardous materials or other deleterious substances (including paint) in quantities greater than 20 gallons liquid to be secondarily contained within the CARA.

### Proposed Amendment Overview

- Add row “Critical Aquifer Recharge Areas” and cross-reference to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II to Regulations Common to All Uses tables for zoning districts located in and overlapping CARAs I and II.

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Fence Consistency with Redmond Building Code per Annual Code Cleanup

Team Lead	<i>Kim Dietz</i>
Team Members	<i>Jason Lynch, Stephanie Moline, Andrea Kares</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan</i>
Primary Policy Direction	<i>WAC 365-196-800 Relationship between development regulations and comprehensive plans.</i>
Relevant Code Portions	<i>Amended: 21.24 Fences, 21.24.020 Permits, 21.06.030 Urban Recreation, Accessory Uses. New: n/a Related: RMC 15.08 Building Code</i>
Analytical Overview	<i>Increasing the code's accuracy, clarity, and consistency ensures and strengthens predictability of the code's implementation across the City's built environment. These amendments are anticipated to increase the code's consistency with provisions of the Redmond Building Code concerning fence heights. The removal would continue to support neighborhood specificity of fence heights, codified within the RZC, and only request a building permit when the fence height exceeds seven feet (RMC 15.08.050, Amendments to the International Building Code).</i>

## Business Case

- The International and Redmond Building Code were updated to reflect a higher threshold for building permit requirements regarding fences. This resulted in a conflict between the requirement stated in the Redmond Zoning Code and the adopted Building Code.
- The RZC includes several general references to the Redmond Municipal Code, specific to RMC Title 15 Buildings and Construction. An additional cross-reference regarding fences is somewhat duplicative to sections such as:
  - 21.02.060 Relationship to Other Codes. The RZC is part of a comprehensive program of regulation related to land use and development within the City. The Redmond Municipal Code (RMC) contains other regulations that relate, directly or indirectly, to land use and development, including but not limited to, RMC Chapter 1.16, Annexation Procedures, **RMC Title 15, Buildings and Construction**, RMC Chapter 3.10, Impact Fees, and RMC 6.36, Noise Standards. In order to understand all of the regulations that may relate to land use and development, readers are advised to consult both the RZC and the RMC.
- The amendment repealing the section from the code will support alignment with the building code specific to the height of proposed fences. Applicants will experience clear operational practices by the Development Services Center, directing applicant's questions to the relevant staff.

## Research Methods

- Staff identified this conflict following the city's adoption of ordinance 3007, September 2020.

## Team's Key Decision Points

- Should the RZC fence height requirements match those of the Redmond Building Code?
  - No, a broader discussion would be necessary to support neighborhood-based decisions with the community.
- Should neighborhood-based fence design standards be maintained?
  - Yes, these were established during neighborhood planning processes with advisement from neighborhood-based community advisory committees.
- Should a reference to the building code and required permit be maintained?
  - The reference is not necessary and may cause confusion regarding thresholds for building permit requirements. Established operational standards and protocols should remain active.

## Stakeholder Feedback on Preliminary Recommendation

- Request to allow for increases to fence height by golf courses for public safety in proximity to driving range uses. -- Staff recommends introducing criteria through which the Technical Committee may consider requests for additional fence height in the Urban Recreation zoning district. The refinements to this effect are highlighted in the working amendment below.

## Proposed Amendment Overview

- Coordinate with updated building code regarding threshold for requirements of a building permit.
- Add opportunity and criteria in the Urban Recreation zoning district for safety netting – a fence type typically used at golf courses and similar recreational activities.

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Planted Tree Wells Updated from Tree Grates per Annual Code Cleanup

Team Lead	Andy Chow
Team Members	Development Engineering, Traffic Operations, Transportation Planning and Engineering
Component Advisory Team	Carol Helland and Aaron Bert
Policy, Functional Strategic Plans	Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan
Primary Policy Direction	WAC 365-196-800 Relationship between development regulations and comprehensive plans.
Relevant Code Portions	Amended: 21.10.150 Pedestrian System, Figure 21.10.150A, Map 10.3 New: n/a Related: City Standard Details and Specifications - 907
Analytical Overview	Increasing the code's accuracy, clarity, and consistency ensures and strengthens predictability of the code's implementation across the City's built environment. These amendments are anticipated to increase the code's consistency with the approved City Standard Details and Specifications, number 907. Consistency such as this helps avoid confusion and supports accurate submittals for development, leading to less time involved in project design and staff's review of submitted material, and fewer requests for deviations from code provisions. This reduction in time can result in a cost savings by applicants.

#### Business Case

- The City of Redmond standard detail 907 and city policy is to not use tree grates. Many City and private projects built in the last 5 years have been installed contrary to the RZC code language. This update is to ensure unified street design while ensuring regulation and policy are aligned.

#### Research Methods

- Standard detail 907 was approved in 2018.

#### Team's Key Decision Points

- Should the same standard be reflected in the OV regulations? The OV neighborhood is being addressed by Redmond 2050.

#### Stakeholder Feedback on Preliminary Recommendation

- No feedback has been received.

#### Proposed Amendment Overview

- Consistency with the standard detail and City policy will be incorporated into the RZC by way of updates to terminology and illustrations.

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Sewage and Draining Code Update for Accuracy and Timeliness per Annual Code Cleanup

Team Lead	<i>Peter Holte</i>
Team Members	<i>Environment and Utilities Services Division and Stormwater Maintenance and Operations</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan Utilities Element, General Sewer Plan</i>
Primary Policy Direction	<i>UT-30 Require development to construct sewer system improvements necessary to serve the development and to use design and construction standards for wastewater facilities that:</i> <ul style="list-style-type: none"><li><i>Facilitate long-term operation and maintenance at the lowest reasonable cost,</i></li><li><i>Meet or exceed the State Department of Ecology standards,</i></li><li><i>Comply with state or federal regulations, and</i></li><li><i>Provide a reliable integrated collection system.</i></li></ul>
Relevant Code Portions	<i>Amended: RMC 13.04 Sewage and Drainage, RMC 13.04.360(2)</i> <i>New: n/a</i> <i>Related:</i>
Analytical Overview	<i>The current threshold for the amount of fats, oil, grease allowed into the sewer system is problematic and effectively un-enforceable for numerous reasons.</i> <ul style="list-style-type: none"><li><i>The current threshold requires an accurate sample and lab testing to determine if a pipe blockage exceeds the allow discharges into sewer systems. Obtaining an accurate and verifiable sample from a blockage is usually impossible.</i></li><li><i>Lab sampling is both expensive and takes much more time relative to more straight-forward alternative.</i></li><li><i>The current language is not initiative, nor easily understood to Wastewater Utility customers.</i></li><li><i>The proposed revised language is more straight forward and can be easily measured in the field by using a sewer pipe camera and taking a picture of the blockage. The current language was taken from a previous version of King County Wastewater code that the county has since revised. The purposed revision aligns Redmond's code with thresholds that are similar to those used by neighboring jurisdictions.</i></li></ul>

### Business Case

- The proposed revised language is more straight forward and can be easily measured in the field by using a sewer pipe camera and taking a picture of the blockage. The current language was taken from a previous version of King County Wastewater code that the county has since revised. The purposed revision aligns Redmond's code with thresholds that are similar to those used by neighboring jurisdictions. Additionally, it is staff's opinion that the purposed language is more initiative and easily understood than the "Any water or waste which contains more than one hundred parts per million by weight of fat, oil or grease."

### Research Methods

- Coordination with code provisions of regional and neighboring jurisdictions.

### Team's Key Decision Points

- Should additional updates be made to the chapter for timeliness? Substantial updates are needed and work is anticipated based on staff availability.

### Stakeholder Feedback on Preliminary Recommendation

- No feedback has been received.

### Proposed Amendment Overview

- Minor amendment for consistency with code provisions and operational practices of regional and neighboring jurisdictions.

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Setback Measurements and Table Formatting for Clarity per Annual Code Cleanup

Team Lead	<i>Kim Dietz</i>
Team Members	<i>Cameron Zapata</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan</i>
Primary Policy Direction	<i>WAC 365-196-800 Relationship between development regulations and comprehensive plans.</i>
Relevant Code Portions	<i>Amended: Within RZC Article 1 several zone-based chapters – Regulations Common to All Uses tables New: n/a Related:</i>
Analytical Overview	<i>Increasing the code's accuracy, clarity, and consistency ensures and strengthens predictability of the code's implementation across the City's built environment. These amendments are anticipated to increase the code's accuracy regarding setback standards as listed in Regulations Common to All Uses tables. The changes are anticipated to a) provide flexibility while achieving intended outcomes of setback distances and b) improve accuracy for applicants when planning and designing for development and for staff's review. Outcomes of the changes include site-specific adaptations to achieve intended setback distances between buildings and the potential for cost reductions on behalf of applicants.</i>

### Business Case

- Setbacks between buildings require a combination of 5 feet and 10 feet. However, site-specific conditions of the built environment do not allow to equitable in-fill development. An average of 15 feet with a minimum of no less than 5 feet would allow for flexibility when meeting the previously adopted intent of the setback provisions.
- The formatting of the relevant "Regulations Common to All Uses" tables produces unanticipated confusion regarding the applicability of setbacks and landscaping standards. This incorrect formatting (shading and alignment) is present in several chapters of RZC Article I including NC-1, NDD1, NDD2, NDD3, and RR zoning designations. A correction to the tables will support staff's implementation of setbacks and landscaping requirements and support applicant's clear understanding of the code provisions.

### Research Methods

- Staff identified these issues when reviewing applications for development and applying the code (2021/2022).

### Team's Key Decision Points

- Setbacks are determined based on existing, neighboring properties. The existing position of residences determines the setback of proposed in-fill development or remodels.
- The specific measurements of 5 and 10 feet can lead to non-conformance and subsequent denial of remodels.
- The formatting issue was generated during the rewriting in 2011 of the Redmond Community Development Guide into the Redmond Zoning Code.
- No standards are proposed for change as part of this formatting clarification.

### Stakeholder Feedback on Preliminary Recommendation

- No feedback has been received.

### Proposed Amendment Overview

- Table formatting throughout the RZC to provide clarity regarding setback dimensions in the Regulations Common to All Uses tables.
- Allowing averaging and minor flexibility for equity regarding side/interior setbacks between buildings in residential zones.



# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Clarity of Text and Procedures per Annual Code Cleanup

Team Lead	<i>Kim Dietz</i>
Team Members	<i>David Lee, Cameron Zapata, Jeff Churchill, Gloria Meerscheidt, Jodi Daub</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan</i>
Primary Policy Direction	<i>WAC 365-196-800 Relationship between development regulations and comprehensive plans.</i>
Relevant Code Portions	<i>Amended: RZC 21.76.060.F Technical Committee Recommendations on Type III, IV, V, and VI Reviews; RZC 21.76.080.F Notice of Planning Commission Hearing on Type VI Reviews New: n/a Related:</i>
Analytical Overview	<i>Increasing the code's clarity and consistency ensures and strengthens predictability of the code's implementation across the City's built environment. These amendments are anticipated to increase the code's clarity regarding procedures and notification involving review of Type VI permits specific to notification involving the Technical Committee's recommendation and transmittal to the Planning Commission.</i>

### Business Case

- The code does not provide clarity regarding notice procedures for the Technical Committee's transmittal of amendments to the Redmond Zoning Code text and maps (Type VI permits) to the Redmond Planning Commission.

### Research Methods

- Staff identified the need for clarity regarding Type VI permit procedures when summarizing community and involvement steps for this phase of the Redmond Zoning Code ReWrite.

### Team's Key Decision Points

- For the Type VI permit procedures, staff confirmed the draft proposed approach with the Technical Committee before including in the Q3 2022 Technical Testing series.

### Stakeholder Feedback on Preliminary Recommendation

- No feedback has been received.

### Proposed Amendment Overview

- Clarification for consistency and transparency regarding processes and deliverables for transmitting the Technical Committee's recommendation to the Planning Commission during formal review of Type III – VI permits.

# REDMOND ZONING CODE REWRITE

## Phase 2 - Rebuild 2021-2022

Component Summary

### Legislative Conformance per Annual Code Cleanup

Team Lead	<i>Kim Dietz</i>
Team Members	<i>David Lee, Cameron Zapata, Todd Short, Philly Marsh, Brooke Buckingham</i>
Component Advisory Team	<i>Carol Helland and Aaron Bert</i>
Policy, Functional Strategic Plans	<i>Amendments comprising this component support the following: Comprehensive Plan and Community Strategic Plan</i>
Primary Policy Direction	<i>Regular order of business to maintain policy and code for legislative consistency.</i>
Relevant Code Portions	<p><i>Amended:</i></p> <ul style="list-style-type: none"><li>• <b>Marijuana:</b> RZC Article 1 Zone Based Regulations, RZC 21.41 Marijuana-Related Uses, RZC 21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing, RZC 21.78 Definitions, RMC Title 5 Business Licenses and Regulations, RMC Title 9 Public Peace, Morals and Safety</li><li>• <b>&lt;PRELIMINARY PROPOSAL&gt; Family Day Care:</b> RZC 21.08.340.C..13., Family Day Care Providers – pending information DCYF and SBCC</li></ul> <p><i>New: n/a</i> <i>Related:</i></p>
Analytical Overview	<i>Development regulations must reflect applicable federal, state, and countywide laws. Redmond's regulations may be more restrictive though must be based on the foundations set forth by the RCW and WAC as well as the CFR. Clarity within the city's development regulations is improved when terms and regulations are consistent within the body of the code, among other adopted codes such as the Building Code, and in relationship to applicable federal, state, and countywide laws.</i>

## Business Case

- **Marijuana:** LCB Board Action: Permanent Rule Making Replacing Term “Marijuana” with “Cannabis”
  - On July 6, 2022, during its regularly scheduled meeting, the Washington State Liquor and Cannabis Board took the following action:  
Approved a rule-making order (CR 103) regarding implementation of Second Substitute House Bill 1210 – Replacing “Marijuana” with “Cannabis.” This permanent rulemaking replaces the term “marijuana” with “cannabis” throughout the rules of the Liquor and Cannabis Board in Title 314 WAC.
  - The legislature’s intent was to make technical changes to replace the term “marijuana” with “cannabis” throughout the Revised Code of Washington. The legislature found that the use of the term “marijuana” in the United States has discriminatory origins and should be replaced with the more scientifically accurate term “cannabis.” This act was technical in nature and no substantive legal changes were intended or implied.
- **Family Day Care:** E2SSB 5237 Enacted “expanding accessible, affordable child care and early childhood development programs”
  - EFFECTIVE DATE: July 25, 2021—Except for sections 105 and 503, which become effective May 7, 2021; sections 201, 202, 301, 309, and 504, which become effective July 1, 2021; sections 204 through 206 and 403, which become effective July 1, 2026; and section 505, which becomes effective July 1, 2024.
  - RCW 43.216.692  
Family home providers—Capacity flexibility.  
The department may waive the limit, as established in RCW 43.216.010(1)(c), that restricts family home providers from serving not more than 12 children. The department must establish conditions for such waivers by rule and must assess, at a minimum, the provider’s available square footage and staffing capabilities prior to issuing any waiver of the limit of 12 children.

## Research Methods

- Staff monitors the legislative agenda on an annual basis to confirm consistency between the RCW, WAC, and the Redmond Zoning Code.

## Team’s Key Decision Points

- **Family Day Care:** Staff discussed E2SSB 5237 concerning its relationship to the following:
  - WSBC- CHILD CARE, FAMILY HOME. A child care facility, licensed by Washington State, located in the dwelling of the person or persons under whose direct care and supervision the child is placed, for the care of twelve or fewer children, including children who reside at the home.
  - WSRC - CHILD CARE, FAMILY HOME. A child care facility, licensed by Washington State, located in the dwelling of the person or persons under whose direct care and supervision the child is placed, for the care of twelve or fewer children, including children who reside at the home.

### Stakeholder Feedback on Preliminary Recommendation

- DCYF is still considering and seeking advice from cities on the legislative provisions for the daycares. DCYF is also consulting with the WA State Building Code Council.
- State Fire Marshall does not provide inspections. Uncertain how this relates to local jurisdictions.
- Note the provisions for Adult Family Homes regarding required fire sprinklers.
- Parking is an issue but is not currently considered in the context of the daycare crisis
- An opportunity to education child care providers about local code provisions. There is an organization that can help – Childcare Resources.
- How can state inspections be more frequent also to ensure that local standards are met.
- The State Residential Building Code is not designed to review for uses other than residential. The total number of students and staff exceeds standard home capacities per the Res. Building Code. Meets instead the threshold for Commercial Building Code and the definition of Commercial Daycare Centers. Suggest that changes first go through the SBCC.
- Staff will continue communication with DCYF.
- Would also like to convene child care providers to discuss possible alignment across jurisdictions.
- What is the process for staff to review and approve?
- Should a separate business license be developed for daycares and/or for daycares that receive the waiver?
- Figure out a path forward for now. Fire and Building code would overrule though the RZC would not be administered.
- We need to determine whether there is a conflict in state law with our code. If a conflict, we cannot continue to administer RZC. Read thru statute against the code. If a straight up conflict, we need to describe how we remove the conflict. We could write an interpretation. If granted waiver, still an in-home day care but still need to comply with Fire and Building code that apply based on numbers. If state law is clear on applying to local regulations, then we would need to still administer local regs. Which of these is it? Where in the statute is the conflict or the deference to local regs. Then, we will have a policy choice: navigate the code, amend the code, or wait until all other codes align. Has the state preempted local code?

### Proposed Amendment Overview

- Amendments regarding “marijuana”/“cannabis”-related uses are minor in scope, to set forth consistency with state terminology only.
- Amendments regarding Family Day Care are inconsistent across the RCW/WAC, State Building Code, and WA State Fire Code. Therefore, the amendments proposed herein are preliminary only until additional information and consistency is established. Staff will continue to monitor related legislature and other amendments.

## **Attachment C: Individual Amendments by Code Title, Chapter, and Section**

The Planning Commission reviewed and made recommendations to Redmond Zoning Code on Nov. 1, 2023. The Commission also referenced the Technical Committee's August 30, 2023 recommended minor amendments to the Redmond Municipal Code. Both series of amendments are included in this attachment.

Amendment analyses by topic are provided as Attachment B. Amendment Summaries and Analysis to the City Council's Dec. 5, 2023 material.

- [RMC 5.04.140 Criteria for Denial, Suspension, or Revocation of License](#)
- [RMC 5.22.070 Revocation or Suspension of License](#)
- [RMC 9.14 Controlled Substances Paraphernalia, Poisons, and Toxic Fumes](#)
- [RMC 13.04 Sewage and Drainage](#)
- [RMC Title 7 Animals](#)
- [RZC 21.04.030 Comprehensive Allowed Use Chart](#)
- [RZC 21.06 Urban Recreation](#)
- [RZC 21.08.340 Home Business](#)
- [RZC 21.10 Downtown Regulations](#)
- [RZC 21.13.120 MDD Site Standards](#)
- [RZC 21.13.150 MDD Floor Area](#)
- [RZC 21.14 Commercial Regulations](#)
- [RZC 21.14.080 Northwest Design District](#)
- [RZC 21.16 Site Requirements, Measurements, and Other Applicable Regulations](#)
- [RZC 21.24 Fences](#)
- [RZC 21.41 \(Formerly\) Marijuana-Related Uses \(NEW\) Cannabis-Related Uses](#)
- [RZC 21.76 Review Procedures](#)



## Memorandum

**Date:** 12/5/2023

**Meeting of:** Committee of the Whole - Planning and Public Works

**File No.** CM 23-638

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Parks	Loreen Hamilton	425-556-2336
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**DEPARTMENT STAFF:**

Parks	Caroline Chapman	Parks Planning Manager
Parks	Cameron Zapata	Senior Planner

**TITLE:**

Southeast Redmond Master Plan Update

**OVERVIEW STATEMENT:**

The community has provided feedback on three park concepts via LetsConnectRedmond.com/SERedmondPark. Staff will present an update on the project and summary of community feedback received to date.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
2023/24 City of Redmond Adopted Budget  
2017 PARCC Plan
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
\$75,000 was allocated for this project in the 2023/24 adopted budget.

**OUTCOMES:**

Developing a Southeast Redmond Neighborhood Park Master Plan will help define community needs and support the future funding, design, and construction of the park.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Fall 2023: Community meetings and public involvement on initial ideas for the park space.  
Winter 2023: Refinement of conceptual plans for the neighborhood park.
- **Outreach Methods and Results:**  
Community meetings (September 13; October 17)  
Online questionnaire at LetsConnectRedmond.com/SERedmondPark  
Onsite activation and engagement opportunities
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**  
\$75,000

**Approved in current biennial budget:** ☒ Yes ☐ No ☐ N/A

**Budget Offer Number:**  
000009 - Parks, Trails, and Open Space and 0000146 - Service Enhancement

**Budget Priority:**  
Healthy and Sustainable

**Other budget impacts or additional costs:** ☐ Yes ☐ No ☒ N/A  
**If yes, explain:**  
N/A

**Funding source(s):**  
General Fund Surplus

**Budget/Funding Constraints:**  
N/A

☐ **Additional budget details attached**



**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
4/23/2023	Committee of the Whole - Parks and Environmental Sustainability	Receive Information
5/2/2023	Business Meeting	Approve
9/26/2023	Committee of the Whole - Parks and Environmental Sustainability	Receive Information

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
1/9/2024	Study Session	Provide Direction

**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

This is an area of high need for public park space and is not meeting level of service goals. If not approved, the timeline to develop and construct a park in SE Redmond will be pushed further out.

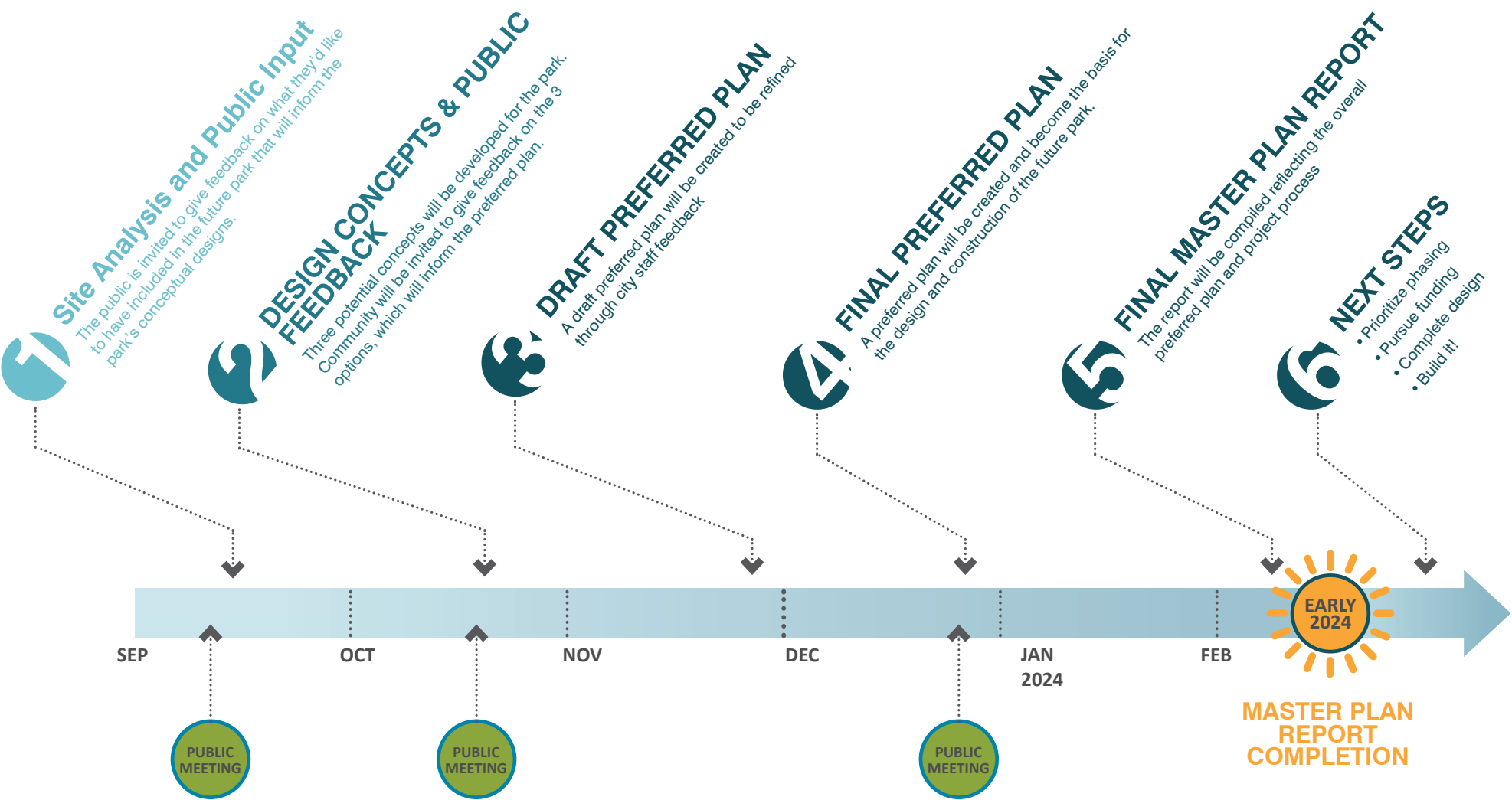
**ATTACHMENTS:**

- A. SE Redmond Park Master Plan Concepts

# Southeast Redmond Park

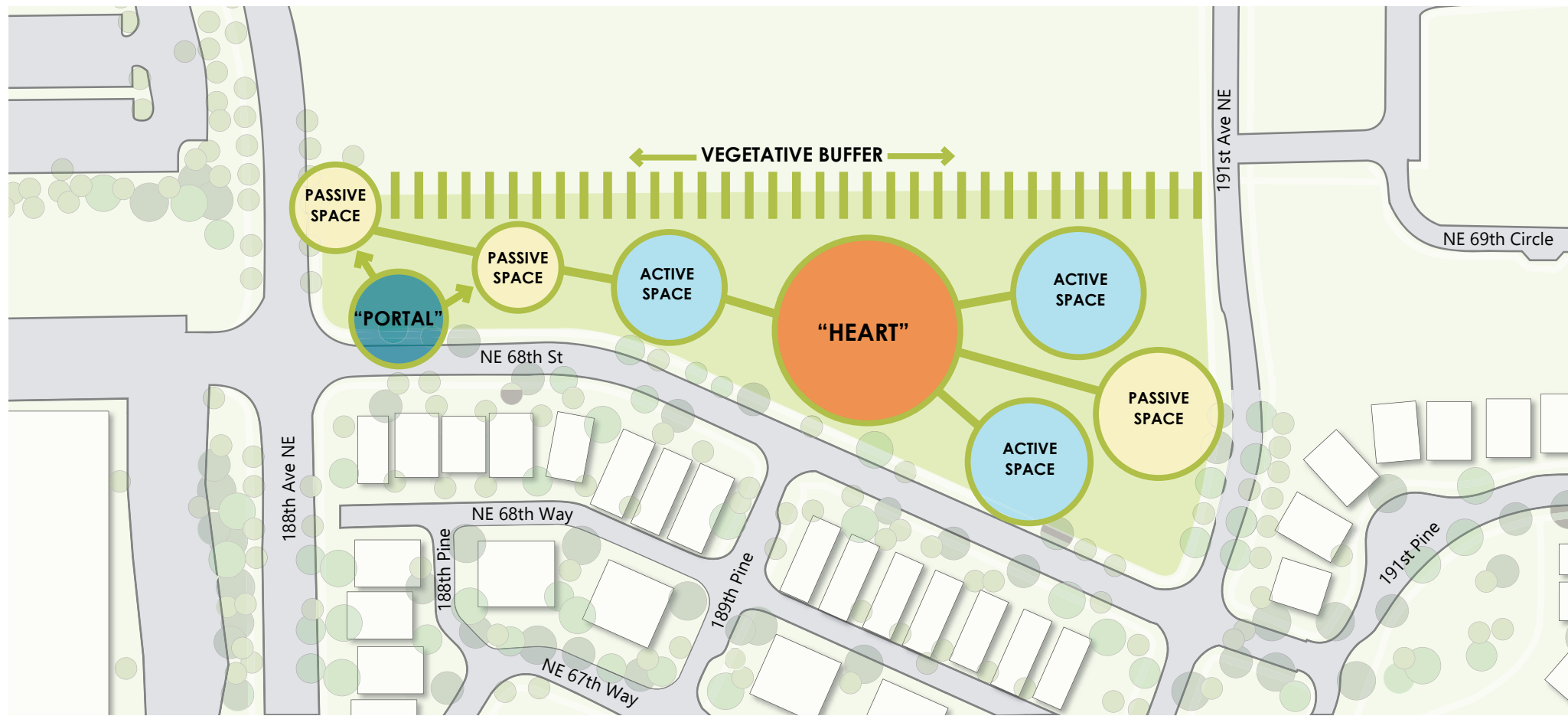


# Project Schedule & Process





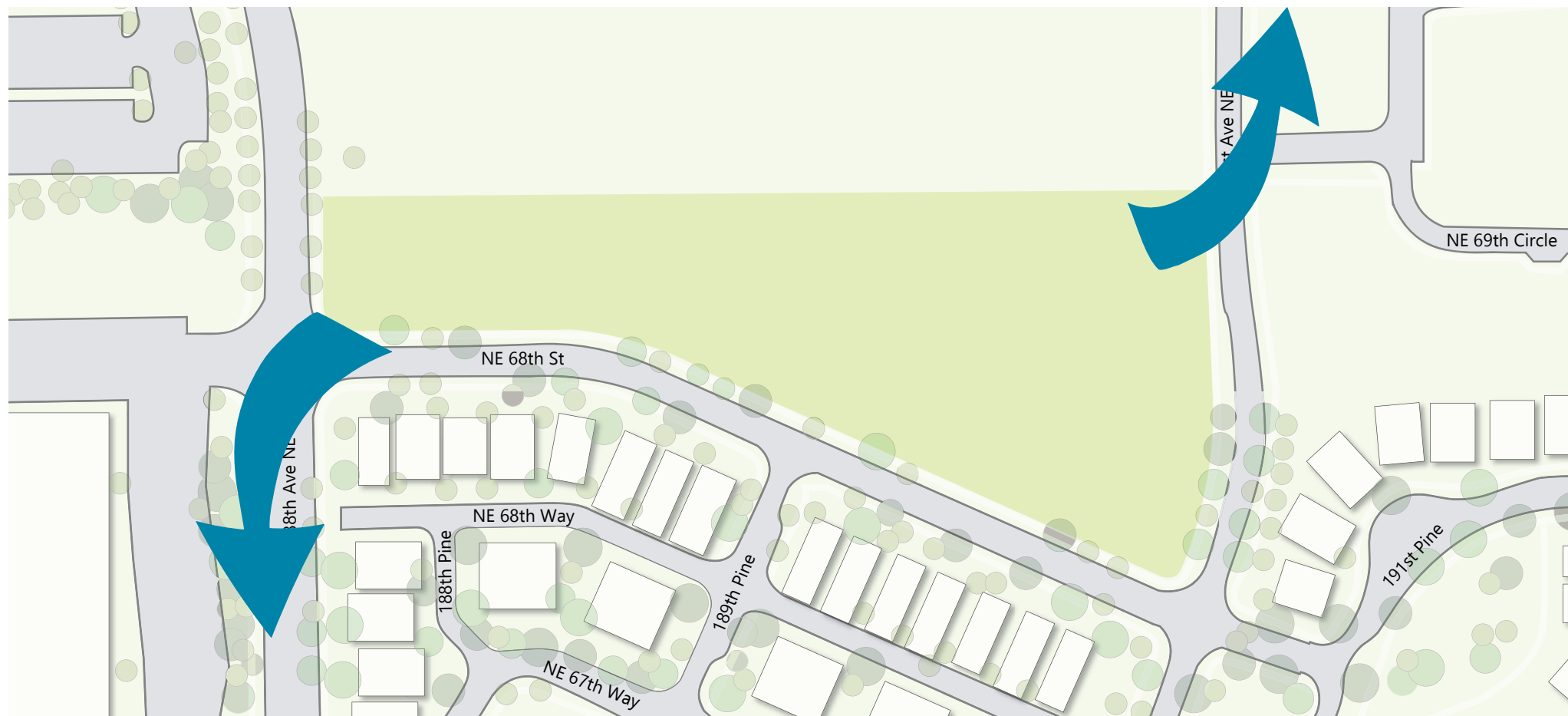
# Park Design - Park Organization



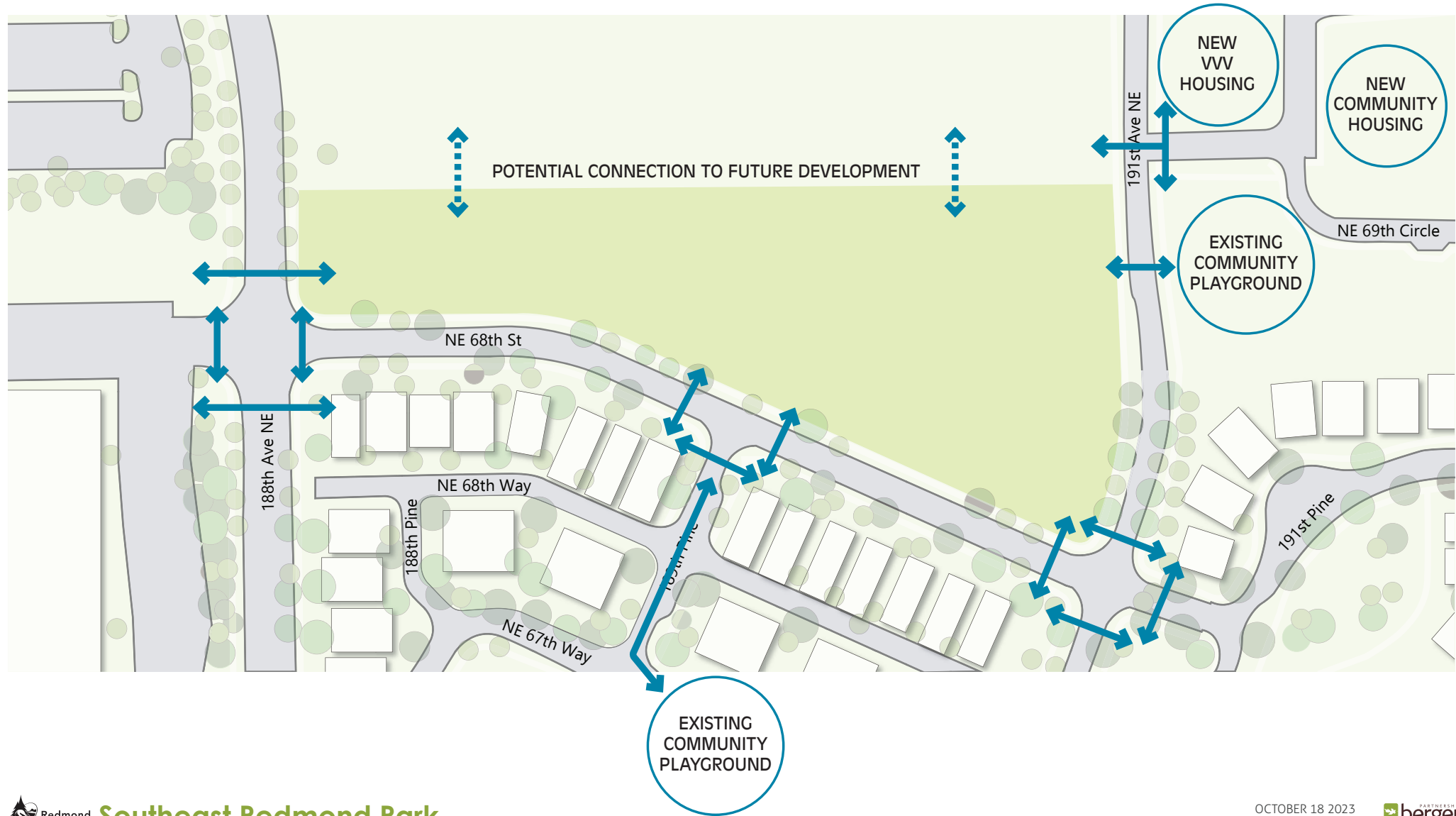
# Park Design - “Reforestation”



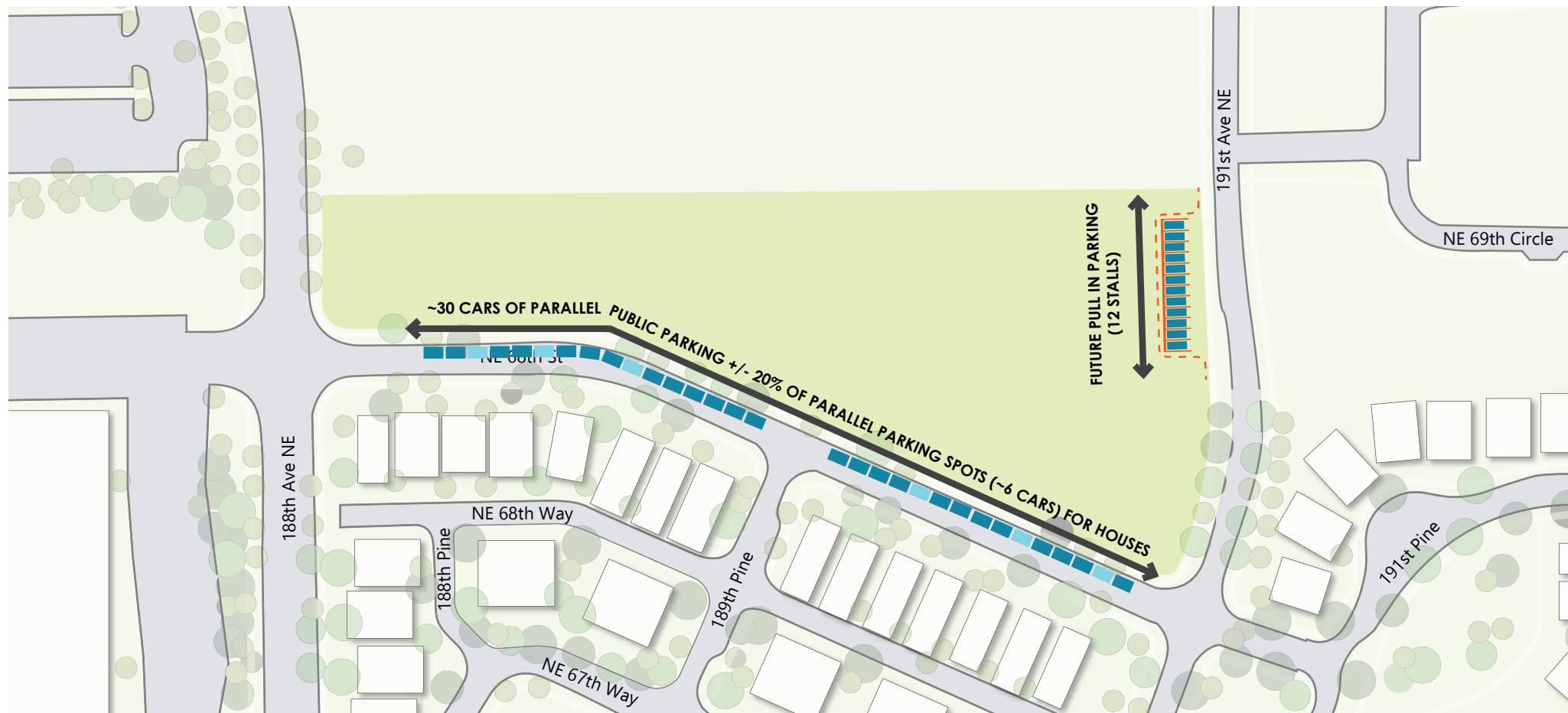
# Park Design - Regional Connectivity



# Park Design - Neighborhood Connectivity



# Park Design - Parking Diagram



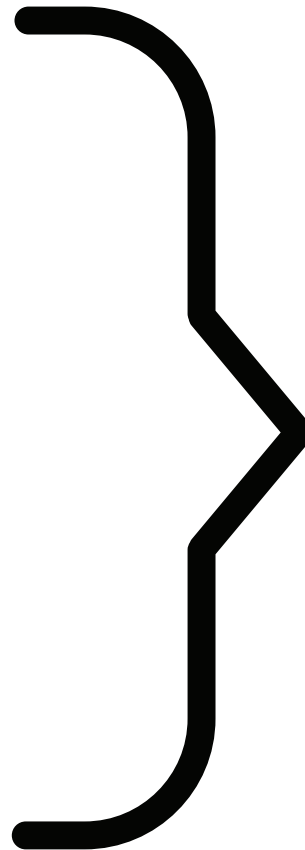


# Design Process

TODAY'S CONCEPTS



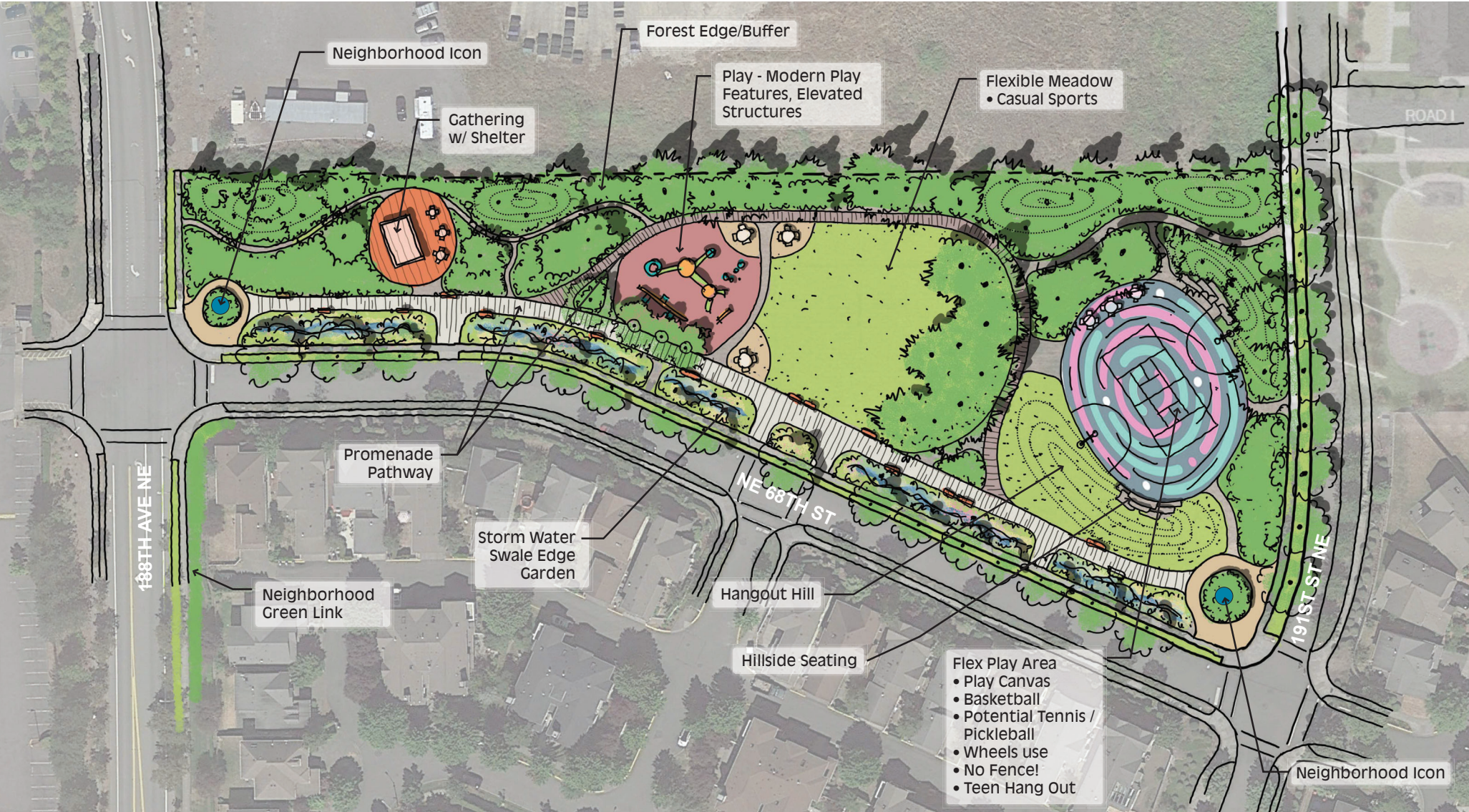
COME TOGETHER TO BECOME...



YOUR NEIGHBORHOOD'S FUTURE:



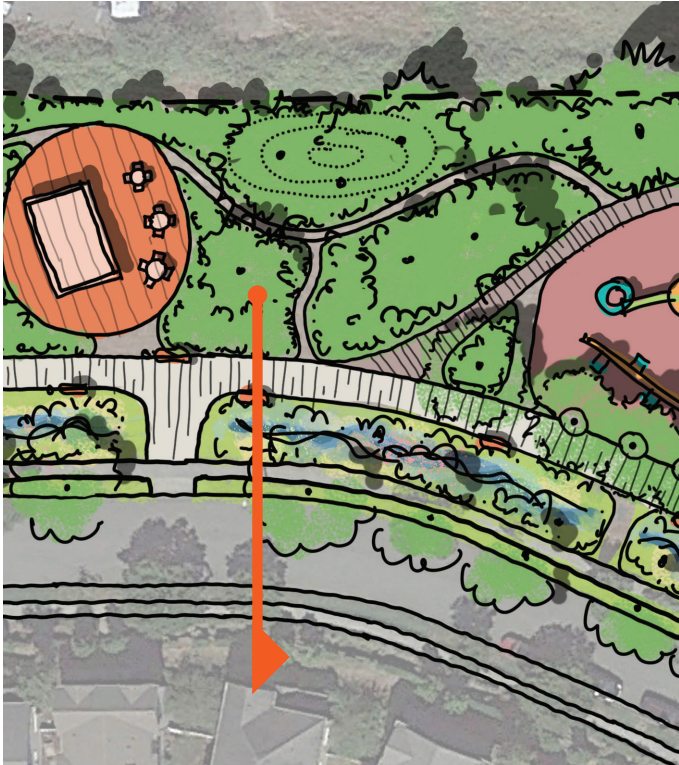
# Design Concept #1: Contemporary Promenade





# Design Concept #1: Contemporary Promenade

## Street Edge Section





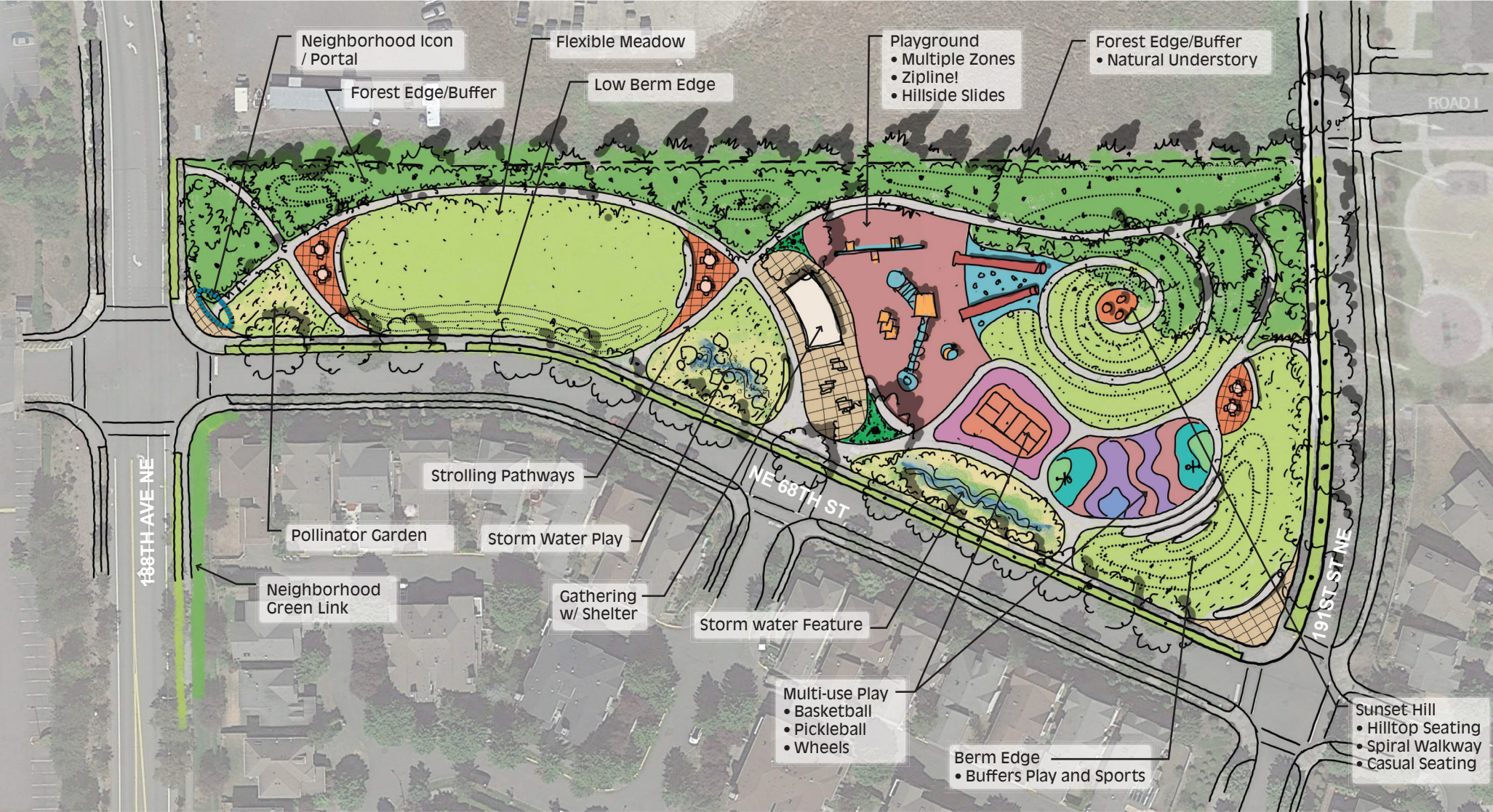
# Design Concept #1: Contemporary Promenade

## Precedent Images





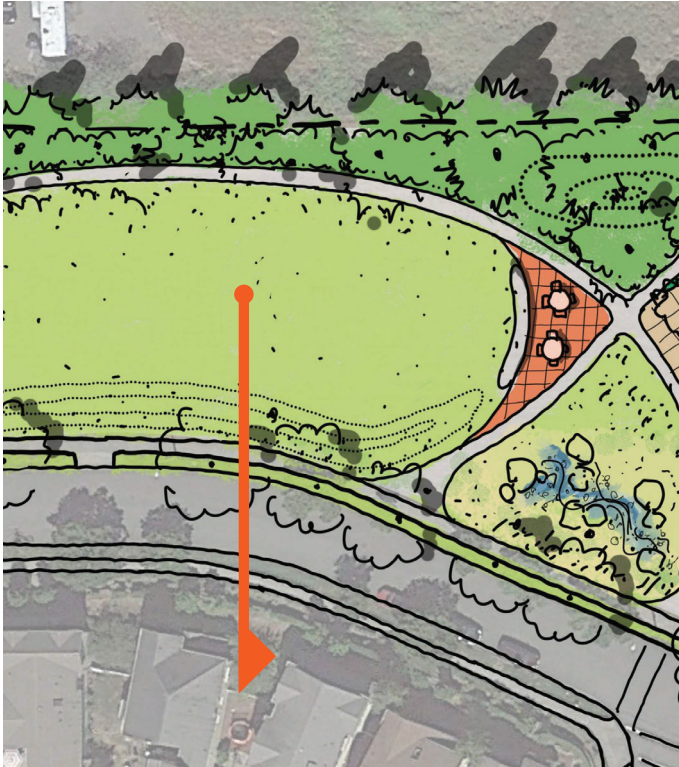
# Design Concept #2: The Wilds





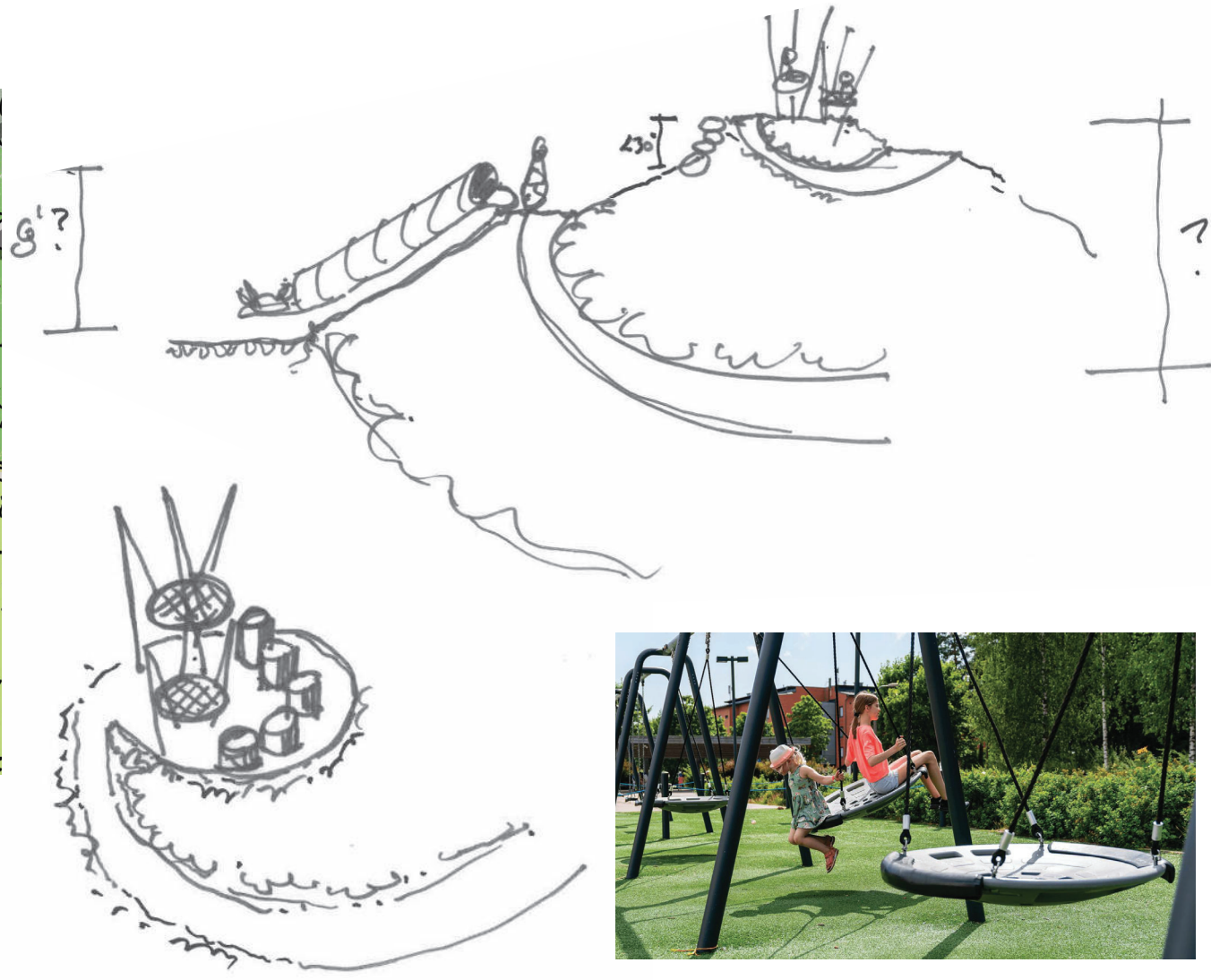
# Design Concept #2: The Wilds

## Street Edge Section



# Design Concept #2: The Wilds

## Sunset Hill Concept Sketches





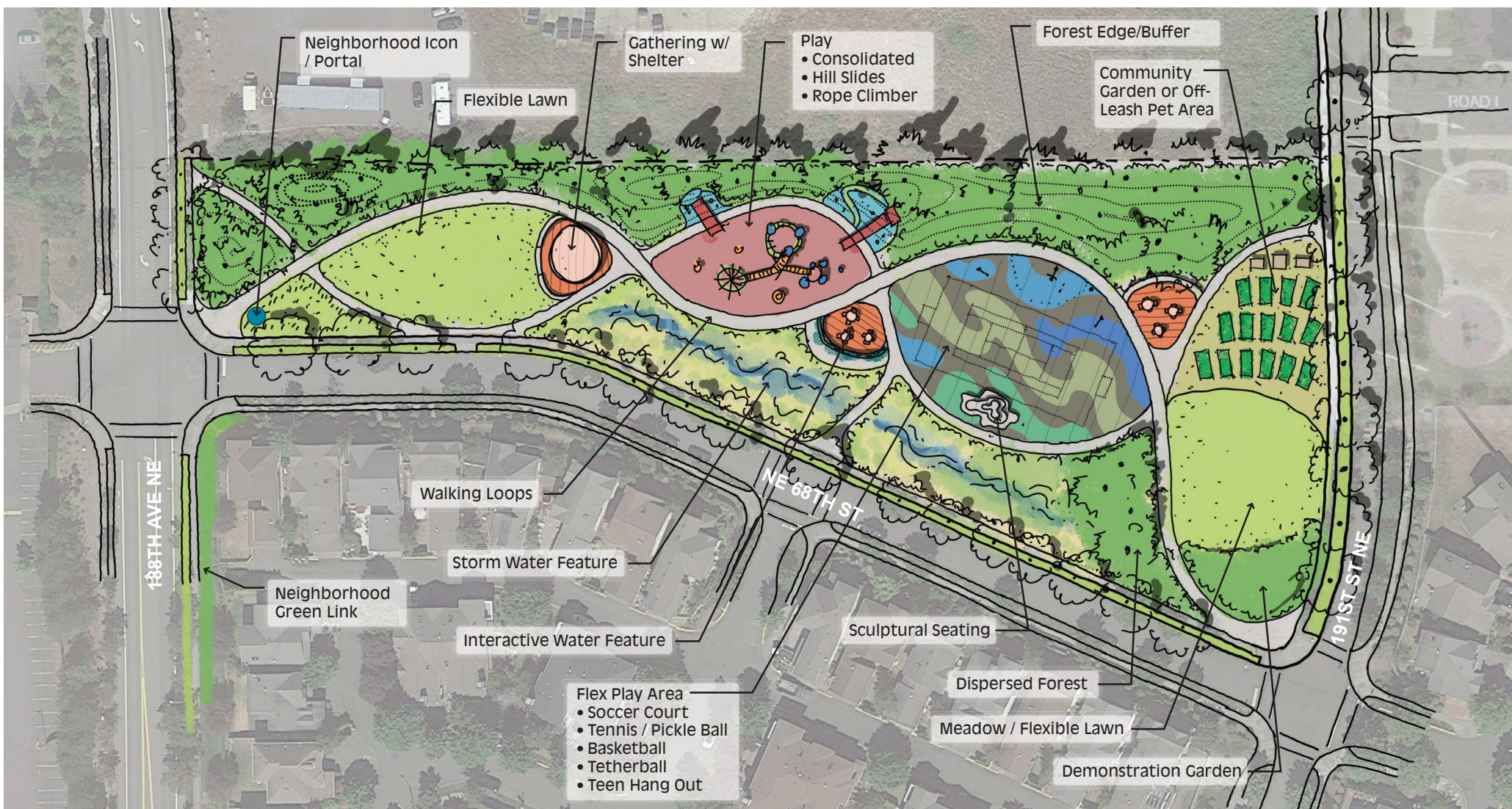
# Design Concept #2: The Wilds

## Precedent Images





# Design Concept #3: Threads (a.k.a. "Friendship Bracelet")



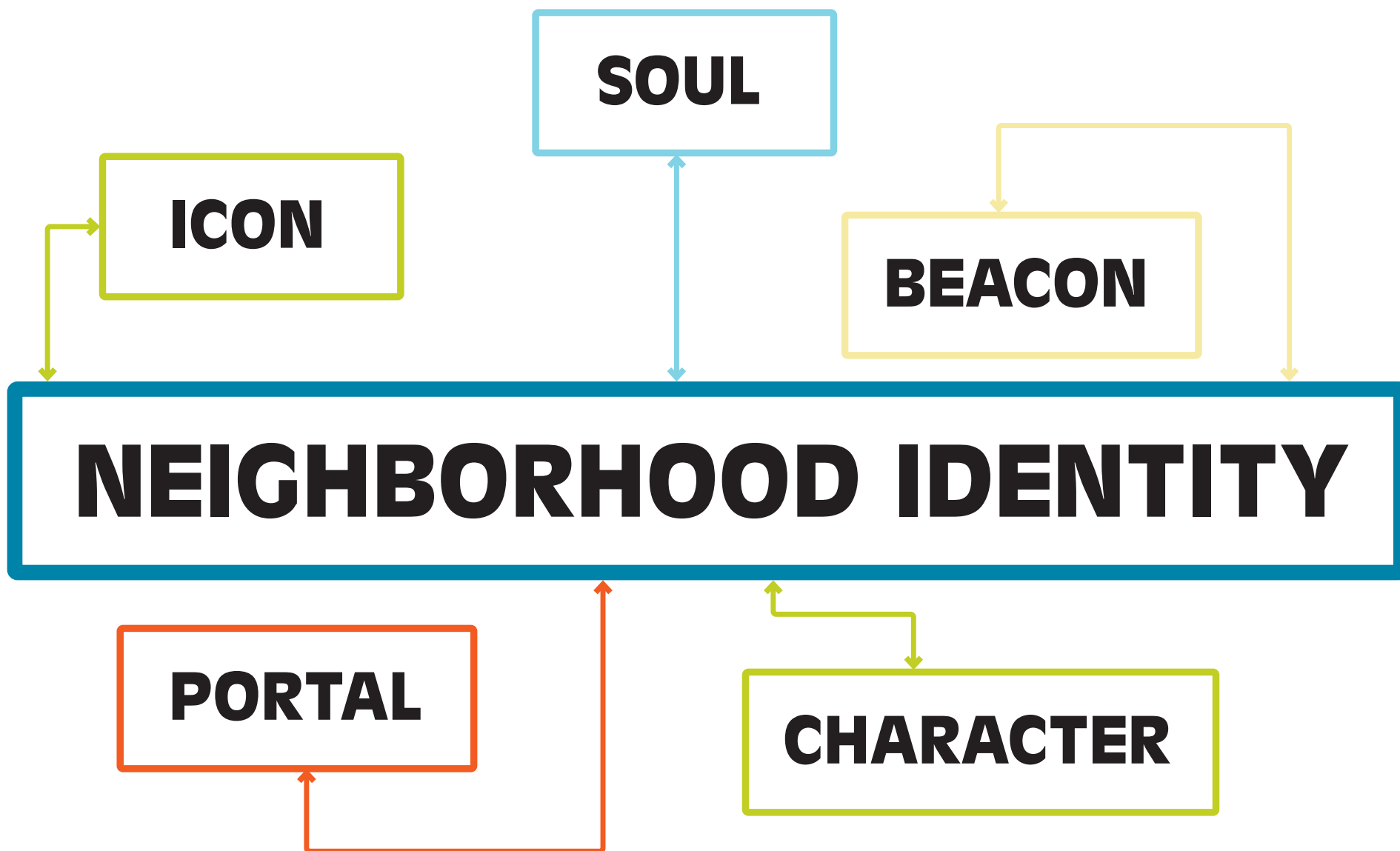


# Design Concept #3: Threads (a.k.a. “Friendship Bracelet”)

## Precedent Images



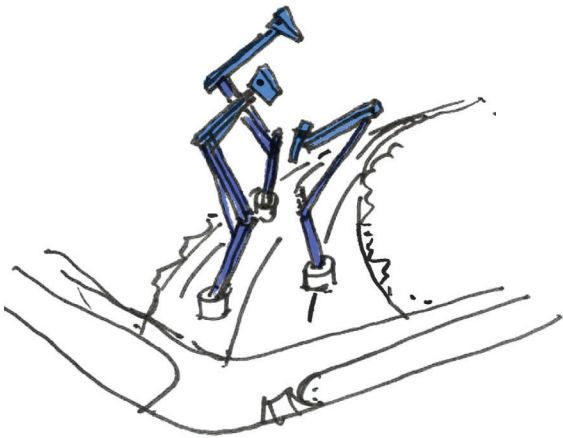
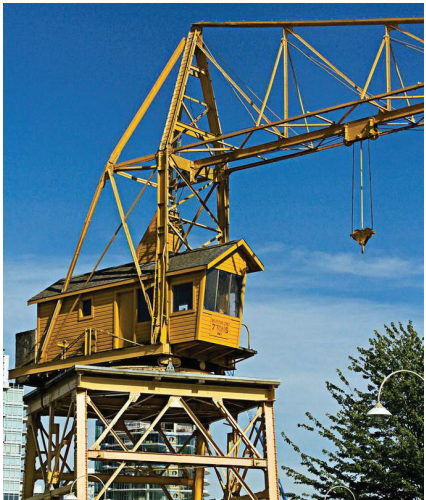




\*NOT A SIGN\*

# Neighborhood Identity

## “Genie-osaurus”





# Neighborhood Identity

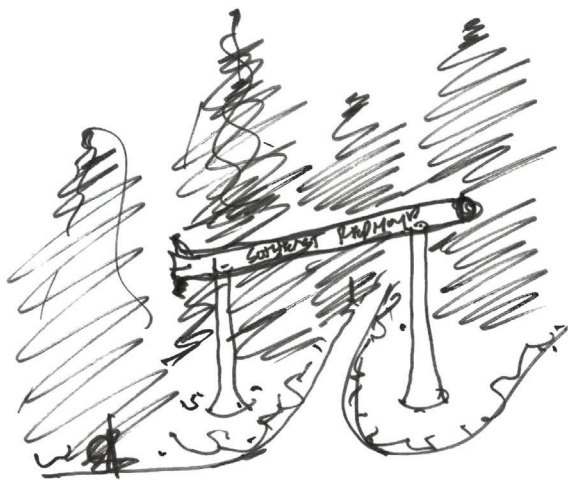
“Retro-Neon-Awesomeness”





# Neighborhood Identity

## "Forest-Portal"





## Memorandum

**Date:** 12/5/2023

**Meeting of:** Committee of the Whole - Planning and Public Works

**File No.** CM 23-637

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Parks	Loreen Hamilton	425-556-2336
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**DEPARTMENT STAFF:**

Parks	Caroline Chapman	Parks Planning Manager
Public Works	Tom Hardy	Senior Environmental Scientist
Executive	Jenny Lybeck	Environmental Sustainability Program Manager

**TITLE:**

Tree Canopy Strategic Plan Update

**OVERVIEW STATEMENT:**

The Tree Canopy Strategic Plan lays out cross-departmental actions to make progress on the citywide goal of 40% tree canopy coverage. Over the past year the Environmental & Utilities Services in Public Works updated the City of Redmond's tree canopy assessment and calculated that the city has a canopy coverage of 37.5% or 4,001 forested acres. The City of Redmond led 25+ tree planting events with volunteers and planted more than 2,000 trees.

In 2024, the tree canopy team will look to implement a tree-giveaway program for private property; implement the outcomes of the Climate Resiliency & Sustainability in Vegetation Management Plan; and initiate streamlining and expanding Green Redmond volunteer efforts.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Tree Canopy Strategic Plan; Environmental Sustainability Action Plan; PARCC Plan
- **Required:**  
N/A

- **Council Request:**  
N/A
- **Other Key Facts:**  
Review of 2023 progress

**OUTCOMES:**

Achieve the goals of the Tree Canopy Strategic Plan and further the goals of the ESAP.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
N/A
- **Outreach Methods and Results:**  
N/A
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**  
N/A

**Approved in current biennial budget:** ☐ Yes ☐ No ☒ N/A

**Budget Offer Number:**  
N/A

**Budget Priority:**  
N/A

**Other budget impacts or additional costs:** ☐ Yes ☐ No ☒ N/A

**If yes, explain:**  
N/A

**Funding source(s):**  
N/A

**Budget/Funding Constraints:**  
N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**



**Previous Contact(s)**

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

A. 2023 Tree Canopy Strategic Plan Progress Summary

# Tree Canopy Strategic Plan Update

<b>Strategy A: Education and Awareness of the strategic plan</b> Increase understanding and awareness among all community members around the value of trees for social, environmental, and economic reasons. Cost estimates for strategy are low, medium, high given that there is no direct correlation to a per acre canopy cost.	
2023 Update	<ul style="list-style-type: none"> <li>Redmond 2050 Comprehensive Plan Update and the 2023 PARCC Plan update support the continued implementation of the Tree Canopy Strategic Plan.</li> </ul>
2021 Update	<ul style="list-style-type: none"> <li>The tree canopy webpage has been updated to include information on suggested trees, tree selection, planting tips, care, and watering along with volunteer opportunities.</li> <li>Updates to the Redmond Comprehensive Plan, describing the 40% canopy goal, timeline, and key strategies were adopted by City Council on November 17, 2020.</li> </ul>
<b>Strategy B: Increase City Led Planting.</b> City led planting involves canopy enhancement projects on City-owned land, such as parks, rights-of-way and stream restoration corridors within contiguous boundaries.	
2023 Update	<ul style="list-style-type: none"> <li>The Climate Resiliency &amp; Sustainability in Vegetation Management Plan is under development. It is anticipated this plan will provide a detailed, centralized inventory of where future canopy enhancements can be established on City Properties.</li> <li>Park Operations completed an evaluation and inventory on the health of street trees and trees in the City Right of Way.</li> <li>In 2023, Public Works planted 1,655 trees on 2.6 acres of regulatory stream buffers.</li> <li>Along stream buffers, the tree canopy went down by 1.1 acres between 2019 and 2021 for a total tree canopy coverage along streams of 56.5%.               <ul style="list-style-type: none"> <li>Tree removal in regulated buffers was associated with Sound Transit and the Proctor Willows development</li> </ul> </li> </ul>
2021 Update	<p>The 2021-22 budget included \$150,000 for Carbon Footprint Reduction/Tree Canopy Expansion in the biennium. To date, 1.71 acres have been cleared in the Monticello watershed with 1.21 acres planted (540 trees) in the spring of 2021. The remaining .5 acre will be planted in fall/winter 2021-22. Additional plantings are being considered on park properties.</p> <ul style="list-style-type: none"> <li>In 2021, Public Works has planted 150 trees at Keller/Bear Creek using stormwater funds and over 100 trees will be planted at Smith Woods through Parks/Stormwater funds.</li> <li>In 2020, the following number of trees were planted on City owned land.</li> </ul>

	<ul style="list-style-type: none"> <li>○ Natural Resources planted 1,240</li> <li>○ Parks 230</li> <li>○ Forterra (Green Redmond Partnership) 509</li> <li>○ Adopt-a-Stream Foundation 840</li> <li>○ <b>Total trees planted: 2,819</b></li> </ul>
<b>Strategy C: Increase Planting on Private Property.</b> Half of the opportunity to increase tree canopy coverage in the City of Redmond exists on private parcels. Meeting canopy goals will require commitment and collaboration and will not be possible without working with private property owners to assist in this effort. These opportunities will be voluntary at the discretion of the landowner.	
2023 Update	\$200,000 in funding was secured in 2023 which will support programs to pursue plantings on private properties. Initial plans are to use the funds to establish a as a tree giveaway program for fall 2024. This effort will be led by Parks Planning and supported by cross departmental efforts.
2021 Update	Staff has conducted research on a variety of incentive programs to provide trees or discounts to purchase trees along with estimated costs to manage the program based on current models in use around the region. Opportunities are being evaluated to propose a program in the 2023-24 biennium.
<b>Strategy D: Regulations</b> Regulations can be used to understand tree removal, ensure care of urban trees and set standards for removal and replacement.	
2023 Update	Tree Regulations are on hold pending the outcome of the Master Builders v. City of Kirkland Growth Management Hearings Board Case. The Master Builders filed the petition with the GMHB regarding Kirkland's Tree Regulations on 5.18.2022. The GMHB has granted seven extensions. The hearing is scheduled for 2.5.2024. The final decision and order is expected 3.6.2024.
2021 Update	Regulations: The City is updating RZC 21.72, Tree Protection and associated definitions in RZC 21.78, Definitions. The main goals of the update are to: <ul style="list-style-type: none"> <li>• Provide clarity in the regulations where there are conflicts or areas the regulations don't address to ensure consistent implementation and predictability</li> <li>• Ensure the proposed regulations are reflective of community values</li> <li>• Align with the Community Strategic Plan so that regulations are complementary and don't conflict with the greater vision</li> </ul>

	<ul style="list-style-type: none"> <li>Maintain the City's tree canopy responsibly while supporting necessary growth and equitable opportunities for housing</li> </ul> <p>The regulations are currently being reviewed by the Planning Commission, which has had two study sessions and will hold a public hearing on November 10, 2021. The Planning Commission will potentially make a recommendation to City Council on December 15, 2021</p>
<b>Strategy E: City Acquisition of Lands</b> Acquisition of lands within contiguous city boundaries can be used to conserve existing forested parcels or could be used to acquire open space that could be used to increase canopy through mitigation planting or other mechanisms.	
2023 Update	The City is continuing to work with WSDOT to purchase two parcels north of Redmond Way along Bear Creek. WSDOT is working to clear up the titles prior to Redmond purchasing the parcels, likely in 2024.
2021 Update	N/A
<b>Strategy F: Partnerships and Volunteers</b> Partnerships engage the community in tree planting and forest restoration. They provide an opportunity to leverage funding and broaden the coalition helping to preserve and enhance Redmond's tree canopy. Partnerships will be essential to accomplishing the goals of the tree canopy strategic plan.	
2023 Update	<b>2022 Green Redmond statistics:</b> Volunteer Occurrences: 607 Adult: 344 Youth: 263 Volunteer Hours: 2624.85 # of Events: 37 # Trees Planted: 486 # Shrubs Planted: 392 <b>2023 Green Redmond stats (to date):</b> Volunteer Occurrences: 284 Adult: 203 Youth: 81 Volunteer Hours: 1343 # of Events: 22 # Trees Planted: 121

	<p>#Shrubs Planted: 0</p> <p><b>Green Redmond Day (10/28/2023):</b></p> <p><b><i>Anticipated</i></b></p> <p><i>Volunteers</i> 50</p> <p><i>Volunteer Hours</i> 150</p> <p><i>Trees Planted</i> 500</p> <p>Parks also hosted an Arbor Day event which included planting a 2 ½' caliper tree at Grass Lawn Park, a demonstration and explanation of proper tree planting technique, and mulching of park trees.</p>
2021 Update	<ul style="list-style-type: none"> <li>• The Green Redmond Partnership planted nearly 2,000 plants and engaged 438 volunteers across 17 parks for a total of 1,264 hours of volunteer engagement. As noted above, they planted 509 trees in 6 parks in 2020.</li> <li>• Earth Corps has also been a partner on planting and community engagement.</li> </ul>
<p><b>Strategy G: Data Analysis</b></p> <p>Canopy enhancement contains many variables and will need to be tracked on multiple scales (per tree, per acre and overall coverage) to ensure overall goal can be achieved.</p>	
2023 Update	<p>The most recent analysis in 2023, shows that Redmond's 2021 canopy coverage was 37.5% for a total of 4,001 acres. This includes parks within the incorporated City limits but not contiguous city limits.</p> <p>This represents a decrease of .3% or 36.6 acres between 2019 and 2021.</p>
2021 Update	<p>The most recent analysis in late 2020, shows that Redmond's 2019 tree canopy coverage is 37.9%, this includes parks within the incorporated City limits but not contiguous city limits.</p> <p>This represents a decrease of .2% or (24.7) acres from 2017. The changes in canopy cover occurred within the contiguous city boundary. The tree canopy coverage in the contiguous city boundary is 32.9%, down from 33.2 (24.7 acres).</p> <p>Staff updates tree canopy coverage on a 2-year basis in even years. The data is updated using aerial photographs that are captured in odd-years (2019) and the data is available in even years (2020). The next update would be in 2022.</p>



## PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

November 1, 2023

<b>Project File Number:</b>	<b>LAND-2023-00112   SEPA-2023-00113</b>
<b>Proposal Name:</b>	<b>Phase 2 of Amendments to the Redmond Zoning and Municipal Codes as Periodic Rewrite of Redmond's Development Regulations</b>
<b>Applicant:</b>	<b>City of Redmond</b>
<b>Staff Contacts:</b>	<b>Carol Helland, Director of Planning and Community Development, 425-556-2107</b> <b>Seraphie Allen, Deputy Director, Planning and Community Development, 425-556-2450</b> <b>David Lee, Manager, Current Development and Implementation, 425-556-2462</b> <b>Beckye Frey, Principal Planner, 425-556-2750</b> <b>Kimberly Dietz, Principal Planner, 425-556-2415</b>

## FINDINGS OF FACT

### Public Hearing and Notice

#### a. Planning Commission Study Sessions and Public Hearing Dates

- i. The City of Redmond Planning Commission held study sessions on April 26, 2023; May 24, 2023; September 13 and 27, 2023; October 25, 2023; and November 1, 2023.
- ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on September 27, 2023. Verbal and written comments were received and are provided as Attachment C Public Comment Matrix.

#### b. Notice and Public Involvement

The public hearing notice was published in the Seattle Times on September 6, 2023 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

- i. Email to Code Clean-Up Parties of Record;
- ii. Posting on the Redmond Zoning Code Rewrite project webpage; and
- iii. Notice of the Public Hearing sent through city E-News.

### Redmond Zoning Code Text Amendment Summary and Criteria

The City is proposing an amendment to the Redmond Zoning and Municipal Codes that address formatting and organization, transparency and accessibility of the code, community requests, process improvement, consistency with state law, general corrections of cross-references, phrasing, and grammar, and ensure consistency with Comprehensive Plan policies. Amendments involve RZC Chapters 21.06, 21.08, 21.10, 21.13, 21.14, 21.16, 21.24, 21.41, 21.57, 21.76; associated definitions in RZC 21.78; and RMC Titles 5, 9, 7, and 13. . The full amendments are provided as Attachment D: Proposed Zoning and Municipal Code Amendments

## Planning Commission Report – Findings and Conclusions

**Phase 2 of Amendments to the Redmond Zoning and Municipal Codes as Periodic Rewrite of Redmond's Development Regulations**

November 1, 2023

**Staff Analysis**

<b>RZC 21.76.070 AE – TEXT AMENDMENT</b>	<b>MEETS/ DOES NOT MEET CRITERIA</b>
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	Meets

In addition, staff analysis is provided in Attachments B and C to the Technical Committee's August 30, 2023 Report.

**Recommended Conclusions of the Technical Committee**

On August 30, 2023, the Technical Committee reviewed amendments to the Redmond Zoning and Municipal Codes, identified as **Attachment A to the Technical Committee Report**, and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval with no additional conditions**.

**RECOMMENDED CONCLUSIONS****The Planning Commission has reviewed:**

- A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and*
- B. *The Technical Committee Report (**Attachment A**).*

**Recommendation**

The Planning Commission reviewed the amendments to the Redmond Zoning Code, identified as **Attachment A to the Technical Committee Report**, and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval with modifications**.

Included in the Commission's recommendation is the following amendment to the Technical Committee's recommendations to amend the Redmond Zoning Code:

- Clarify the allowance of ambulatory and outpatient services in the Northwest Design District (NWDD):
  - Amend RZC 21.04.030 Comprehensive Allowed Uses Chart to identify the allowed use in Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones; and
  - Amend RZC 21.14.080 Northwest Design District to identify the allowed use, parking ratio, and special regulations in tables 21.14.080.2 General Allowed Uses and Cross-References in NWDD Zone (Nonresidential) and 21.14.080B Allowed Uses and Basic Development Standards.

The Planning Commission recommended subsequent consideration and discussion with the Commission in response to David Morton's September 27, 2023 public testimony. The following points should be addressed in coordination with relevant topics as they are presented in the future for the Commission's review and recommendations:

- Describe spill or accident response protocols and operations for land uses located in CARA I and II;
- Define risk management including planning, protocols, and implementation for the CARA;
- Identify whether the city is considering any additional prohibitions to land use activities in CARA I and II; and
- Describe recharge within the CARA, particularly CARA II, and the relationship to wells.

The Planning Commission also commented on the Technical Committee's recommendations to amend the Redmond Municipal Code, as provided to the Commission for reference only. Commissioner's suggested including refinements to RMC 7.04.154 Beekeeping for coordination with state legislation and to recognize statewide management and protection plans of pollinator species.

Planning Commission Report – Findings and Conclusions

**Phase 2 of Amendments to the Redmond Zoning and Municipal Codes as Periodic Rewrite of Redmond's Development Regulations**

November 1, 2023

DocuSigned by:

*Carol Helland*

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**Carol Helland**

**Planning and Community Development Director**

DocuSigned by:

*Susan Weston*

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**Susan Weston**

**Planning Commission Vice-Chair**

**Attachments**

- A. Technical Committee Report**
- B. Public Hearing Notice**
- C. Public Comment Matrix**
- D. Proposed Amendments to the Redmond Zoning Code**
- E. Planning Commission Issues Matrix (if needed)**