

RZC 21.14.080 Northwest Design DistrictA. Purpose Statement

The purpose of the Northwest Design District 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.

B. Maximum Development Yield

Table 21.14.080A				
Maximum Development Yield				
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations
Floor area ratio (FAR)	<u>1.13</u>	TDRs or NWDD Green Incentives: <u>0.87</u>	<u>2.00</u>	[To be provided]

C. Allowed Uses and Basic Development Standards

Table 21.14.080B					
Allowed Uses and Basic Development Standards					
§	Use	Maximums		Parking Ratio: unit of measure (min req, max allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or NWDD Green Incentives ; w/TDR or NWDD Green Incentives	w/o TDR or NWDD Green Incentives ; w/TDR or NWDD Green Incentives		
RESIDENTIAL					
1	Attached dwelling unit, 2-4 units	4	.68; 1.0	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0) Guest (1 per 4 units)	See RZC 21.08.260, Attached Dwelling Units, for specific regulations related to design, review and decision procedures. See RZC 21.20, Affordable Housing.
2	Multifamily structure	5; 6	.68; 1.0		See RZC 21.20, Affordable Housing.
3	Mixed-use residential structure				Non-residential uses shall be included, but not limited to, the ground floor street level. See RZC 21.20, Affordable Housing.
GENERAL SALES OR SERVICES					
4	Consumer goods sales or service, other than heavy or durable	4; 5	.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	

5	Grocery, food, beverage, and dairy				Maximum 15,000 sq ft gfa.
6	Health and personal care				
7	Finance and insurance				
8	Real estate services				Self-storage facilities prohibited
9	Professional services				
10	Full-service restaurant			1,000 sq ft gfa (9.0, 9.0)	
11	Cafeteria or limited-service restaurant			1,000 sq ft gfa (10.0, 10.0)	
12	Personal services			1,000 sq ft gfa (2.0, 3.0)	
TRANSPORTATION, COMMUNICATION, INFORMATION, AND UTILITIES					
13	Road, ground passenger, and transit transportation	4; 5	.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	
14	Rapid charging station			Adequate to accommodate peak use	
15	Wireless Communication Facilities				See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
16	Local utilities				
17	Regional utilities				Conditional Use Permit required.
ARTS, ENTERTAINMENT, AND RECREATION					
18	Amusement, sports, or recreation establishment	4; 5	.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	Fitness and athletic clubs only. Max 10,000 sq ft gfa.
19	Natural and other recreational park			1,000 sq ft gfa (0,	
20	Community indoor recreation			adequate to	
21	Parks, open space, trails and gardens			accommodate peak use)	
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS					
22	Day care center	4; 5	.45; 1.0	Employee on maximum shift (1.0, 1.0)	See RZC 21.08.310.
23	Associations and nonprofit organizations			1,000 sq ft gfa (2.0, 3.0)	

D. Regulations Common to All Uses

Table 21.14.080C Regulations Common to All Uses		
Regulation	Standard	Exceptions
Setback: NE 124 th Street	15 feet; stories 4 and higher shall be setback a minimum of 20 feet	Parking areas shall be located outside of setbacks on NE 124 th St and Willows Road. Parking shall be setback a minimum of 10 feet from all other property lines with approval of a landscape plan. Features allowed within all
Setback: Willows Road	100 feet average; in no instance may be less than 75 feet	
Setback: All other property lines	20 feet	

		<u>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.</u> <u>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.</u>
<u>Landscape Area</u>	<u>20%, see RZC 21.16.020.G</u>	
<u>Impervious Surface Area</u>	<u>60%, see RZC 21.16.020.D</u>	
<u>Residential Usable Open Space</u>	<u>20% of gross site area</u>	<u>Environmentally critical areas and their buffers shall not be included to satisfy open space requirement.</u>

1. A Master Plan is required for all development within the Northwest Design District. Master Plan developments shall provide:
 - a. A minimum of 22,000 square feet of gross floor area of nonresidential land uses. Leasing offices and resident amenities shall not be counted toward the nonresidential land use requirement.
 - b. Nonresidential land uses shall be located in the northwest portion of the site and adjacent to NE 124th Street. Nonresidential land uses shall not be located on the hillside sloping up from Willows Road.
 - c. Phasing plan. The phasing plan shall provide for completion of no more than 30 percent of the dwelling units without first completion of the minimum gross floor area of nonresidential land uses.
2. Drive-through facilities are prohibited in the Northwest Design District.
3. Deviations from the parking ratio requirements in Table 21.14.080B above shall comply with RZC 21.40, *Parking Standards*.

E. Residential Usable Open Space

1. General Requirement. The minimum residential usable open space requirement establishes the minimum percentage of a development that must be set aside to provide usable open space for residents.
2. Alternatives for configuration of the total amount of usable open space.
 - a. Common open space is open space that is available to all residents. It includes landscaped courtyards or decks, gardens with pathways, children's play areas, and other multipurpose recreational or green spaces providing a mixture of passive and active open space areas.
 - b. Common open space shall be large enough to provide functional leisure or recreational activity as determined by the Technical Committee. The average minimum dimension shall be 20 feet, with no dimension less than 12 feet.
 - c. Common open space areas shall be located in at least three separate locations and dispersed in a manner to provide proximity to all residents within a development. For

phased development, a minimum of one open space area shall be provided for each phase of development.

- d. Private open space is open space that is *not* available to all residents. It includes balconies, patios, and other multi-purpose recreational or green spaces. It may be used to meet up to 50 percent of the usable open space requirement. Private open spaces shall be at least 50 square feet, with no dimension less than five feet.
 - e. Rooftop open space available to all residents may be used to meet up to 50 percent of the usable open space requirement.
3. Combining usable open space and pedestrian access. Parking areas, driveways, and pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design shall not be counted as usable open space, except any pedestrian path or walkway traversing through the open space if the total width of the common usable open space is 18 feet or wider.

F. Supplemental Standards

1. Purpose. The purpose of this section is to implement Willows/Rose Hill Neighborhood policies and to retain the following features of the Willows Corridor:
 - 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; and
 - d. High-quality site and building design.
2. Design Standards. Development in the Northwest Design District is subject to RZC 21.60, *Citywide Design Standards*. In addition to the Citywide Design Standards, the following shall apply:
 - a. Requirements.
 - i. Parking shall be screened by buildings or trees from Willows Road.
 - ii. A Type II landscape screen, as defined in RZC 21.23.080, shall be provided along property lines abutting non-residential uses. The landscape screen shall be a minimum 10 feet wide, with an average width of 15 feet. Other features such as topography or existing trees which provide a visual buffer meeting or exceeding a Type II landscape screen may be used to satisfy this requirement.
 - iii. A minimum 15 foot wide Type II landscape screen, as defined in RZC 21.23.080, shall be provided to visually buffer the development from Willows Road. Features such as forested gullies, wetlands, old pastures and existing treed areas which provide a visual buffer meeting or exceeding a Type II landscape screen may be used to satisfy this requirement.
 - iv. Any portion of an underground stormwater detention facility, such as a vault, extending above-grade shall be screened with features such as berms or landscaping.
 - v. A master plan's circulation concept shall demonstrate that non-residential uses are located to encourage access by walking or bicycling.

G. NWDD Green Development Incentives

1. Purpose. The purpose of the green development incentives is to implement green development techniques in an effort to reduce the carbon footprint of proposed development by promoting energy efficient design and construction methods.
2. The maximum height and FAR pursuant to Table 21.14.080A may be achieved on a project-wide basis provided the development demonstrates the ability to meet a minimum of LEED Gold, Built Green 4-Star, or an equivalent in alternative certification program, on 100 percent of buildings within the development, and two of the following:
 - a. 100 percent of ground-oriented residential units are “electric vehicle charging ready,” a minimum of one electrical vehicle charging station is available per 20 apartment residential units, and a minimum of one electrical vehicle charging station is available per 10,000 square feet of nonresidential land uses.
 - b. Green roof(s) encompassing a minimum size of 25 percent of the roof area on all multifamily and mixed use buildings of 20 units or more. Green roofs shall be designed according to the guidelines of the Redmond Stormwater Technical Notebook. Compliance with this technique shall require review and approval by the Building Official.
 - c. Solar Panels on 25 percent of all ground-oriented dwelling units (e.g. townhomes).
 - d. Community solar opportunity to serve residential and/or nonresidential tenants within the development.

21.04.010 Land Use Zones Introduction

A. Zones.

1. Purpose. The purpose of establishing zones is to:
 - a. Provide a pattern of land use that is consistent with and fulfills the vision of Redmond's Comprehensive Plan;
 - b. Maintain stability of land uses and protect the character of the community by encouraging groupings of uses that have compatible characteristics;
 - c. Provide for appropriate, economic, and efficient use of land within the city limits; and
 - d. Provide for coordinated growth and ensure that adequate public facilities and services exist or can be provided in order to accommodate growth.
2. Establishment of Zones. Zoning districts in the City of Redmond are hereby established as follows:
 - Urban Recreation zone - UR
 - Semi-Rural zone - RA-5
 - Single-Family Constrained zones - R-1, R-2, R-3
 - Single-Family Urban zones - R-4, R-5, R-6, R-8, RIN
 - Multifamily Urban zones - R-12, R-18, R-20, R-30
 - Neighborhood Commercial zones – NC-1, NC-2
 - General Commercial zone – GC
 - Business Park zone - BP
 - Manufacturing Park zone - MP
 - Industry zone - I
 - Regional Retail Design District - RR
 - Bear Creek Design District – BCDD1, BCDD2
 - Marymoor Design District 3 - MDD3
 - Northeast Design District - NDD1, NDD2, NDD3
 - Northwest Design District - NWDD
 - Downtown Mixed-Use (DT) zones – Old Town (OT), Anderson Park (AP), Town Center (TWNC), Valley View (VV), Trestle (TR), Bear Creek (BC), Sammamish Trail (SMT), Town Square (TSQ), River Bend (RVBD), River Trail (RVT), Carter (CTR), East Hill (EH)
 - Overlake Mixed-Use (OV) zones – OV1, OV2, OV3, OV4, OV5, OBAT

21.04.030 Comprehensive Allowed Uses Chart

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Table 21.04.030A
Comprehensive Allowed Uses Chart: Residential Zones

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Table 21.04.030A
Comprehensive Allowed Uses Chart: Residential Zones

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Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones											
Piers, docks, and floats		P	P	P	P	P	P	P	P		
Water-oriented accessory structure		P	P	P	P	P	P	P	P		

C. Nonresidential Zones.

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones												
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD 2	NDD2, NDD3	MDD4	
Residential												
Detached dwelling unit	P	P						P				
Size-limited dwelling	P	P										
Cottage	P	P										
Accessory dwelling unit	P	P										
Attached dwelling unit	P	P										
Manufactured home	P	P										
Multifamily structure	P	P	P					P				
Dormitory												
Residential suite												
Mixed-use residential structure	P	P	P	P								
Housing services for the elderly								P				
Adult family home												
Long-term care facility								P				
Residential care facility								P				
Retirement residence								P				
General Sales or Service												
General Sales or Service										P		
Automobile sales, rental, or service establishment		P	P	C	P	P				P		
Heavy consumer goods sales, rental, or service			P	P	P		P			P	P	
Durable consumer goods sales, rental, and service			P	P	P		P			P	P	
Consumer goods, other	P	P	P		P		P			P	P	
Membership wholesale / retail warehouse					P							
Grocery, food, beverage, or dairy sales	P	P	P				P			P		
Marijuana retail sales			P				P					
Health and personal care		P	P		P					P		
Convenience store			P	P						P		
Finance and insurance		P	P	P	P		P	P		P		
Real estate services	P	P	P		P		P			P		
Professional services	P	P	P	P	P	P	P			P	P	
Administrative services			P	P	P		P			P	P	
Services to buildings or dwellings				P	P		P			P	P	
Travel arrangement and reservation services							P			P		
Investigation and security services							P			P		
Full-service restaurant	P	P	P	P	P	C	P			P	P	
Cafeteria or limited-service restaurant	P	P	P	P	P	C	P			P	P	
Bar or drinking place			P	P	P					P	P	

Table 21.04.030B
Comprehensive Allowed Uses Chart: Nonresidential Zones

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Table 21.04.030B
Comprehensive Allowed Uses Chart: Nonresidential Zones

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Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones											
Online Users: Click on District Abbreviation to View Map -->	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD 2	NDD2, N DD3	MDD4
Water-oriented accessory structure											

D. Mixed Use Zones.

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

Table 21.04.030C
Comprehensive Allowed Uses Chart: Mixed Use Zones

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Table 21.04.030C
Comprehensive Allowed Uses Chart: Mixed Use Zones

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Table 21.04.030C
Comprehensive Allowed Uses Chart: Mixed Use Zones

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21.20.060 Supplemental Requirements

A. Willows/Rose Hill Neighborhood.

1. As provided for in Comprehensive Plan policy N-WR-E-7, the allowed density shall be seven units per acre for a demonstration project in which at least 20 percent of the total dwelling units are affordable. Other bonuses allowed by the RZC may be used in addition to this bonus.
2. Consistent with Comprehensive Plan policy HO-38, new development in the Northwest Design District shall provide affordable housing as follows:
 - a. At least 10 percent of new dwelling units that are ground oriented containing exterior ground level access to the outside with one or more shared walls and without any unit located over another unit must be affordable to a household having an annual income of 80 percent of the median income, adjusted for household size.
 - b. At least 10 percent of new dwelling units within a multifamily or mixed use building and which are not ground oriented, as described above, must be affordable to a household having an annual income of 70 percent of the median income, adjusted for household size.
 - ~~a-c.~~ The provisions of RZC 21.20.030.C, D, E, and H shall not apply in the Northwest Design District.

B. Southeast Redmond Neighborhood.

1. Consistent with policy HO-38 and N-SE-22, properties rezoned from GC or R-12 to R-30 as part of the Southeast Redmond Neighborhood Plan Update (Ord. 2753) shall be required to provide 10% of units in developments of 10 units or more as low-cost affordable housing units. The bonus provisions of RZC 21.20.030.E shall apply.
2. Marymoor Design District.
 - a. MDD3 Zone
 - i. At least 10 percent of the units in new housing developments of 10 units or more must be affordable units.
 - ii. Pursuant to RZC 21.20.030.H, the bonus for required affordable housing is an additional FAR of .09 above the base FAR. No other density bonuses shall be given for affordable housing.
 - b. Other Zones in the Marymoor Design District.
 - i. At least 10 percent of the units in new owner-occupied housing developments of 10 units or more must be affordable to a household having an annual income of 70 percent of the median income, adjusted for household size.
 - ii. At least 10 percent of the units in the new renter-occupied housing developments of 10 units or more must be low-cost affordable units.
 - iii. The provisions of RZC 21.20.030.C, D, E, and H shall not apply.

C. Education Hill Neighborhood.

1. Consistent with policies HO-38 and N-EH-15, properties rezoned from R-5 to R-18 shall be required to provide 10% of units as affordable housing units if eight or fewer homes are developed. If more than eight homes are developed, 10% of units shall be low-cost affordable units. The bonus provisions of RZC 21.20.030.E shall not apply. (Ord. 2785)

D. Urban Centers.

1. In portions of Overlake where density limits are expressed as a Floor Area Ratio, the bonus above the maximum residential FAR expressed in [RZC 21.12, Overlake Regulations](#), is two times the equivalent floor area for each affordable unit provided. The bonus residential floor area may be used to increase [building](#)height by up to one [story](#) above the base standards shown in [RZC 21.12, Overlake Regulations](#). The bonuses granted under this provision are in addition to any bonuses granted for senior housing under [RZC 21.20.070, Affordable Senior Housing](#).
2. Downtown. Development in Downtown will receive a square footage density credit equal to the square footage of the affordable housing units provided on-site, or the square footage of the affordable housing units provided off-site pursuant to [RZC 21.20.050, Alternative Compliance Methods](#). This square footage credit can be converted to TDRs pursuant to [RZC 21.48.010.G, Affordable Housing Bonus](#). The bonus is subject to the limitations of [RZC 21.10.110.B, Downtown Height Limit Overlay](#).

RZC 21.38 OUTDOOR STORAGE, RETAIL DISPLAY, AND GARBAGE AND RECYCLING ENCLOSURES



21.38.010 Outdoor Storage and Retail Display

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

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

B. **Applicability.**

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

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

Table 21.38.010 Requirements for Outdoor Storage				
Zone	Type of Storage Permitted	Size and Height Requirements	Location Restrictions	
Downtown, OV, NC-1, NC-2, NWDD	None	N/A	N/A	N/A
RR, GC	Bulk and Non-Bulk	Maximum height of 10 feet	Bulk Storage cannot be located between the building and the	Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen.

Table 21.38.010
Requirements for Outdoor Storage

Zone	Type of Storage Permitted	Size and Height Requirements	Location Restrictions	
UR, RA-5, BP, OBAT, MDD1, MDD2, MDD5	Bulk and Non-Bulk	Maximum height 20 feet	front street. Non-Bulk Storage shall be moved indoors during close of business	Screening shall be adequate to provide a solid barrier at least six feet in height. It may include fences, walls, earth berms or vegetation.
MDD4, NDD3, MP and I	Bulk and Non-Bulk	Maximum height 20 feet		N/A
NDD2	Bulk and Non-Bulk	Maximum height 20 feet		Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen. Screening shall be adequate to provide a solid barrier at least six feet in height. It may include fences, walls, earth berms or vegetation.
BCDD, NDD1, MDD3, and R	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones

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

1. In floodways;
2. Within shoreline setbacks indicated in RZC 21.68.060, *Shoreline Buffers*; and critical area buffers as identified in RZC 21.64.020.B, *Stream Buffers*; RZC 21.64.030.B, *Wetland Buffers*; and RZC 21.64.060.B, *Landslide Hazard Area Buffers*;
3. On slopes greater than 15%;
4. In industrial and business park areas that adjoin residential districts;
5. In required parking stalls;
6. In areas where outdoor storage causes traffic, pedestrian circulation or safety problems as determined by the Administrator, or where a minimum five-foot width of walkway does not remain clear and free of obstructions;
7. Any materials that attract animals, birds or vermin; and
8. Within emergency fire lanes.

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

F. Outdoor Storage in Residential Zones.

1. Limitations. Outdoor storage is prohibited in all residential zones except when the items stored are customarily associated with and accessory to the use of the dwelling and comply with the requirements of this section. Outdoor storage in RA-5 zones shall comply with the standards listed above in the Requirements for Outdoor Storage table of this chapter.
2. Allowed Outdoor Storage. Items customarily associated with the residential use of a dwelling may be stored outside provided the following conditions are met:
 - a. Outdoor storage may only take place outside of the front yard setbacks and side yard setbacks.
 - b. Except for vehicles allowed under RZC 21.08.340, *Home Business*, or sections F.3 or F.4 below, outdoor storage shall not be visible from a public or private street. Fences,

landscaping, or a building wall may be used to ensure that an outdoor storage area is not visible from the street.

- c. Outdoor storage areas shall not prevent emergency access to the residence or any accessory structure.
 - d. Outdoor storage shall not cover more than 200 square feet of land area.
 - e. Except for motor vehicles allowed under RZC [21.08.340](#), *Home Business*, or sections F.3 or F.4 below, materials stored outdoors shall not be owned by or used in any business or industry including a home business.
 - f. Except for vehicles allowed under RZC [21.08.340](#), *Home Business*, or sections F.3 or F.4 below, materials stored outdoors shall not exceed a height of six feet nor shall they be stacked or stored higher than six feet.
3. Recreational and Utility Vehicles. See RZC [21.40.010.G](#), *Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods*.
4. Commercial Vehicles.
- a. Allowed Commercial Vehicles.
 - i. Within a residential zone, no more than one commercial vehicle may be parked on a lot(s) occupied by a residence or on a street(s) adjoining the residence. Where a lot includes more than one residence, one commercial vehicle may be parked on the lot(s) or an adjoining street for each residence. Notwithstanding this provision, where an accessory dwelling and a primary dwelling occupy one or more lots, only one commercial vehicle may be parked on the lot(s) occupied by the residences or on the street(s) adjoining the residences.
 - ii. The commercial vehicle shall be operable.
 - iii. Other than cleaning the commercial vehicle, maintenance and repairs shall not be performed on the commercial vehicle within a residential zone except on the premises of a home business that meets the requirements of RZC [21.08.340](#), *Home Business*.
 - iv. The commercial vehicle shall not be parked or stored on a lawn or in any landscaped area.
 - b. Prohibited Commercial Vehicles. Except as provided in section F.4.c below, and RZC [21.08.340](#), *Home Business*, and except as to school buses parked or stored on the property of a school or religious institution, truck tractors, truck tractor trailers, vehicles over 10,000 pounds gross weight, and commercial vehicles that do not comply with section F.4 shall not be parked or stored within a residential zone.
 - c. Vehicles used in a business may be parked in a residential zone when making pickups or deliveries or being used in conjunction with the performance of a service on property within a residential zone.
5. Storage, Shipping, or Moving Container.
- a. Applicability. This subsection applies to residential uses only. Storage, shipping, and moving containers proposed for permitted non-residential uses in R-1 to R-30 zones are reviewed through the Temporary Use Permit process.
 - b. A rented, leased, purchased, or assembled storage, moving, or shipping container, when associated with the construction of a home, or homes, in a subdivision, may be located anywhere on a property within the R-1 to R-30 residential land use zones. Any rented,

leased, purchased, or assembled storage, moving, or shipping container associated with construction permits must be removed no later than 60 days after the issuance of a certificate of occupancy or final inspection approval for the construction.

- c. Rented, leased, purchased, or assembled storage, moving, or shipping containers within the R-1 to R-30 residential zones that are not associated with construction permits may be placed temporarily on a driveway and/or hard surface only, providing that:
 - i. Any and all containers are visible from a public right-of-way;
 - ii. Any and all containers fit entirely on the driveway and/or hard surface;
 - iii. Containers are not stacked;
 - iv. Any and all containers do not protrude onto any part of any sidewalk or public right-of-way without the owner or agent of the property having first obtained a Street Use Permit;
 - v. Any and all containers are not located in a site distance triangle; and
 - vi. Any and all containers remain on the property for no more than 60 calendar days in any 365 calendar day period. The 365 calendar day period commences the first day that the container is located on-site.

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

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