

Attachment B Exhibit 1: Zoning Code Amendments

Proposed Amendment Redmond Zoning Code

CRMP

- 1: RZC 21.30 Historic and Archaeological Resources ([link](#))
- 2: RZC 21.78 Definitions ([link](#))

1: RZC 21.30 Historic and Archaeological Resources

ARTICLE II CITYWIDE REGULATIONS

RZC 21.30 HISTORIC AND ARCHAEOLOGICAL RESOURCES

21.30.010 Purpose

This chapter is established for the following purposes:

- A. To fulfill the goals of the Growth Management Act by preserving cultural resources including sites, objects, structures, artifacts, implements, and locations ~~lands, sites, and structures~~ that have historical or archaeological significance (RCW 27.53.040).
- B. To preserve, maintain, and enhance sites, objects, structures, artifacts, implements, and locations of prehistorical or archaeological interest, whether previously recorded or still unrecognized, ~~sites, buildings, objects, and structures~~ that serve as visible reminders of Redmond's social, architectural, geographic, ethnic, cultural, engineering, and economic history in a manner consistent with RCW 27.53 Archaeological Sites and Resources and with the National Park Service's Secretary of Interior's Standards for Treatment of Historic Properties.
- C. To protect Redmond's unique community identity and character.
- D. To ensure the feasibility of economic use and continued utilization of historic buildings.
- E. To contribute to the economic vitality of the Downtown by encouraging maintenance and rehabilitation of existing properties of historic significance.
- F. To provide guidance for land use decisions affecting historic properties and properties with archaeological significance.
- G. To provide guidance for historic landmark designation.

Effective on: 4/16/2011

21.30.020 Scope and Authority

This chapter applies to:

- A. Designated historic landmarks;
- B. Properties that are eligible for historic landmark designation; and
- C. Properties considered having a high probability of including archaeological resources or known to include an Archaeological site(s).

Effective on: 4/16/2011

21.30.030 Redmond Heritage Resource Register

- A. The City of Redmond shall maintain a list of historic landmarks called the Redmond Heritage Resource Register.
- B. Once a site, property, or geographic area is designated as a historic landmark, any alteration, addition, relocation, or demolition shall comply with RZC [21.30.050](#), *Certificate of Appropriateness*, of this chapter.
- C. Properties adjacent to a historic landmark shall comply with RZC [21.60.020](#), *Context, Circulation, and Connections*.

Effective on: 4/16/2011

21.30.040 Historic Landmark Designation

- A. **Purpose.** The purpose of this section is to provide for the nomination and removal of property from the Redmond Heritage Resource Register.
- B. **Scope.** This section applies to any property with potential for listing or properties on the current Redmond Heritage Resource Register that have either suffered a substantial loss of their significant features or have been destroyed in compliance with the King County Interlocal Agreement for historic preservation.
- C. **Nomination Procedure.** The City of Redmond, any person, group, owner, or member of the Landmark Commission may nominate a structure, object, or site to be a historic landmark. Except for properties listed in the RZC Appendix 5, Redmond Heritage Resource Register, as key historic landmarks, the owner must sign the application for nomination. The applicant shall file an application for designation as a historic landmark with the Administrator. The application submittal requirements and the procedure to be followed are set forth in King County Code Chapter 20.62, as the same now exists or as hereafter amended.
- D. **Historic Landmark Designation Criteria.** Historic landmark designation criteria are set forth in King County Code Chapter 20.62, as the same now exists or as hereafter amended.
- E. **Procedure for Removal of Historic Landmark Designation.** Any site, structure, or geographic area may be removed from designation if it has either suffered a substantial loss of significant features or has been destroyed. Removal of designation shall follow the procedures established in King County Code Chapter 20.62.
- F. **Criteria for Removal of Historic Landmark Designation.**
 - 1. The significant features of the landmark have suffered irreparable loss due to circumstances other than neglect such that the landmark no longer complies with the designation criteria in section (D), Historic Landmark Designation Criteria, above; or
 - 2. The landmark was destroyed by accident or natural disaster; or
 - 3. The owner of the landmark obtains a Certificate of Appropriateness for demolition due to reasons of economic impact, and subsequently demolishes the structure.

G. Waiver or Modification of Codes Allowed.

1. Once a structure is designated a historic landmark, the following authorities or their successors may waive the code that falls under their authority where enforcement of the code is not technically feasible or would threaten or destroy the historic significance of the structure. The designated authority shall decide the code that may be waived and the extent of the waiver.
 - a. The Building Official may waive a building code adopted in RMC Title 15 to the extent allowed by RCW 19.27.120 and the provisions of the International Building Code regarding historic buildings, as adopted by the City.
 - b. The Fire Marshal may waive a fire code adopted in RMC Title 15 to the extent allowed by RCW 19.27.120 and the International Building Code regarding historic buildings, as adopted by the City.
 - c. The Administrator may waive the development standards in the RZC.
2. The owner of a historic landmark or a person authorized by the owner must apply for a code waiver in writing. The application shall include any information required by the authorities listed in subsections 1.a through c of this section.
3. The designated authority shall either rely on the historic landmark designation report as it relates to the waiver being requested or shall rely on the expertise of a King County historic preservation officer, or other person similarly trained in historic preservation.

H. **Transfer of Development Rights.** Properties designated as historic landmarks except for public parks or cemeteries shall be eligible for transfer of development rights provided for in [RZC 21.48](#), *Transfer of Development Rights (TDR) Program*.

I. **Care Standards.** Properties designated as historic landmarks shall use the care standards provided for in RZC Appendix 4, *Historic Landmarks Care and Restoration*.

Effective on: 4/16/2011

21.30.050 Certificate of Appropriateness

A. **Purpose.** The purpose of a Certificate of Appropriateness is to ensure against the loss of a designated historic landmark of historic significance. Further, it ensures that prior to consideration of a demolition that alternatives have been explored and that mitigation, if appropriate, is required.

B. **Scope.**

1. Unless exempted by subsection (C) of this section, Exceptions, a Certificate of Appropriateness shall be required prior to any of the following taking place: any alteration that would affect a significant feature of a designated historic landmark, any addition to a designated historic landmark, moving a designated historic landmark, or demolition of a designated historic landmark.

2. Where a recognized religious group owns a site or structure and uses that site or structure for worship or religious education, the decision on a Certificate of Appropriateness shall be advisory.

C. **Exceptions.** A Certificate of Appropriateness shall not be required for the following:

1. Ordinary repairs and maintenance to designated historic landmarks that do not alter the appearance of a significant feature as defined under King County Code Chapter 20.62 and does not use substitute materials. Ordinary repair shall include painting to match the original color or a color consistent with the integrity of the historic landmark and applied in a manner that protects significant features.
2. Emergency repair work necessary to prevent destruction or dilapidation to real property or parts of a structure that are immediately threatened or damaged by fire, flood, earthquake, or other disaster.
3. Excavations of graves in a cemetery.
4. Interior improvements or alterations made in order to accommodate the needs of a tenant or different use that:
 - a. Do not affect a significant feature;
 - b. Do not alter or obscure from view a significant feature;
 - c. During the course of construction, remove, catalog, and restore the original feature in the original location; and
 - d. Do not use substitute materials.

D. **Procedure.** The following procedures shall be established for the actions listed in subsection B. The level of review shall depend upon the action requested. The levels have been established based on the potential of the action to affect the historic landmark.

1. Level I Certificate of Appropriateness shall apply to restorations and repairs that utilize identical materials except repair exempted by subsection C, Exceptions, for new or replacement signs, and for minor utility system changes. Level I Certificate of Appropriateness shall follow the procedures established in RZC 21.76.050.F, *Type I Review*.
2. Level II Certificate of Appropriateness shall apply to additions, for replacement of historic materials with alternate materials, or for painting or covering historic materials or surfaces except painting exempted by section C.1, above, Exceptions. Should the Landmark Commission and the applicant agree in writing to a proposal for this work, a certificate may be issued following a Type II Review. If such an agreement cannot be reached, a hearing shall be held under a Type III Review.
3. Level III Certificate of Appropriateness shall apply to demolitions, in whole or in part, or for filling, grading, or excavation on or to an archaeological site, paving or building in or over an archaeological site, or moving a structure (See RZC 21.30.070, *Archaeological Sites*, of this

chapter). Level III Certificate of Appropriateness shall follow the procedures established in RZC 21.76.050.H, *Type III Review*.

4. Evaluation of Economic Impact for Demolitions. At the time of application, the property owner, or a person authorized by the owner, may request consideration of evidence pertaining to the economic impact on the owner or a denial or a partial denial of a Certificate of Appropriateness. The application submitted shall include documentation as set by the Administrator. In no case shall a certificate be denied, in whole or in part, when it is established that the denial or partial denial will deprive the owner of a reasonable economic use of the landmark given the following:
 - a. There is no viable and reasonable alternative that would have less impact on the features of significance; and
 - b. Moving the resource has been evaluated as an alternative; and
 - c. That the economic analysis showed that the use of all available incentives would not change the economic impact to the owner.

- E. **Decision Criteria.** The Administrator or the Landmark Commission shall use the Secretary of the Interior's Standards for the Treatment of Historic Properties together with generally accepted preservation practices as guidance in making decisions concerning a Certificate of Appropriateness.

Effective on: 4/16/2011

21.30.060 Effect of Historic Landmark Designation by Other Governments

- A. Sites, properties, or geographic areas listed on the following registers shall be deemed to be City of Redmond historic landmarks;
 1. United States National Register of Historic Places.
 2. The King County Landmarks Register.
 3. The Washington Heritage Register.
- B. **Timing.**
 1. A site, structure, or geographic area within the City of Redmond shall become a historic landmark on the date it is listed on any of the historic registers in section A above.
 2. Upon the date of annexation to Redmond of any property listed on the historic registers in section A above, that property shall be listed on the Redmond Heritage Resource Register.
- C. **Effect.** The sites, properties, or geographic areas listed as described in section A above shall be treated the same as any other property listed through the local process as a historic landmark. A site, structure, or geographic area shall remain a Redmond historic landmark unless removed by the process in RZC 21.30.040.F, *Procedure for Removal of Historic Landmark Designation* of this chapter.

Effective on: 4/16/2011

21.30.070 Archaeological Sites and Resources

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

1. Provide for the investigation of known archaeological sites and properties with a high probability of containing archaeological resources in order to identify recommended ~~excavation and~~ preservation and management techniques procedures, appropriate mitigation or other appropriate ~~treatment~~ procedures, and further needs for evaluation.
2. Records, maps, or other information identifying the location of archaeological sites are exempt from disclosure under this chapter in order to avoid the looting or ~~degradation~~ degradation of such sites in accordance with RCW 42.56.300.

B. Scope.

1. This section applies to any person proposing to do any of the following on known archaeological sites, and ~~all sites~~ properties with that have a high probability of containing archaeological ~~artifacts~~ resources:
 - a. Filling, grading, compacting, blasting, boring, tunneling, or any form of earthwork or disturbance; or
 - b. Excavating or mining; or
 - c. Excavation of artifacts; or
 - d. Paving or otherwise covering of the earth surface with such materials as concrete; or
 - e. Planting or farming; or
 - f. Erecting a structure; or
 - g. Any other activity that may harm or disturb ~~an~~ archaeological ~~site~~ resources.

C. Procedures, Known Archaeological Sites, or Properties with a High Probability of Containing Archaeological Sites Resources.

- ~~1.—If the Administrator has or is presented with reliable and credible information that the site is a known archeological site or that it has a high probability of containing archeological artifacts, no land use actions or activities as described in the above section B, Scope, shall occur unless approval is granted under this section.~~
- ~~2.—The Administrator shall set forth the submittal requirements necessary for an application for Review of Impacts to Archeological sites. The application shall be processed concurrently with any other required permit of approval.~~
- ~~3.—The applicant shall have a qualified archeologist, as approved by the Administrator, prepare a site study to determine the effect that any proposed action may have on the archeological site and recommend necessary treatment and mitigation measures.~~
- ~~4.—The investigation and written report by the approved archeologist shall include information about the probable significance of the site, the probable effect of the land use action or activity on the integrity of the site, and a set of recommendations for any necessary treatment or~~

mitigation measures. This investigation and report shall include but not be limited to the following:

- ~~— The boundaries of the archeological site. If the boundaries of the archeological site are found to be outside the areas of the proposed project activities (e.g., in critical areas proposed for buffers), the investigation and report shall be deemed complete with this information together with information in subsections A through D of this subsection~~
- ~~— A description of the archeological features and of the depth and characteristics of any artifacts unearthed during the course of investigation.~~
- ~~— The impacts that the proposed construction or use are likely to have on the site.~~
- ~~— Recommendations for measures to interpret and protect the site as appropriate to standard archeological practice.~~
- ~~— If based on the analysis construction is conditionally recommended, a description of any areas to be monitored during construction.~~

~~10. The Administrator shall make a determination based on the investigation whether the work can proceed, and, if so, under what conditions.~~

~~11. If the living relatives or related cultural groups are known or discovered during the course of investigation, they shall be notified within 15 days of the time of application or within 15 days of the time that the Administrator is notified of the discovery.~~

1. Properties preliminarily identified by the City of Redmond, the Washington Department of Archaeology and Historic Preservation, or by affected Indian tribes to have a high probability of containing archaeological resources shall investigate the project site in adherence with RCW 27.53 Archaeological Sites and Resources for the protection and appropriate management procedures of archaeological resources.

a. The applicant shall investigate the archaeological probability for the respective project site in advance of ground disturbing activities, as defined in section B. Scope of this chapter. Procedures for investigating the archaeological probability of a site are provided in RZC Appendix 9. Cultural Resources Management Procedures.

2. For properties containing an archaeological site(s) or confirmed to have a high probability of containing archaeological resources, the applicant shall provide to the City of Redmond an archaeological report completed by a professional archaeologist, per WAC 25-48-020(4).

a. The archaeological report shall meet the standards published by the Washington Department of Archaeology and Historic Preservation for the current year, provided in RZC Appendix 9. Cultural Resources Management Procedures.

b. The archaeological report shall be the result of archaeological monitoring contracted to coincide with geotechnical studies. Otherwise, the report shall

be the result of a cultural resources site survey, per RZC Appendix 9. Cultural Resources Management Procedures.

c. The archaeological report shall be provided to the City for review and distribution. The report will be reviewed for completeness. Complete reports will be distributed to the Washington Department of Archaeology and Historic Preservation and to the affected Indian tribes for review. The standard review period is 30 calendar days. The review of archaeological reports will result in any or a combination of the following:

i. A Letter of Concurrence from the State Historic Preservation Officer or their designee will indicate site specific requirements for project related work activities.

ii. The State Historic Preservation Officer or their designee will request additional information to be provided by the applicant or the professional archaeologist.

iii. The State Historic Preservation Officer or their designee will require that the applicant through the services of a professional archaeologist obtain an Archaeological Site Alteration, Excavation, And Monitoring Permit, per RCW 27.44 and RCW 27.53.

d. The response of the State Historic Preservation Officer will be provided to the applicant as a condition to the respective permit(s) or a request for additional information.

12.3. Final Decision. Decisions under this section shall be made by the Administrator.

D. Procedures, Incidental Discovery of Archaeological Sites. ~~If archaeological artifacts-resources or archaeological indicator evidence is are-~~ unearthed or exposed in the course of a project, the following shall apply~~the find shall be reported immediately to the Administrator. The project shall be halted and a qualified archeologist shall be called in to investigate and recommend preservation, further evaluation, excavation and appropriate mitigation or other appropriate treatment of the site following the procedures in section C.3 above~~

1. The applicant and its contractors shall stop work immediately.

2. The applicant and its contractors shall implement the procedures of the Inadvertent Discovery Plan or procedures developed as a component of an archaeological report.

a. The procedures are reviewed by the WA Department of Archaeology and Historic Preservation for their appropriateness. The Agency provides a Letter of Concurrence to the City, representing its agreement with the procedures.

13. When development of an archaeological report has not been a condition of the respective permit approval, the inadvertent discovery procedures provided in RZC Appendix 9. Cultural Resources Management Procedures shall apply.

2: RZC 21.78 Definitions

ARTICLE VI DEFINITIONS

RZC 21.78 DEFINITIONS

A DEFINITIONS

Abandoned Sign. Any sign that advertises a business, lessor, owner, product, service, or activity that is no longer located on the premises where the sign is displayed.

Effective on: 4/16/2011

Abandonment, Nonconforming Use or Structure. All right to continue a nonconforming use is abandoned when the property owner (a) intends to abandon its right to continue the nonconforming use or structure, and (b) there is an overt act, or failure to act, on the part of the property owner which implies that the owner no longer claims or retains any interest in the right to continue the nonconforming use or structure.

Effective on: 4/16/2011

Abut. To physically touch or border upon, or to share a common property line, but not overlap.

Effective on: 4/16/2011

Access. Ingress and egress to and from premises, including ingress and egress to and from a public way and general road system.

Effective on: 4/16/2011

Access Corridor. A vehicle circulation area in private ownership, including easements, tracts and driveways in a common ownership, over which access is afforded to more than one lot or residence. Where a driveway is shared and serves garages or accessory buildings, and the lots and principal buildings front upon another street or an access corridor, the shared driveway shall not be defined as an access corridor. In this case, the side street setbacks do not apply. An access corridor shall not serve more than 10 single-family lots.

(Ord. 2803)

Effective on: 10/17/2015

Access, Primary. The principal ways or means of approach to provide most frequent vehicular or pedestrian access to a property.

Effective on: 4/16/2011

Accessory Dwelling Unit. An accessory dwelling unit (hereinafter referred to as "ADU") is a habitable living unit that provides basic requirements for living, sleeping, eating, cooking, and

sanitation. An ADU is accessory to the primary unit on a lot and may be added to, created within, or detached from the primary single-family dwelling unit.

Effective on: 4/16/2011

Accessory Structure. A detached, subordinate structure, the use of which is clearly incidental and related to that of the principal structure or use of the land, and which is located on the same lot as that of the principal structure.

Effective on: 4/16/2011

Accessory Use. A use customarily incidental to and on the same lot as the principal use of a building or operation and so necessary or commonly to be expected that it cannot be supposed that it was intended to be prohibited.

Effective on: 4/16/2011

Adaptive Management. The modification of management practices to address changing conditions and new knowledge. Adaptive management is an approach that incorporates monitoring and research to allow projects and activities, including projects designed to produce environmental benefits, to go forward in the face of some uncertainty regarding consequences. The key provision of adaptive management is the responsibility to change adaptively in response to new understanding or information after an action is initiated. (SMP)

Effective on: 4/16/2011

Administrative Services. The provision of services, such as financial planning, record keeping, personnel employment, logistics, strategic and organizational planning, support staffing, employment agencies, collection agencies, document preparation, telephone answering, telemarketing, court reporting, and steno typing. This definition also includes corporate headquarters and regional offices.

Effective on: 4/16/2011

Administrator. Unless otherwise specified, the Administrator shall be the Director of Planning and Community Development or his/her designated representative.

Effective on: 4/16/2011

Adult Arcade. A commercial establishment containing individual viewing areas or booths, where for any form of consideration, including a membership fee, one or more still or motion picture projectors, slide projectors, or other similar image-producing machines are used to show films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas.

Effective on: 4/16/2011

Adult Cabaret. A nightclub, bar, restaurant, tavern, or other similar commercial establishment, whether or not alcoholic beverages are served, that regularly features:

1. Persons who appear semi-nude or nude; or
2. Live performances which are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified anatomical areas or specified sexual activities.

Effective on: 4/16/2011

Adult Drive-In Theater. A drive-in theater used for presenting motion picture films, video cassettes, cable television, or any other such visual media distinguished or characterized by an emphasis on matters depicting, describing or simulating any specified sexual activities or any specified anatomical areas. (The term “drive-in theater” as used in the Redmond Zoning Code is distinct from and is not intended to include the term “adult drive-in theater.”)

Effective on: 4/16/2011

Adult Entertainment Facility. A commercial establishment defined herein as an adult arcade, adult cabaret, adult drive-in theater, adult motel, adult motion picture theater, adult retail store, adult sauna parlor, escort agency, nude or semi-nude model studio, or other adult entertainment facility.

Effective on: 4/16/2011

Adult Family Home. The regular family abode of a person or persons who are providing personal care, room, and board under a license issued pursuant to RCW Chapter 70.128, to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by RCW Chapter 70.128.

Effective on: 4/16/2011

Adult Motel. A hotel, motel, or similar commercial establishment which:

1. Offers sleeping accommodations to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas, and that has a sign visible from the public right-of-way that advertises the availability of this type of sexually oriented materials; or
2. Offers a sleeping room for rent for a rental fee period of time that is less than 10 hours; or
3. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours.

Effective on: 4/16/2011

Adult Motion Picture Theater. An enclosed commercial establishment where, for any form of consideration, motion pictures, films, video cassettes, slides, or other similar visual media are regularly shown that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas.

Effective on: 4/16/2011

Adult Retail Store. A commercial establishment, such as a bookstore, video store, or novelty shop, which as its principal business purpose offers for sale or rent, for any form of consideration, any one or more of the following:

1. Books, magazines, periodicals or other printed materials, or photographs, films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas; or
2. Instruments, devices, or paraphernalia designed for use in connection with any specified sexual activities. For the purpose of this definition, the term “principal business purpose” shall mean the business purpose that constitutes 50 percent or more of the stock in trade of a particular business establishment. The stock in trade of a particular business establishment shall be determined by examining either:
 - a. the retail dollar value of all sexually oriented materials compared to the retail dollar value of all nonsexually oriented materials readily available for purchase, rental, view, or use by patrons of the establishment, excluding inventory located in any portion of the premises not regularly open to patrons; or
 - b. the total volume of shelf space and display area reserved for sexually oriented materials compared to the total volume of shelf space and display area reserved for nonsexually oriented materials.

Effective on: 4/16/2011

Adult Sauna Parlor. A commercial sauna parlor which excludes any person by virtue of age from all or any portion of the premises.

Effective on: 4/16/2011

Advanced Technology. *See Professional Services.*

Effective on: 4/16/2011

Advertise. To give information about the type, product line, quality, or price of goods or services offered.

Effective on: 4/16/2011

Advertising Copy. Any words, numbers, letters, figures, symbols, logos, trademarks, graphics, and/or written copy that promotes or identifies the sign user or any product or service that provides information about the sign user, the building or the products or services available.

Effective on: 4/16/2011

Affordable Housing Unit. Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed eighty percent of median income, adjusted for household size, and no more than thirty percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowner dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

Effective on: 4/16/2011

Air Transportation. The provision of scheduled and nonscheduled air transportation for passengers or freight.

Effective on: 4/16/2011

Alley. A vehicular passageway through the middle of a block providing access to the rear of lots or buildings.

Effective on: 4/16/2011

Alphanumeric Building Identification Signage. Letters or numerals or a combination of both that provide building identification and contain no advertising copy (for example, an address or suite number).

Effective on: 4/16/2011

Alter/Alteration. Any construction or remodeling which modifies all or part of the original site, object, or structure either in appearance or by substitution of original materials with new material. This shall include both exterior and interior construction or change to properties. Alteration includes but is not limited to changing paint color or topographic features; removal or substitution of fences, railings, landscaping, or ornamentations; or additions or substitutions of windows, window frames, doors, doorframes, and signs.

Effective on: 4/16/2011

Alteration, Nonconforming Structure. Any change or rearrangement in the foundation or supporting members of an existing nonconforming structure, such as bearing walls, columns, beams, or girders, as well as any change in the means of ingress or egress (except to accommodate persons with disabilities).

Effective on: 4/16/2011

Alteration, Sign. Any change of copy, sign face, color, size, shape, illumination, position, location, construction, or supporting structure of any sign.

Effective on: 4/16/2011

Amateur Radio Tower. A tower with antenna(s) which transmit and receive noncommercial communication signals, and is defined as an amateur radio tower by the Federal Communications

Commission. Guy wires for amateur radio antenna(s) are considered part of the structure for the purposes of meeting development standards.

Effective on: 4/16/2011

Ambulatory or Outpatient Services. The furnishing of health care services directly to patients without providing inpatient services. Establishments providing ambulatory or outpatient services include, but are not limited to, clinics (e.g., physician offices, dentists, chiropractors, optometrists, etc.), family planning and outpatient care centers, medical and diagnostic laboratories, medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours are permitted, and blood and organ banks.

Effective on: 4/16/2011

Amended Soils. Amended soils are an integrated stormwater management practice that improves the hydrologic function of soils by amending native soils with organic matter during the development process. For technical information regarding the design and engineering of amended soils, applicants may refer to the Department of Ecology Stormwater Manual Sections 10.5.5.3 and 10.5.5. This term is also commonly known as compost-amended soils.

Effective on: 4/16/2011

Amusement or Theme Park Establishment. An establishment that operates attractions, such as mechanical rides, water rides, games, shows, theme exhibits, refreshment stands, and picnic grounds.

Effective on: 4/16/2011

Amusement, Sports, or Recreation Establishment. An establishment that operates facilities offering activities (i.e., sports, recreation, or amusement) and that provides services, such as facilitating amusement in places operated by others or operating recreational sports groups. This definition includes games arcades, miniature golf establishments, marinas or yacht clubs, fitness and athletic clubs, bowling alleys, billiard rooms, skating rinks, and other similar facilities. This definition does not include golf courses and amusement or theme park establishments, which are separately defined in this Code.

Effective on: 4/16/2011

Anadromous Fish. Fish that spawn and rear in freshwater and mature in the marine environment.

Effective on: 4/16/2011

Animal Kennel/Shelter. A kennel or shelter shall be any outdoor or indoor facility, which houses four or more small domestic animals (that number not including one unweaned litter) for periods longer than 24 hours as a commercial venture, as a nonprofit organization, or for a governmental purpose. The facility may either be a separate business or an accessory use.

Effective on: 4/16/2011

Animal Production. The day-to-day management, housing, raising, boarding, training, or showing of livestock, dairy, or fowl for commercial purposes. Feedlots and slaughterhouses are specifically excluded from this definition. (Ord. 2639)

Effective on: 12/17/2011

Animated Sign. Any sign with scrolling copy or illustrations, flashing or blinking lights, any showing of motion or the illusion of motion, or that revolves, rotates, or turns.

Effective on: 4/16/2011

Antenna(s). Any system of electromagnetically tuned wires, poles, rods, reflecting discs or similar devices used to transmit or receive electromagnetic waves between terrestrial and/or orbital based points; includes, but is not limited to, radio antenna(s), television antenna(s), satellite dish antenna(s), and cellular antenna(s). Types of antenna(s) include:

1. Omnidirectional (or “whip”) antenna(s) transmits and receives radio frequency signals in a 360-degree radial pattern. For the purpose of this document, an omnidirectional antenna(s) is up to 15 feet in height and up to six inches in diameter.
2. Directional (or “panel”) antenna(s) transmits and receives radio frequency signals in a specific directional pattern of less than 360 degrees.
3. Parabolic antenna(s) (or “dish”) antenna(s) is a bowl-shaped device for the reception and/or transmission of communications signals in a specific directional pattern.

Effective on: 4/16/2011

Antenna Array. A single or group of antenna elements and associated mounting hardware, feed lines, or other appurtenances that may share a common attachment device such as a mounting frame or mounting support structure for the sole purpose of transmitting or receiving electromagnetic waves.

Effective on: 4/16/2011

Antenna Support Structure. A vertical projection composed of metal or other material with or without a foundation that is designed for the express purpose of accommodating antennas at a desired height. Antenna support structures do not include any device used to attach antennas to an existing building, unless the antenna and device extend above the highest point of the building by more than fifteen (15) feet. Types of support structures include the following:

1. Guyed antenna support structure - a style of antenna support structure consisting of a single truss assembly composed of sections with bracing incorporated. The sections are attached to each other and the assembly is attached to a foundation and supported by a series of wires that are connected to anchors placed in the ground or on a building.
2. Lattice antenna support structure - a tapered style of antenna support structure that consists of vertical and horizontal supports with multiple legs and cross-bracing and metal crossed strips or bars to support antennas.

3. **Monopole antenna support structure** - a style of antenna support structure consisting of a single shaft usually composed of two or more hollow sections that are in turn attached to a foundation. This type of antenna support structure is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground or on a building's roof.

Effective on: 4/16/2011

Applicant. The person, party, firm, corporation, or other entity that proposes any activity that could affect a critical area.

Effective on: 4/16/2011

Appurtenance. For the purposes of the Shoreline Master Program, uses typically associated with single-family residences, such as a garage, deck, driveway, utilities, fences, installation of a septic tank and drain field, and grading which does not exceed 250 cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark. An appurtenance is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high water mark and the perimeter of a wetland. (SMP)

Effective on: 4/16/2011

Aquaculture. The cultivation of fish, shellfish, and/or other aquatic animals or plants, including the incidental preparation of these products for human use. (SMP)

Effective on: 4/16/2011

Aquatic. Those areas waterward of the ordinary high water mark. (SMP)

Effective on: 4/16/2011

Aquifer. A body of soil or rock that contains sufficient saturated material to conduct groundwater and yield useable quantities of groundwater to springs and wells.

Effective on: 4/16/2011

Aquifer Recharge Area. Areas where water infiltrates into the subsurface and travels downward through the soil to a ground water aquifer.

Effective on: 4/16/2011

Archeological Feature. A human modification of the landscape or a concentration of artifacts that reflects human use or activity that is at least 50 years old.

Effective on: 4/16/2011

Archeological Resource. Any material remains or physical evidence of past human life or activities which are of archeological interest, including the record of the effects of human activities on the environment. Archaeological object or resource is an object that comprises the physical evidence of an indigenous and subsequent culture including material remains of past human life including monuments, symbols, tools, facilities, and technological by-products. Indian or aboriginal

burials, campsites, dwellings, and habitation sites, including rock shelters and caves, their artifacts and implements of culture such as projectile points, arrowheads, skeletal remains, grave goods, basketry, pestles, mauls and grinding stones, knives, scrapers, rock carvings and paintings, and other implements and artifacts of any material that are located in, on, or under the surface of any lands or waters owned by or under the possession, custody, or control of the state of Washington or any county, city, or political subdivision of the state are defined as archaeological resources.

~~Any material remains of human life or activities which are at least 50 years old and which have potential to provide new information in the fields of history and archeology. This shall include all sites, objects, structures, artifacts, implements, and locations of prehistoric or archeological interest. This shall include, but not be limited to, burial grounds, campsites, dwellings, and implements, such as projectile points, basketry, grinding stones or pestles, carvings, and paintings. This shall include material remains of human life or activities from historic periods that are located at least partially below the ground surface necessitating the use of archeological methods for study or recovery.~~

Effective on: ~~4/16/2011~~MM/DD/YYYY

Area, Waterfront Lot. The area landward of the line of ordinary high water mark on Lake Sammamish, regardless of the extent of ownership; or the area landward of the ordinary high water mark along streams.

Effective on: 4/16/2011

Area of Potential Effects (APE). The geographic area or areas within which an undertaking may directly or indirectly cause change in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of any undertaking and may be different for different types of effects caused by the undertaking (36 CFR 800.16(d) Protection of Historic Properties).

Effective on: MM/DD/YYYY

Arterial. A right-of-way that serves as a distributor of traffic. Arterials are delineated as principal and minor depending upon intensity of use. Principal arterials, for example, connect major activity areas and move traffic from community to community. (SMP)

Effective on: 4/16/2011

Articulation. Articulation is the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complimentary pattern or rhythm, dividing the large buildings into smaller identifiable pieces.

Artifact. Any object made or modified by human activity, having cultural significance.

Effective on: MM/DD/YYYY

Effective on: 4/16/2011

Artificially Created Wetland. Wetlands created from non-wetland sites through purposeful, legally authorized human action, such as irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities.

Effective on: 4/16/2011

Arts, Entertainment, and Recreation. An establishment that provides facilities or services for cultural, recreational, and entertainment uses, including but not limited to, performing arts establishments, theaters, museums, arcades, and marinas, but specifically excluding adult entertainment facilities.

Effective on: 4/16/2011

Associations, Nonprofit Organizations, Etc. Civic, professional, social, trade, and other similar organizations. This definition includes labor organizations, political organizations, business associations, and professional membership organizations, and civic, social, and fraternal organizations.

Effective on: 4/16/2011

Athletic Club or Fitness Center. An establishment that operates fitness and recreational sports facilities, such as weight training facilities, aerobic exercise rooms, handball and squash courts, and similar indoor facilities.

Effective on: 4/16/2011

Athletic, Sports, or Play Fields. Parks or similar recreation areas designed especially for organized sports or play, such as soccer, football, or baseball/softball fields.

(Ord. 2652)

Effective on: 4/28/2012

Attached Dwelling Units. Two to four dwelling units with common or party walls on one or two sides but with separate front and/or rear access.

Effective on: 4/16/2011

Automobile Parking Facilities. Surface lots or structures designed and built for the parking of motor vehicles.

Effective on: 4/16/2011

Automobile Sales, Rental, or Service Establishment. An establishment engaging in the retail sale, rental, or lease of new or used vehicles, or in the retail sale, rental, or lease of vehicles in combination with repair and maintenance services and the sale of replacement parts and accessories. This definition includes the sale, rental, lease, or service of cars, trucks, truck tractors, semi-trailers, buses, mobile homes, utility trailers, recreational vehicles (RVs), bicycles, motorcycles, all terrain

vehicles (ATVs), boats, personal watercraft, outboard motors, boat trailers, aircraft, railroad cars, and similar vehicles.

Effective on: 4/16/2011

Average Grade Level. The average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure. In the case of structures to be built over water, average grade level shall be the elevation of the ordinary high water mark. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure. (SMP)

Effective on: 4/16/2011

Average Gross Floor Area. The gross floor area of a building divided by the number of floors.

Effective on: 4/16/2011

Awning Sign. A temporary or permanent roof-like protective covering constructed of metal or wood or other material supported by a rigid material extending from all or a portion of a building, such as a door, entrance, window, or outdoor service area, and supported entirely or in part by the exterior wall of the building. A sign on an awning shall be considered to be a wall sign.

Effective on: 4/16/2011

B DEFINITIONS

(Ord. 2652)

Banner. Any sign of lightweight fabric or similar material that is temporarily mounted to a pole or building by one or more edge. National, state or municipal flags, or the official flag of any commercial or noncommercial institution shall not be considered banners.

Effective on: 4/16/2011

Bar or Drinking Place. An establishment that primarily prepares and serves alcoholic beverages for immediate consumption and that may provide limited food service and entertainment (primarily music) services. Also known as a bar, tavern, or nightclub.

Effective on: 4/16/2011

Base Flood. A flood having a one percent chance of being equaled or exceeded in any given year, also referred to as the 100-year flood, which is based upon built-out conditions. The base flood will be determined through hydrologic modeling and will assume fully developed land use conditions in tributary basins, such as defined in the Bear Creek Community Basin Plan. If the City has not modeled the base flood, the applicant shall be responsible for doing so, consistent with the assumptions set forth in this code and the Bear Creek Community Basin Plan.

Effective on: 4/16/2011

Base Flood Elevation. The water surface elevation of the base flood. It shall be referenced to the National Geodetic Vertical Datum of 1929.

Effective on: 4/16/2011

Base Station. The wireless service provider's specific electronic equipment used to transmit and receive electromagnetic signals, usually located within and including cabinets, shelters, pedestals, or other similar enclosures used to contain electronic equipment for said purpose.

Effective on: 4/16/2011

Basin (or Watershed). The area of land drained by a particular creek or river, a geographic unit defined by the flows of rainwater and melting snow, in which all land drains to a common outlet. (SMP)

Effective on: 4/16/2011

Battery Charging Station. An electrical component assembly or cluster of equipment assemblies designed specifically to charge batteries within electric vehicles, which meets or exceeds any standards, codes and regulations set forth in RCW Chapters 19.27 and 19.28, and which is consistent with rules adopted under RCW 19.27.540 and 19.28.281.

Effective on: 4/16/2011

Battery Electric Vehicle (BEV). Any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and produces zero tailpipe emissions or pollution when stationary or operating.

Effective on: 4/16/2011

Battery Exchange Station. A fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by RCW Chapters 19.27 and 19.28 and which is consistent with rules adopted under RCW 19.27.540 and 19.28.281.

Effective on: 4/16/2011

Bed and Breakfast Inn. An establishment providing overnight accommodations and meal service for a small number of guests and typically located in a private home or small building.

Effective on: 4/16/2011

Bedrock. The solid rock immediately underlying unconsolidated material, such as soil.

Effective on: 4/16/2011

Below-Grade Parking. See Subterranean Parking.

(Ord. 2803)

Effective on: 10/17/2015

Bench. A relatively level step-like excavation into earth material.

Effective on: 4/16/2011

Best Available Science. Current scientific information used in the process to designate, protect, or restore critical areas that is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-925.

Effective on: 4/16/2011

Bicycle Parking. The space one bicycle takes up when locked to a bicycle rack. This includes both the space of the bicycle rack and the bicycle attached to the rack.

Effective on: 4/16/2011

Binding Site Plan. A drawing to a scale of no smaller than one inch equals 50 feet which:

1. Identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations;
2. Contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the City of Redmond; and
3. Contains provisions making any development be in conformity with the site plan.

Effective on: 4/16/2011

Bioretention. Engineered facilities that treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the Stormwater Management Manual for Western Washington (SWMMWW), Chapter 7 of Volume V for Bioretention BMP types and design specifications.

(Ord. 2858)

Effective on: 12/17/2016

Bioswale. A constructed, linear depression lined with vegetation, designed to filter pollutants from stormwater runoff prior to discharge to a catch basin or receiving waters. (SMP)

Effective on: 4/16/2011

Blade/Bracket Sign. A small, pedestrian-oriented sign (i.e., six square feet or less) that projects perpendicular from a structure (bracket sign) or is hung beneath a canopy or marquee (blade sign).

Effective on: 4/16/2011

Blank Walls. A blank wall is any wall or portion of a wall that is visible from any right-of-way, internal access road, pedestrian oriented space, or through block pathway, and that meets either of the following criteria (see Figure 60.29):

1. A wall or portion of a wall with a surface area of at least 400 square feet having both a length and a width of at least 10 feet without a window, door, building modulation at least one foot in depth, or other architectural feature.
2. Any wall or portion of a wall between four feet and 13 feet above ground level with a horizontal dimension longer than 15 feet without a window, door, building modulation at least one foot in depth, or other architectural feature.

Effective on: 4/16/2011

Block. A group of lots, tracts, or parcels within well-defined and fixed boundaries.

Effective on: 4/16/2011

BMPs (Best Management Practices). The physical, structural, and/or managerial practices that have been approved by City of Redmond, and that when used singly or in combination, provide the most effective means of preventing or reducing pollution of water or other undesirable effects.

Effective on: 4/16/2011

Boundary Line Adjustment. A division of land made for the purpose of alteration by adjusting boundary lines, between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which does not conform to the requirements of this title.

Effective on: 4/16/2011

Buffer or Buffer Area. A zone surrounding a critical area that protects the critical area from adverse impacts to its integrity, functions, and values, or is an integral part of the resource's ecosystem. The buffer shall consist of a naturally vegetated and undisturbed, enhanced, or revegetated zone for streams, wetlands, and the top of slope for landslide hazard areas. The buffer shall be a vegetated zone (may include grass) and free of permanent structures for the toe of slope for landslide hazard areas. For the purpose of Class I and II streams, "inner buffer" refers to that portion of the buffer closest to the stream whose distance is established in RZC 21.64.020.B, Stream Buffers. This area is to be treated the same as a buffer as defined above in this definition. The outer buffer is that portion of the buffer furthest away from the stream, whose distance is established in RZC 21.64.020.B, Stream Buffers. Disturbance is permitted in the outer buffer as defined in RZC 21.64.020.B, Stream Buffers. Otherwise these areas are to remain as a naturally vegetated zone.

Effective on: 4/16/2011

Building. *See Structure.*

Effective on: 4/16/2011

Building Permit. Any building permit, any permit to construct tenant improvements, a mobile home hookup and foundation permit, a mobile home hookup permit, or any permit or approval to place or install mobile homes, mobile buildings, manufactured homes, or manufactured buildings.

Effective on: 4/16/2011

Build-out Transportation Facilities Plan (BTFP). The transportation plan that serves the build-out land use scenario and is contained in the Appendix of the Transportation Master Plan.

Effective on: 4/16/2011

Bulk Storage Facility. A facility where flammable or combustible liquids, solids, or gels are received by tank vessel, pipeline, railroad tank car or tank vehicle, and are stored or blended in bulk for the purpose of distributing such substances by tank vessel, pipeline, railroad tank car, tank vehicle, portable tank, or container.

Effective on: 4/16/2011

Bus Bulb. A bus bulb is an extension of the sidewalk to the edge of the travel lane for a bus stop; typically a bus bulb replaces roadway that would otherwise be part of a parking lane.

(Ord. 2803)

Effective on: 10/17/2015

C DEFINITIONS

Cabinet Sign (Can Sign). A sign that contains all the text and/or logo symbols within a single enclosed cabinet.

Effective on: 4/16/2011

Cafeteria or Limited Service Restaurant. An establishment that provides food services, where patrons order or select items and pay before eating, and where food and drink may be consumed on premises, taken out, or delivered to customers' location. This definition includes establishments where specialty snacks, such as ice cream, frozen yogurt, cookies, or popcorn, or nonalcoholic beverages, such as coffee, juices, or sodas, are served.

Effective on: 4/16/2011

Caliper. American Nursery and Landscape Association standard for measurement of trunk size of nursery stock.

Effective on: 4/16/2011

Candidate Species. Fish and wildlife species that the Washington State Department of Fish and Wildlife will review for possible listing as endangered, threatened, or sensitive.

Effective on: 4/16/2011

Car-Sharing Vehicle. A "car-sharing vehicle" is a vehicle maintained and owned or leased by a car-sharing organization and which is available for use by its members. A "car-sharing vehicle" shall be no more than 18 feet in length and shall bear a decal or other mark that identifies the car-sharing organization and is securely affixed to the exterior of the vehicle.

Effective on: 4/16/2011

Caretaker Residence. A detached dwelling unit occupied by a person whose responsibility it is to watch over a manufacturing or wholesale trade site in order to reduce or prevent loss of life or property.

Effective on: 4/16/2011

Caterer. An establishment that provides single event-based food services, either at off-premises sites or in banquet halls with catering staff.

Effective on: 4/16/2011

Cathodic Protection Well. A cased or uncased borehole constructed for the purpose of installing equipment or facilities for the electrical protection of metallic equipment in contact with the ground. Cathodic protection wells are also known as anode wells.

Effective on: 4/16/2011

Certificate of Concurrency. A written document prepared by the Administrator stating that a particular development meets the concurrency requirements of RZC 21.52.010, Transportation Concurrency.

Effective on: 4/16/2011

Certification. A professional, written engineering or geological opinion concerning the design, progress, or completion of the work.

Effective on: 4/16/2011

Certified Arborist. A person or firm with specialized knowledge of the horticultural requirements of trees, certified by the International Society of Arboriculture or the National Arborist Association.

Effective on: 4/16/2011

Changing Message Signs. Lighted or electronically controlled signs that contain messages, such as the date, time, temperature, or commercial messages, and change within intervals of one minute or less.

Effective on: 4/16/2011

Channel Letters. Three-dimensional, individually cut letters or figures affixed to a structure.

Effective on: 4/16/2011

Channel Migration Zone. The area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings. (SMP)

Effective on: 4/16/2011

City. The City of Redmond, Washington.

Effective on: 4/16/2011

Clearing - Critical Areas. For the purposes of administering, [RZC 21.64](#), *Critical Areas Regulations*, “clearing” is the removal of timber, brush, grass, ground cover or other vegetative matter from a site which exposes the earth’s surface of the site or any actions which disturb the existing ground surface.

Effective on: 4/16/2011

Closed Record Appeal. An administrative appeal on the record to the City Council or Hearing Examiner, following an open record hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted and only appeal argument allowed.

Effective on: 4/16/2011

Clustered Node. A cluster of up to three residential structures containing no more than five dwelling units that share vehicular access.

Effective on: 4/16/2011

Collective Garden. A facility, use, or location at which qualifying patients grow, produce, process, transport, or deliver marijuana for medical use, as described in RCW 69.51A.085.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Colleges and Universities. Establishments furnishing academic or technical courses and that grant degrees, certificates, or diplomas in associate, baccalaureate, or graduate levels. This includes accessory uses such as cafeterias and dormitories.

(Ord. 2803)

Effective on: 10/17/2015

Collocation. The practice of installing and operating antennas for multiple wireless carriers, service providers, and/or radio common carrier licensees on the same antenna support structure or attached wireless communication facility, using different and separate antenna, feed lines, and radio frequency generating equipment.

Effective on: 4/16/2011

Color. Described in terms of hue, value, and intensity. Hue refers to the identity of a color: red, blue, yellow, etc. Value is the lightness or darkness of a color, and intensity is the relative strength and purity of a color.

Effective on: 4/16/2011

Commercial Sign. A sign containing expression related to the economic interests of the advertiser and its audience or a sign proposing a commercial transaction.

Effective on: 4/16/2011

Commercial Swimming Pool. An indoor or outdoor swimming pool operated for commercial purposes.

(Ord. 2652)

Effective on: 4/28/2012

Commercial Vehicle. A motor vehicle or combination of motor vehicles used in commerce to transport passengers or property if the motor vehicle has a gross vehicle weight rating of 10,000 pounds or more; or is designed to transport sixteen or more passengers, including the driver; or is used in the transportation of hazardous materials; or is a school bus regardless of weight or size; or is a vehicle used in a business, including a home business or home occupation.

Effective on: 4/16/2011

Commercial Vessel. A vessel used primarily for commercial charter fishing.

Effective on: 4/16/2011

Communications and Information. The production or distribution of information. This definition includes the publishing of newspapers, books, magazines, and software; the production and distribution of motion pictures and sound recordings; the broadcasting of radio and television programming; the provision of wireless and wired telephone and other telecommunications service; the provision of information services, data processing, and online information service, the provision of library or archive services; and the operation of news syndicates. This definition excludes large satellite dishes, amateur radio towers/antenna(s), antenna arrays, base stations, or antenna support structures.

Effective on: 4/16/2011

Community Center. An enclosed structure open to the general public that is owned and operated by the City of Redmond or another public agency, and that is used predominantly for cultural, educational, recreational, or social purposes.

Effective on: 4/16/2011

Community Indoor Recreation. A non-commercial indoor recreation establishment operated for the benefit of a community. Examples include community clubhouses and indoor swimming pools.

(Ord. 2652)

Effective on: 4/28/2012

Compaction. The densification of earth material by mechanical means, intended or otherwise.

Effective on: 4/16/2011

Compensatory Storage. Any new, excavated storage volume equivalent to any flood storage capacity which has been or would be eliminated by filling or grading within the floodplain.

Effective on: 4/16/2011

Complex. A building or group of buildings on one or more parcels managed by a single entity or property management.

Effective on: 4/16/2011

Comprehensive Plan. The long-range plan used as a guide for the physical, economic, and social development of Redmond.

Effective on: 4/16/2011

Concomitant Agreement. An agreement recorded against the title of a parcel of land under which a property owner binds the property to certain terms and conditions in exchange for development approval.

Effective on: 4/16/2011

Concurrency, Transportation. A requirement of the 1990 Growth Management Act (RCW 36.70A.070(6)) that the City must enforce an ordinance precluding development approval if a development would cause the transportation LOS to fall below the City's adopted LOS standard, unless revenues are secured to complete mitigating transportation improvements or strategies within six years. If a development fails to meet the concurrency test, supplemental mitigation in the form of transportation improvements or strategies will be required to accommodate the impacts of the development and allow it to achieve concurrency. Transportation Demand Management (TDM) and other mobility strategies may be used.

Maintaining transportation concurrency means implementing transportation improvements in proportion to the level of new development as required by Comprehensive Plan Transportation Policy TR-3 and regulations in [RZC 21.52](#), Transportation Standards.

Effective on: 4/16/2011

Conservation Easement, TDR. A granting of a property right stipulating that lands within the transfer of development rights sending areas will be limited to the uses and intensities allowed by the transfer of development rights program to remain in a preserved state to facilitate only agriculture, recreational uses, or fish and wildlife habitats. The sending property owner is the grantor, and the City of Redmond is the grantee.

Effective on: 4/16/2011

Construction. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Construction-Related Businesses. Businesses that build or demolish buildings or structures, or that perform additions, alterations, reconstruction, installation, and repairs.

Effective on: 4/16/2011

Construction Sign. A sign on the site of a construction project that identifies the project, its character, or its purpose, and that serves to promote pedestrian and vehicular safety by notifying the public that construction is taking place on the site.

Effective on: 4/16/2011

Consultation. A discussion, conference, or forum in which advice or information is sought or given, or information or ideas are exchanged, and where feasible, participants strive to reach agreement regarding matters arising in the process. Consultation generally takes place on an informal basis and formal consultation requirements for compliance with section 106 of NHPA are published in 36 CFR Part 800. Consultation with recognized tribes is done on a government-to-government basis.

Effective on: MM/DD/YYYY

Consumer Goods, Other. The retail sale, rental, or lease of merchandise not covered by other definitions in this Code, or the retail sale of such merchandise in combination with repair and maintenance service, and the sale of replacement parts and accessories. This definition includes florists, art dealers and art supply stores, and sales of similar goods.

Effective on: 4/16/2011

Convenience Store/Use. An establishment primarily engaging in the retail sale of a limited line of goods, such as milk, bread, soda, or snacks, or in the provision of a limited number of personal services, such as dry cleaning or shoe repair.

Effective on: 4/16/2011

Core Preservation Area. Those areas that protect habitat and that are preserved through any of the regulatory mechanisms provided in this Zoning Code, including Native Growth Protection Areas, Class I streams and their buffers, Class II through IV streams, and other areas similarly protected. Core Preservation Areas may also include lands where development rights have been sold and some lands with recorded open space easements, depending on the purpose of the easement. These areas include wetlands and streams and their associated buffers as they become identified at a site-specific level.

Effective on: 4/16/2011

Corporate Headquarters and Regional Offices. Businesses whose primary headquarters are in the Seattle-metropolitan area or Northwest region, housing the administrative and management functions of a company, including administrative services, personnel and management functions. This facility acts as the central services for subregional offices, branches, retail, and distribution outlets of the company.

Effective on: 4/16/2011

Correctional Institutions. Government establishments that manage and operate jails, prisons, and other similar institutions for the confinement, correction, and rehabilitation of offenders. This

definition includes jails, prisons, and other similar institutions managed and operated by nongovernmental entities under contract with the government.

Effective on: 4/16/2011

Cottage. A cottage is a small, detached dwelling unit, not greater than 1,000 square feet in total floor area that is developed at a density greater than the underlying zone. More than one cottage may occupy a single lot.

Effective on: 4/16/2011

Cottage Housing Development. A cottage housing development is detached single-family housing in a cluster of four to 12 dwelling units around a central open space and has the following characteristics:

1. Each unit is of a size and function suitable for a single person or very small family;
2. Each unit has the construction characteristics of a single-family house;
3. Units may be located on platted lots or as units in a condominium and may share use of common facilities, such as a party room, tool shed, garden orchard, workshop or parking areas;
4. The site is designed with a coherent concept in mind, including shared functional open space, off-street parking, access within the site and from the site, and consistent landscaping.

Effective on: 4/16/2011

Courier and Messenger Services. The provision of air, surface, or combined courier delivery services of parcels and messages within or between metropolitan areas or urban centers.

Effective on: 4/16/2011

Creation of Critical Areas. The purposeful and legally authorized or accidental producing or forming of a wetland or stream from an upland (non-wetland or dry) site through artificial means. For wetlands, the manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland site where a wetland did not previously exist. Establishment results in a gain in wetland acres. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species.

(Ord. 2803)

Effective on: 10/17/2015

Cremation Services and Cemeteries. The operation of sites or structures reserved for the interment of human or animal remains, or for cremating the dead.

Effective on: 4/16/2011

Critical Aquifer Recharge Areas. Areas, defined under the provisions of the Growth Management Act (RCW Chapter 36.70A), where an aquifer that is a source of drinking water is both

highly susceptible and vulnerable to contamination. Areas with a high susceptibility to groundwater contamination occur where an aquifer is used as a drinking water source and a combination of the following occur(s): permeable soils, permeable surficial geology, and/or groundwater close to the ground surface.

Effective on: 4/16/2011

Critical Areas. Critical areas include any of the following areas or ecosystems: fish and wildlife habitat conservation areas, wetlands, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas, as defined in RCW Chapter 36.70A and [RZC 21.64](#), Critical Areas Regulations.

Effective on: 4/16/2011

Critical Facilities. Those facilities necessary to protect the public health, safety, and general welfare which are defined in IBC Table 1604.5 (2003), Categories III and IV. These facilities include, but are not limited to, schools, hospitals, police stations, fire departments and other emergency response facilities, and nursing homes. Critical facilities also include sites of hazardous waste materials and storage.

Effective on: 4/16/2011

Crop Production. The growing and harvesting of crops, such as grains, vegetables, fruits, trees, flowers, and other ornamental horticulture. Crop production does not include marijuana production.

Effective on: 6/28/2014

Cultural Resource. An aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture. A cultural resource may be a tangible entity or a cultural practice. Tangible cultural resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places.

Effective on: MM/DD/YYYY

(Ord. 2744)

Effective on: 6/28/2014

D DEFINITIONS

Day Care Center. An agency which regularly provides temporary care for a group of children between the ages of six weeks to 12 years for periods less than 24 hours in a residence or structure other than the parent's home on a regular recurring basis for pay or other valuable consideration, including but not limited to, the furnishing of shelter, sustenance, supervision, education and other supportive services. The term is not intended to include babysitting services of a casual, nonrecurring nature.

Effective on: 4/16/2011

Day Care, Family. *See Family Day Care Provider.*

Effective on: 4/16/2011

Decibel or dBA. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Dedication. The deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Effective on: 4/16/2011

Deed of Transfer of Development Rights. A document that conveys ownership of development rights that were originally attached to property covered by a TDR easement.

Effective on: 4/16/2011

Deleterious Substances. Include, but are not limited to, chemical and microbial substances that are not classified as hazardous materials, as defined under RZC 21.78.080, whether the substances are in usable or waste condition, that have the potential to pose a significant groundwater hazard, or for which monitoring requirements or treatment-based standards are enforced under WAC Chapter 246-290.

Effective on: 4/16/2011

Demand Management Strategies. *See Transportation Demand Management.*

Effective on: 4/16/2011

Demolish. To remove more than 50 percent of the exterior walls of an existing building or structure, as measured by the linear length of the walls. Windows, doors, and/or deteriorated wall sections are all considered part of a wall.

Effective on: 4/16/2011

Detached Dwelling Units. Single-family residential structures that do not share any common or party walls.

Effective on: 4/16/2011

Determination of Eligibility. An action through which the eligibility of a property for local, state or national register listing is decided but the property is not actually listed.

Effective on: 4/16/2011

Developer. *See Fee Payer.*

Effective on: 4/16/2011

Development. The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, grading, landfill, drainage, removal of vegetation, or disturbance of land or water; and use of land or water or the intensification or extension of the use of land or water.

For the purposes of administering RMC Chapter 3.10, Impact Fees, and [RZC 21.52](#), Transportation Standards, “development” shall mean, in addition to the activities in the previous paragraph, any change in the use of a building or structure, or any changes in the use of land, where the construction, expansion, or change, when occupied or used for its intended purpose, has adverse impacts on, and may create additional demand and need for public facilities, programs, projects, or services, including fire, park, school or transportation facilities, programs, projects, or services.

For the purposes of administering RZC 21.64.040, *Frequently Flooded Areas*, development shall mean any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, storage of equipment or materials, subdivision of land, removal of substantial amounts of vegetation, or alteration of natural site characteristics.

([Ord. 2663](#))

Effective on: 4/16/2011

Development Application. A written request completed by a developer, seeking City approval for a development.

Effective on: 4/16/2011

Development Approval. Any authorization issued by the City of Redmond which approves a development.

Effective on: 4/16/2011

Development Rights. One of a series of rights inherent in fee simple ownership of land. It represents the potential for the improvement of a parcel of property measured in residential dwelling units or square footage of commercial, light industrial, or office space based on the zoning classification of the parcel.

Effective on: 4/16/2011

Diameter at Breast Height. The diameter of any tree trunk, measured at four and one-half feet above average grade. For species of trees whose normal growth habit is characterized by multiple stems (e.g., hazelnut, vine maple), diameter shall mean the average diameter of all stems of the tree, measured at a point six inches from the point where the stems digress from the main trunk. In no case shall a branch more than six inches above average grade be considered a stem. (SMP)

Effective on: 4/16/2011

Directional Sign. A permanent sign not exceeding six square feet in area, without commercial message, that guides the public to a specific place, such as an entrance, exit, parking, or service area, or a particular aspect of a business or establishment, such as a cocktail entrance.

Effective on: 4/16/2011

Directory Sign. A sign that lists the tenants of a multiple tenant building or center.

Effective on: 4/16/2011

Disturbed Soils. Soils located on a portion of a property, properties, or right-of-way that are subject to land-disturbing activities, new impervious surfaces, or replaced impervious surfaces.

Effective on: 4/16/2011

Dock. A structure that floats on the surface of the water, without piling supports, but which is attached to land. Typically used for boat moorage, swimming, public access, and other activities that require access to deep water. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Docket (or Comprehensive Plan Docket). The package of Comprehensive Plan amendments to be considered by the community, Planning Commission, and City Council over the following year as provided for in the Growth Management Act (GMA). The City or any individual, organization, business, or other group may propose an amendment to the Comprehensive Plan and associated Zoning Code.

(Ord. 2740)

Effective on: 6/14/2014

Dormitory. A rooming establishment, typically associated with an educational institution, that provides temporary accommodations and may offer housekeeping, meals, and laundry services.

(Ord. 2652)

Effective on: 4/28/2012

Double-Faced Sign. A sign constructed to display its message on the outer surfaces of two identical and opposite parallel planes.

Effective on: 4/16/2011

Drainage Facilities. *See Stormwater Facilities.*

Effective on: 4/16/2011

Dredging. The removal of earth, sand and/or gravel from the bottom of a stream, river, lake, or other water body for the purposes of deepening or constructing a navigational channel or marina, increasing or maintaining flood conveyance capacity of a channel, installing submarine pipelines, or similar purposes, or to obtain the use of the bottom materials for landfill. (SMP)

Effective on: 4/16/2011

Drip Line. An area encircling the base of a tree, the minimum extent of which is delineated by a vertical line extending from the outer limit of a tree's branch tips down to the ground.

Effective on: 4/16/2011

Drive-Up Stand. A temporary or semipermanent structure operating on private property for the purpose of vending food, drink, or retail goods, generally no larger than six feet wide by 10 feet long which allows the customer to remain in his or her vehicle while making a purchase.

Effective on: 4/16/2011

Driveway. An access which serves a lot, structure, or parking area.

Effective on: 4/16/2011

Drought-Tolerant Vegetation. Vegetation that can thrive with minimal or no supplemental watering after a period of plant establishment that typically lasts two or three years.

Effective on: 4/16/2011

Dry Cleaning Establishment. Any facility that uses a transfer machine, dry-to-dry vented unit, or dry-to-dry closed loop unit with chlorinated solvents to clean clothing or other materials.

Effective on: 4/16/2011

Durable Consumer Goods Sales, Rental, and Service. The retail sale, rental, or lease of durable consumer goods, or in the retail sale, rental, or lease of such goods in combination with repair and maintenance services and the sale of replacement parts and accessories. This definition includes apparel, appliances, home furnishings, paint, hardware, toiletries, jewelry, sporting goods, books, magazines, music, videos, computer hardware and software, toys, and similar items.

Effective on: 4/16/2011

Dwelling Unit. A single unit providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A mobile home, manufactured home, modular home, apartment, condominium, townhouse, single-family attached or detached house, or accessory dwelling unit is considered to be a dwelling unit.

Effective on: 4/16/2011

E DEFINITIONS

Ecological Functions or Shoreline Functions. The work performed or role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline's natural ecosystem. (SMP)

Effective on: 4/16/2011

Ecologically Intact Shoreline. Those shoreline areas that retain the majority of their natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline modifications, structures, and intensive human uses. This term is intended to delineate those shoreline areas that provide valuable functions for the larger aquatic and terrestrial environments which could be lost or significantly reduced by human development. (SMP)

Effective on: 4/16/2011

Ecosystem-Wide Processes. The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition, and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat that are present and the associated ecological functions. (SMP)

Effective on: 4/16/2011

Edge of Roof. On a pitched roof, the lowest portion of the fascia board covering the roof rafters, or if no fascia board exists, the lowest point of the roof rafters. On a flat roof, the top of the parapet wall or three feet above the roof deck.

Effective on: 4/16/2011

Education, Public Administration, Health Care, and Other Institutions. An establishment or institution offering services, such as education or training, government services, health and human services, religious services, or death services, or a civic, social, political, fraternal, or similar association or organization. This definition specifically excludes correctional facilities and secure community transition facilities.

Effective on: 4/16/2011

Educational Services. Establishments that offer teaching and learning activities or experiences, including preschools, grade schools, colleges and universities, and technical, trade, and other specialty schools.

(Ord. 2652)

Effective on: 4/28/2012

Electric Scooters and Motorcycles. Any two-wheel vehicle that operates exclusively on electric energy from an off-board source that is stored in the vehicle's batteries and produces zero emissions or pollution when stationary or operating.

Effective on: 4/16/2011

Electric Utility Facilities. Unstaffed facilities, except for the presence of security personnel, that are used for or in connection with or to facilitate the transmission, distribution, sale, or furnishing of electricity, including but not limited to electric power substations.

Effective on: 4/16/2011

Electric Vehicle (EV). Any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored onboard. Electric vehicles include battery electric vehicles and plug-in hybrid electric vehicles.

Effective on: 4/16/2011

Electric Vehicle Charging Levels. The standardized indicators of electric force, or voltage, at which an electric vehicle's battery is recharged. Levels 1, 2, and 3 are the most common EV charging levels and include the following specifications: Level 1 is considered slow charging. Level 2 is considered medium charging. Level 3 is considered fast or rapid charging.

Effective on: 4/16/2011

Electric Vehicle Charging Station. A public or private parking space located together with battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other storage device in an electric vehicle. A restricted electric vehicle charging station is privately or publicly owned and available to the public.

Effective on: 4/16/2011

Electric Vehicle Infrastructure. Structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

Effective on: 4/16/2011

Electric Vehicle Parking Space. Any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

Effective on: 4/16/2011

Elevated Construction. A construction technique that employs posts or pilings to raise a structure so that waters can flow freely beneath the structure.

Effective on: 4/16/2011

Elevation. The architectural view of the front, side, or back surface of a structure to include doors, windows, and rooftop screening that is an extension of the façade, but excluding any roof area and rooftop equipment or structures.

Effective on: 4/16/2011

Emergency Work. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Enhancement. The improvement of an existing viable wetland, stream or habitat area or the buffers established for such areas, such as by increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, or removing nonindigenous plant or animal species. Enhancement also includes actions performed to improve the quality of an existing degraded wetland, stream or habitat area or buffer. For wetlands, enhancement results in a change in some

wetland functions and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres.

(Ord. 2803)

Effective on: 10/17/2015

Entrance. Ingress and egress to and from a structure.

Effective on: 4/16/2011

Entrance, Primary. The principal entrance to a structure through which pedestrians enter.

Effective on: 4/16/2011

Environmental Designation for Noise Abatement or EDNA. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Equestrian Facility. A facility used to board, train, or exercise more than six adult horses at any one time for commercial purposes, which may be private or public and may include facilities for spectators and competitions. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Equipment Shelter. The structure associated with a cellular communication facility that is used to house electronic equipment and battery systems.

Effective on: 4/16/2011

Erosion. A process whereby wind, rain, water, and other natural agents mobilize and transport soil particles.

Effective on: 4/16/2011

Erosion Hazard Areas. Those areas containing soils which, according to the United States Soil Conservation Service Soil Classification System, may experience severe to very severe erosion.

Effective on: 4/16/2011

Escort Agency. A person or business association that furnishes, offers to furnish, or advertises to furnish escorts as its business purpose for a fee, tip, or other consideration. An escort is a person employed by an escort agency, and who, for any form of consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person. The term “escort agency” shall not include any escort service offered by a charity or nonprofit organization for medical assistance or assistance to the elderly or infirm.

Effective on: 4/16/2011

Essential Public Facility. A facility, conveyance, or site owned or operated by a governmental agency, a private or nonprofit organization under contract to or with substantial funding from

government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site. Essential public facilities include, but are not limited to: airports; facilities that provide social assistance, welfare and charitable services and include associated warehouse and office space in a single or combined facility; state education facilities; state and local correctional facilities; state or regional transportation facilities; solid waste handling facilities; in-patient facilities (including substance abuse facilities, mental health facilities, and group homes); secure community transition facilities; and such other state facilities as are listed by the Office of Financial Management as essential public facilities likely to be built within the next six years pursuant to RCW 36.70A.210.

(Ord. 2803)

Effective on: 10/17/2015

Establishment (Creation). The manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species.

Effective on: 4/16/2011

Excavation. The mechanical removal of earth material.

Effective on: 4/16/2011

Excessive Pruning. Pruning more than four years of branch growth, unless necessary to restore the vigor of the tree or to protect life and property.

Effective on: 4/16/2011

Existing and Ongoing Agricultural Activities. Those activities conducted on lands defined in RCW 84.34.120(2) and those activities involved in the production of crops and livestock, including but not limited to operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities, or improved areas. Activities which bring an area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is legally converted to a nonagricultural use. Idle land registered in a federal or state soils conservation program or zoned for agricultural use by the City is considered existing and ongoing. Forest practices are not included in this definition.

Effective on: 4/16/2011

Exotic. Any species of plant or animal that is foreign to the Puget Sound region.

Effective on: 4/16/2011

Expansion, Nonconforming Structure. Any enlargement or expansion of a legal nonconforming structure, whether horizontally or vertically, and any increase in the area within a structure or on a site devoted to a nonconforming use.

Effective on: 4/16/2011

Expansion, Nonconforming Use. Any expansion of a legal nonconforming use.

Effective on: 4/16/2011

External Illumination. The method of illuminating a sign where the light source is separated from and external to the sign structure by using a floodlight or by being back-lighted.

Effective on: 4/16/2011

F DEFINITIONS

Facade. The entire building frontage or street wall face, including the area from finished grade at the point of contact with the building to the top of the parapet, or eaves, and the entire width of the building elevation. Towers, cupolas, parapets, pitched roofs, trusses, poles, chimneys, and other architectural, artistic or mechanical features shall not be counted towards the facade area.

Effective on: 4/16/2011

Family. An individual or two or more persons related by blood or marriage; eight or fewer nonrelated persons living together in a single dwelling unit, unless a grant of reasonable accommodation as identified in [RZC 21.76](#), Review Procedures, allows an additional number of persons.

Effective on: 4/16/2011

Family Day Care Provider. A licensed day care provider who regularly provides day care for periods less than 24 hours for not more than 12 children in the provider's home in the family living quarters.

Effective on: 4/16/2011

Feasible. To the extent capable of being both economically and technically accomplished.

Effective on: 4/16/2011

Feature, for Historic Purposes. Elements that give a building its visual character and that are taken into account in the context of surveying and evaluating, designating, preserving, restoring, rehabilitating, or replacing them per the Secretary of the Interior's Standards for Treatment of Historic Properties.

Feed Lines. Cables used as the interconnecting media between the transmission/receiving base station and the antenna.

Effective on: 4/16/2011

FEMA (Federal Emergency Management Administration) Floodway. The channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the FEMA base flood flow without increasing the FEMA base flood elevation more than one foot.

Effective on: 4/16/2011

Fill. For the purposes of the Shoreline Master Program, the addition of soil, sand, rock, gravel, sediment, earth-retaining structure, or other material to an area waterward of the ordinary high water mark, in wetland, or on shorelands in a manner that raises the elevation or creates dry land. (SMP)

Effective on: 4/16/2011

Fill/Fill Material. Earth or other solid material that is brought onto a property located within the City of Redmond for use in regrading the ground surface; stabilizing on-site soils for support of structures, pavement, and other property features; altering watercourses or wetlands; or other purposes where the material becomes a part of the property. Fill material does not include such things as topsoil, beauty bark, compost, sand, gravel, or crushed rock used as a surface treatment.

Effective on: 4/16/2011

Filling. The act of transporting or placing (by any manner or mechanism) fill material from, to, or on any soil surface, sediment surface, or other fill material.

Effective on: 4/16/2011

Final Plat. The final drawing of the subdivision and dedication prepared for filing for record with the King County Department of Records and Elections, and containing all elements and requirements set for the by the City of Redmond.

Effective on: 4/16/2011

Finance and Insurance. Financial transactions, the underwriting of insurance, annuities, and the support of employee benefit programs. This definition includes banks, credit unions, credit bureaus, investment banks, insurance brokerages, securities dealers, and other financial establishments.

Effective on: 4/16/2011

Finger Float. A finger-like floating structure typically attached perpendicular to a main walkway that provides direct pedestrian access to and from a boat and provides for secure mooring of a boat. (SMP)

Effective on: 4/16/2011

Finger Pier. A small narrow pier that projects at right angles from a larger pier perpendicular to the main pier, often parallel to the shoreline. (SMP)

Effective on: 4/16/2011

Fish and Wildlife Habitat Conservation Areas. Areas necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not

created as designated by WAC 365-190-080(5). These areas are further defined in RZC [21.64.020.A](#), Classification and Rating of Fish and Wildlife Habitat Conservation Areas.

Effective on: 4/16/2011

Flag. A piece of cloth or bunting often attached to a staff, with distinctive colors, patterns, or symbolic devices used as a national or state symbol.

Effective on: 4/16/2011

Fleet. Five or more vehicles operated within or from a facility.

Effective on: 4/16/2011

Float. A structure that floats on the surface of the water, which is not attached to the shore but that may be anchored to submerged land. Floats are typically used for swimming, diving, and similar recreational activities. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Float Plane Facility. A facility for storing and operating a float plane. The facility typically consists of piers, docks, and/or floats.

(Ord. [2652](#))

Effective on: 4/28/2012

Flood Fringe. That portion of the floodplain outside of the floodway which is generally covered by floodwaters during the base flood; it is generally associated with standing water rather than rapidly flowing water.

Effective on: 4/16/2011

Flood Insurance Rate Map. The official map on which the Federal Emergency Management Administration has delineated some areas of flood hazard.

Effective on: 4/16/2011

Flood Insurance Study. The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Maps, and the FEMA water surface elevations of the base flood.

Effective on: 4/16/2011

Flood Protection Elevation. The elevation that is one foot above the base flood elevation.

Effective on: 4/16/2011

Floodplain. Synonymous with the 100-year floodplain and means the land susceptible to inundation with a one percent chance of being equaled or exceeded in any given year. The limit of this area shall be based upon flood ordinance regulations maps or a reasonable method which meets the objectives of the Shoreline Management Act. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Floor Area Ratio. The gross floor area of all buildings or structures (less any area devoted to parking or vehicle circulation) on a lot divided by the gross land area.

Effective on: 4/16/2011

Food Garden. A garden usually outdoors set aside for the display, cultivation, and enjoyment of plants dedicated to the cultivation of food, such as herbs and vegetables. Food gardens may include individual plots for personal use or a community food garden. This term may also be known as a P-Patch or a spin garden.

Effective on: 4/16/2011

Food Service Contractor. A business that provides food services at institutional, governmental, commercial, business, or industrial locations of others based on contracts with such organizations for a specified period of time.

Effective on: 4/16/2011

Foot-candle. A unit of illumination or light intensity used to calculate lighting levels. One foot-candle is equal to one lumen per foot.

Effective on: 4/16/2011

Freestanding Sign. A pole, pylon, ground, or monument sign supported by the structures or supports that are placed on, or anchored in, the ground and that are independent from any building or structure.

Effective on: 4/16/2011

Frequently Flooded Areas. Areas and lands within the flood plain subject to a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like.

Effective on: 4/16/2011

Frontage. That side of a lot abutting on a street; the front lot line; also, the width of a lot as it abuts a public or private street or access corridor.

Effective on: 4/16/2011

Fueling Area. An area in which petroleum fuels are dispensed in liquid form for commercial sale, public use, or for fleet vehicle operation.

Effective on: 4/16/2011

Full Service Hotel and Conference Center. A hotel with banquet and meeting facilities sufficient to accommodate groups of at least 300 people.

Effective on: 4/16/2011

Full-Service Restaurant. An establishment that provides food services to patrons who order and are served while seated (i.e., water/waitress service) and who pay after eating.

Effective on: 4/16/2011

Fully Funded Project. A project in the most recently adopted transportation portion of the transportation capital improvement program (TCIP) for the City or similar capital program of another jurisdiction which has sufficient revenues secured for construction. Unsecured revenues include those from unformed local improvement districts, insufficient developer fees or contributions, or revenues not yet programmed for expenditure by outside agencies.

Effective on: 4/16/2011

Functions and Values. The beneficial roles served by critical areas, including but not limited to water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance, and attenuation, groundwater recharge and discharge, erosion control, wave attenuation, protection from hazards, historical and archaeological and aesthetic value protection, and recreation. These beneficial roles are not listed in order of priority.

Effective on: 4/16/2011

Funeral Homes and Services. Establishments preparing the dead for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, selling caskets and related merchandise).

Effective on: 4/16/2011

Furnishing Zone. A hard surface area between the sidewalk and curb in which trees, benches, trash receptacles, and other street furniture serving pedestrian needs are placed.

(Ord. 2803)

Effective on: 10/17/2015

G DEFINITIONS

Gabions. Structures composed of masses of rocks or rubble held tightly together by wire mesh (typically) so as to form upright blocks or walls. Often constructed as a series of overlapping blocks or walls. Used primarily in retaining earth, steep slopes, or embankments, to retard erosion or wave action, or as foundations for breakwaters or jetties. (SMP)

Effective on: 4/16/2011

Garbage and Recycling Enclosures. Garbage and recycling enclosures shall include the areas containing garbage and recycling receptacles served by collection equipment and may also include interim on-site storage areas.

Effective on: 1/1/1901

Gas Station. Any area of land, including the structures thereon, that is used for the sale of gasoline, biofuels, biodiesel, diesel or other motor fuels, oils, lubricants, and auto accessories (including areas for storage) and which may or may not include washing, lubricating, and other minor servicing.

(Ord. 2709)

Effective on: 10/26/2013

Gated Community. A single-family residential community characterized by a closed perimeter of walls and fences and controlled entrances, and for which all of the rights-of-way are privately owned.

Effective on: 4/16/2011

General Sales or Services. An establishment engaging in the retail sale, rental, or lease of goods or the provision of services, including but not limited to automobile sales or service; heavy consumer goods sale or service; durable consumer goods or service; the sale or service of other consumer goods, grocery, food and beverage sales; health and personal care services; finance and insurance services; real estate services; professional services; administrative services; and restaurant and food services. General sales or services does not include hotels, motels, and other accommodation services; mail order or direct sales establishments; membership wholesale/retail warehouses; and packing, crating, and convention and trade show services; and marijuana retail sales.

(Ord. 2744; Ord. 2803)

Effective on: 10/17/2015

Geologically Hazardous Areas. Areas that, because of their susceptibility to erosion, sliding, earthquake, or other geologic events, are not suited to siting commercial, residential, or industrial development consistent with public health and safety concerns.

Effective on: 4/16/2011

Geotechnical Report or Geotechnical Analysis. A scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts on the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers (or geologists) who have professional expertise about the regional and local shoreline geology and processes. (SMP)

Effective on: 4/16/2011

Glare. A bright or dazzling light that substantially interferes with the normal use of property or the operation of motor vehicles on City streets.

Effective on: 4/16/2011

Golf Course. A tract of land used for playing golf, with tees, greens, fairways, hazards, and other features customarily associated with the game of golf, such as driving ranges, club houses, and golf cart storage and maintenance facilities.

Effective on: 4/16/2011

Government Functions, Other. The provision of governmental services not specifically identified elsewhere in these definitions. This definition includes military and national security functions and space research and technology when conducted by a government agency.

Effective on: 4/16/2011

Grade. The vertical elevation of the ground surface.

Effective on: 4/16/2011

Grade, Existing. The natural elevation of the ground or site prior to any work being done or any changes being made to the ground or site.

Effective on: 4/16/2011

Grade Schools. All public, private, and specialty schools from preschool through high school.

Effective on: 4/16/2011

Grading. For the purposes of the Shoreline Master Program, the movement or redistribution of the soil, sand, rock, gravel, sediment, or other material on a site in a manner that alters the natural contour of the land. (SMP)

Effective on: 4/16/2011

Grading - Critical Areas. For the purposes of administering [RZC 21.64, Critical Areas](#), “grading” is any excavating, filling, clearing, leveling, or contouring of the ground surface by human or mechanical means.

Effective on: 4/16/2011

Green Roof. A bioretention strategy of storing, evaporating, and transpiring stormwater as part of a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers, such as a root barrier and drainage and irrigation systems.

Effective on: 4/16/2011

Grocery, Food, Beverage, and Dairy Sales. The retail sale of food and beverage merchandise for off-premises consumption. This definition includes grocery stores, supermarkets, fruit and vegetable stores, and sales of similar goods. This definition does not include convenience stores.

Effective on: 4/16/2011

Gross Acre. The entire area of a parcel of land, including undevelopable critical areas, open space, and rights-of-way.

Effective on: 4/16/2011

Gross Floor Area (GFA). The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts, elevator shafts, stairwells, courts, second-story atriums, and lobbies.

Effective on: 4/16/2011

Gross Leasable Area (GLA). The total floor area that is designated for a tenant's occupancy, exclusive of common areas shared with other tenants, such as utility rooms, stairwells, and malls.

(Ord. 2803)

Effective on: 10/17/2015

Gross Site Area. Gross site area is that area within the boundaries of a given lot. Gross site area does not include the area of any abutting streets or access ways.

Effective on: 4/16/2011

Ground Disturbance/Disturbing Activities. Any activity that disturbs the soil including but not limited to excavation with heavy equipment, tree removal, and geotechnical analysis. Refer to RCW.27.53.060.

Effective on: MM/DD/YYYY

Groundwater. Water in a saturated zone or stratum beneath the surface of the land or below a surface water body.

Effective on: 4/16/2011

Growth. *See New Development.*

Effective on: 4/16/2011

Growth Management Act (GMA). The Washington State Growth Management Act enacted in 1990 and amendments in succeeding years.

Effective on: 4/16/2011

Grubbing. *See Weed Wrenching, Grubbing.*

H DEFINITIONS

Habitat Management. Management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

Effective on: 4/16/2011

Habitats of Local Importance. “Habitats of local importance” include a seasonal range or habitat element with which a given species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over time. These might include areas of high relative density or species richness, breeding habitats, winter range, and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alterations, such as cliffs, talus, and wetlands.

Effective on: 4/16/2011

Hard Armoring Solutions. Structural shoreline stabilization and reinforcement measures that are solid with hard surfaces, such as concrete, pilings, rock revetments, gabions, concrete groins, retaining walls, bulkheads and the like – typically non-natural approaches to shoreline stabilization. (SMP)

Effective on: 4/16/2011

Hazardous Liquid Pipeline. As defined by RCW 81.88.040, “Hazardous Liquid” means: (a) Petroleum, petroleum products, or anhydrous ammonia as those terms are defined in 49 C.F.R. Part 195 in effect March 1, 1998; and (b) carbon dioxide. Pipeline, pipeline system, or hazardous liquid pipeline mean all parts of a pipeline facility through which a hazardous liquid moves in transportation, including but not limited to line pipe, valves, and other appurtenances connected to line pipe, pumping units, fabricated assemblies associated with pumping units, metering and delivery stations and fabricated assemblies therein, and breakout tanks. Pipeline or pipeline system does not include process or transfer pipelines.

Effective on: 4/16/2011

Hazardous Liquid Pipeline Corridor. The pipeline pathway in which the pipelines and facilities of a hazardous liquid pipeline operator are located, including public rights-of-way and easements over and through public or private property.

Effective on: 4/16/2011

Hazardous Materials. Any hazardous waste, hazardous substance, dangerous waste, or extremely hazardous waste that is a physical or health hazard as defined and classified in RCW Chapter 70.105 and WAC Chapter 173-303, whether the materials are in usable or waste condition. Hazardous materials shall also include petroleum or petroleum products that are in a liquid phase at ambient temperatures, including any waste oils or sludges.

Effective on: 4/16/2011

Hazardous Tree. A tree that is dead, or is so affected by a significant structural defect or disease, that falling or failure appears imminent, or a tree that impedes safe vision or traffic flow, or that otherwise currently poses a threat to life or property.

Effective on: 4/16/2011

Hazardous Waste. Any substance defined as a dangerous waste, a hazardous substance, or as a hazardous waste, but excluding hazardous household waste as defined in RCW 70.105.100.

Effective on: 4/16/2011

Hazardous Waste Treatment and Storage, Incidental. Storage or treatment of hazardous waste incidental to the primary use occurring on-site, such as those substances which may be necessary to manufacture or process certain materials or those substances which are the by-product of a manufacturing or repair process.

Effective on: 4/16/2011

Hazardous Waste Treatment or Storage, Primary. Use of a site where hazardous waste is stored or treated as a sole or primary use of the site. Hazardous substances are shipped from other locations to be processed or stored on that site.

Effective on: 4/16/2011

Hazardous Waste Treatment, Storage, and Disposal Facilities. Any facility regulated pursuant to WAC 173-303-280 through 173-303-670.

Effective on: 4/16/2011

Headwater Stream. A stream that is in the uppermost regions of a watershed or catchment area.

Effective on: 4/16/2011

Health and Human Services. A subset of Education, Public Administration, Health Care, and Other Institutions consisting of: Ambulatory or Outpatient Services; Nursing, Supervision, and Other Rehabilitative Services; Social Assistance, Welfare, and Charitable Services; Day Care Centers; and Family Day Care Providers.

(Ord. 2652)

Effective on: 4/28/2012

Health and Personal Care. The retail sale of health and personal care items, such as prescription and nonprescription drugs, cosmetic and beauty supplies, prescription and nonprescription eyeglasses, and other similar items.

Effective on: 4/16/2011

Heavy Construction Establishment. An establishment that engages in the construction of highways, utility pipelines, power and communication lines, cement or asphalt plants, and refineries.

Effective on: 4/16/2011

Heavy Consumer Goods Sales, Rental, or Service. The retail sale, rental, or lease of large consumer goods or a combination of the retail sale, rental, or lease of such goods with repair and maintenance service, and the sale of replacement parts and accessories. Heavy Consumer Goods Sales

or Service includes sale of items, such as furniture, hardware, lawn and garden supplies, building materials, electronics and appliances, and heating and plumbing equipment.

Effective on: 4/16/2011

Height of Building or Structure. The vertical distance measured from the average finished grade around the building to the highest point of the structure. The approved average finished grade shall be measured by taking the smallest rectangle around the building and averaging the elevations at the midpoint of each side.

Effective on: 4/16/2011

Height, Building (SMP). The height measured from average grade level to the highest point of a structure, provided that television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where such appurtenances obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines, or the applicable master program specifically requires that such appurtenances be included, provided further that temporary construction equipment is excluded in this calculation. (SMP)

Effective on: 4/16/2011

Heliport. An airport or landing place for helicopters.

Effective on: 4/16/2011

High Consequence Land Use. A land use that if located in the vicinity of a hazardous liquid pipeline represents an unusually high risk in the event of a pipeline failure due to characteristics of the inhabitants or functions of the use. High consequence land uses include:

1. Land uses that involve a high-density on-site population that are more difficult to evacuate. These uses include schools (through Grade 12), hospitals, clinics, multifamily housing or other facilities exclusively for elderly or handicapped, stadiums or arenas, and day care centers, and does not extend to family day care or adult family homes.
2. Land uses that serve critical "lifeline" or emergency functions, such as fire and police facilities, utilities providing regional service, or water supplies if exposed to a significant risk that will curtail its lifeline function for a critical period of time.
3. Uses with similar characteristics as determined by the Administrator.

Effective on: 4/16/2011

High Probability (Cultural Resources). Involving a likely presence of cultural resources. Refer to 36 CFR Part 800 -- Protection of Historic Properties and RCW 27.53 Archaeological Sites and Resources.

Effective on: MM/DD/YYYY

Historic Period. ~~Resources that date from~~ The period when Euro-Americans first visited or settled the area -- generally during the mid-18th century.

- For purposes of federal and state regulation including SEPA, the historic period measures to 50 years in the past.
- However, it is recommended for SEPA application, to begin measuring at 45 years in the past.
- King County, including the City's interlocal agreement for historic preservation services, begins considering historic resources at 40 years in the past.

Effective on: MM/DD/YYYY

Historic Property/Resource. Any precontact or prehistoric (RCW. 27.53.030) site, or historic district, site, building, structure, or object included in, or eligible for inclusion in the National Register of Historic Places, Washington Heritage Register, King County Historic Register, or Redmond's Heritage Resources Register. The term includes artifacts, records, and remains that are related to and located within such properties. The term also includes properties of traditional religious and cultural importance to an Indian Tribe that meets the criteria of the National Historic Preservation Act of 1966, as amended, Title II, section 301 (16 U.S.C. 470w(5)).

Effective on: MM/DD/YYYY

Historic Landmark. A site or structure which has been designated under [RZC 21.30](#), Historic and Archeological Resources, as a historic landmark and is listed on the Redmond Heritage Resource Register.

Effective on: 4/16/2011

Holocene. The most recent life period ca. 10,000 years ago to the present.

Home Business. A business activity which results in a product or service and is conducted in whole or in part on a residential premises and is clearly subordinate to use of the premises as a residence. Home business does not include any business activity relating to marijuana.

([Ord. 2744](#))

Effective on: 6/28/2014

Hospitals. Any institution, place, building or agency or distinct part thereof which qualifies or is required to qualify for a license under RCW Chapter 70.41, or as a psychiatric hospital licensed under RCW Chapter 71.12 as presently worded or hereafter amended.

Effective on: 4/16/2011

Hotel and Conference Center, Full Service. A hotel with banquet and meeting facilities with at least one banquet or meeting room that can accommodate at least 300 people.

([Ord. 2803](#))

Effective on: 10/17/2015

Hotels, Motels, and Other Accommodation Services. Establishments that serve lodging and short-term accommodations for travelers, such as hotels, motels, bed and breakfast inns and other similar establishments.

([Ord. 2652](#))

Effective on: 4/28/2012

Hotel or Motel. An establishment that provides four or more guest rooms for the lodging and short-term accommodations for travelers and that does not provide gambling. Hotels and motels typically

offer food services, recreational services, convention hosting services, laundry services, and similar services required or desired by travelers.

Effective on: 4/16/2011

Household. An individual or two or more persons related by blood or marriage or a group of not more than eight persons who need not be related by blood or marriage living together in a dwelling unit.

Effective on: 4/16/2011

Household Income. All income from all household members over the age of 18 residing in the household. Household income consists of all income that would be included as income for federal income tax purposes (e.g., wages, interest income, etc.) for household members over the age of 18. Income of dependents who reside within a household for less than three months of the year will not be counted toward household income.

Effective on: 4/16/2011

Housing Services for the Elderly. The provision of services such as housing and custodial care for those who need or desire caring for themselves, including the elderly. This definition includes retirement housing services, assisted living services, and skilled nursing services and convalescent care. This definition does not include Adult Family Homes.

Effective on: 4/16/2011

I DEFINITIONS

Impact (to Native Soil). An impact to native soil involves knowing disturbance(s) such as removing, digging into, or excavating soil. A record of previous disturbance involving both extent and depth is demonstrated by the best available documentation.

Impact Fee. A payment of money required from development as a condition of development approval to pay for capital improvements needed to serve new growth and development and is:

1. Reasonably related to the new development that creates additional demand and need for capital improvements;
2. A proportionate share of the cost of the public improvements; and
3. Is used for improvements that reasonably benefit the new development.

Effective on: 4/16/2011

Impervious Surface. A non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas,

concrete or asphalt paving , gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for the purposes of runoff modeling.

Effective on: 4/16/2011

Impervious Surface Area. The land area of that portion of a lot covered by impervious surface.

Effective on: 4/16/2011

Implementation, Transportation. The building, funding, operation, or regulation of a transportation facility, program, project and service.

Effective on: 4/16/2011

Improvement, Transportation. An enhancement that has a beneficial impact on the level of mobility for people and goods, through the operation of construction of a transportation facility, program, project, and service.

Effective on: 4/16/2011

Incidental (Use). Subordinate and minor in significance and bearing a reasonable relationship with the primary or principal use. (SMP)

Effective on: 4/16/2011

Incremental Environmental Improvement. An improvement to a system protective of groundwater at an existing facility where the improvement reduces the facility's impact on groundwater, provided the improvement is not one of the prohibited activities identified in RZC 21.64.050.C, Prohibited Activities in Wellhead Protection Zones.

Effective on: 4/16/2011

Indirectly Illuminated Sign. A sign which is lighted by a source not seen directly.

Effective on: 4/16/2011

Individual. An applicant, person, partnership, company, developer, party, firm, corporation, organization, or other human-created entity.

Effective on: 4/16/2011

Infiltration. The flow of water into soil material. It is also used to describe the process of stormwater inflow into a sanitary sewer system. (SMP)

Effective on: 4/16/2011

Inflatable Sign. Any sign and/or sign structure constructed of a canvas, rubber, or other light material capable of sustaining an inflated state for any period of time either through the use of gas or

hot/cold air, the purpose of which is to aid the establishment in promoting the sale of products, goods, services or events, or to identify a building.

Effective on: 4/16/2011

Infrastructure. Facilities and services needed to sustain industry, residential, commercial, and all other land use activities, including water, sewer lines, and other utilities, streets and roads, communications, and public facilities, such as fire stations, parks, schools, etc.

Effective on: 4/16/2011

In-Kind Mitigation. Replacement of critical areas with substitute critical areas whose characteristics closely approximate those destroyed or degraded by a regulated activity.

Effective on: 4/16/2011

Inlet. An underground structure that allows surface water to enter the storm drain system. Typically, it is a small catchless box-shaped structure with a slotted metal grate that does not contain a catch. *(See Catch Basin.)*

Effective on: 4/16/2011

Integrity (Historic). A measure of the authenticity of a property's historic identity evidenced by comparing its present state to its original unaltered state. This shall include whether the property has maintained its character by maintaining such things as original location, design, setting, materials, workmanship, or feeling and association.

Effective on: 4/16/2011

Intentionally Created Streams. Streams created through purposeful human action, such as irrigation and drainage ditches, grass-lined swales, and canals.

Effective on: 4/16/2011

Intermittent Stream. A stream that flows only part of the year after precipitation events and receives some water during that time from groundwater sources.

Effective on: 4/16/2011

Internally Illuminated Sign. A sign whose light source is located in the interior of the sign so that the rays go through the face of the sign, or a light source which is attached to the face of the sign and is perceived as a design element of the sign.

Effective on: 4/16/2011

Intersection. Where two or more public and/or private alleys, roads, streets, or commercial, industrial, or multifamily residential driveways meet or cross.

Effective on: 4/16/2011

Inventory. One of the products of a field survey of cultural resources. The inventory includes an organized compilation of information on identified resources and a preliminary proposed evaluation of their cultural significance.

Effective on: MM/DD/YYYY

Investigation and Security Services. The provision of investigative and detection services, guard and patrol services, the picking up and delivery of money and other valuable items, or any similar service.

Effective on: 4/16/2011

In-Water Structure. A structure that is typically associated with water-dependent uses and activities or that, by its nature, requires a location waterward of the ordinary high water mark of a stream, river, wetland, or lake. Examples of in-water structures include: a marina, residential dock, fishing pier, boat house, public boardwalk, car-top boat launch, motorized boat launch, swimming float, fish weir or ladder, and culvert. (SMP)

Effective on: 4/16/2011

J DEFINITIONS

Effective on: 4/16/2011

K DEFINITIONS

Kiosk. A temporary or semipermanent structure having one or more open air sides, operating on either private property or public rights-of-way and plazas, generally no larger than six feet wide by 10 feet long, which is operated for the purpose of vending food, drink, or retail goods.

Effective on: 4/16/2011

L DEFINITIONS

Land Use Permit. Land Use Permits include all Type II, III, IV, V, and VI permits listed in [RZC 21.76](#), Review Procedures, as well as the following Type I permits: Certificate of Appropriateness Level I, Shoreline Exemption, Wireless Communication Facility Permit I, and Temporary Use Permits.

Effective on: 4/16/2011

Landmark Tree. Any healthy tree over thirty inches in diameter.

Effective on: 4/16/2011

Landscape Architect. A person licensed by the State of Washington to engage in the practice of landscape architecture as defined by RCW 18.96.030.

Effective on: 4/16/2011

Landscape Area. All portions of a site not devoted to a building, parking, storage or accessory use are referred to as the landscape area. A landscape area may include patios, plazas, walkways, walls and fences, water features, such as fountain or pool, and planting areas. Ponds for the detention of storm water runoff are not considered part of the landscape area of a site, unless they are integrated with landscaping.

Effective on: 4/16/2011

Landscaped Roof. A garden on the roof of a building, especially one found in an urban setting designed for use by the public that often contains outdoor seating or dining facilities. It may serve several purposes for a building such as absorbing rainwater, providing insulation, creating habitat and helping to lower urban air temperatures and combat the heat island effect. A landscaped roof is distinguished from a green roof by not incorporating a bioretention facility as part of its structure.

Effective on: 4/16/2011

Landslide. Episodic downslope movement of a mass of soil or rock, including snow avalanches.

Effective on: 4/16/2011

Landslide Hazard Areas. Areas potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic features.

Effective on: 4/16/2011

Large Satellite Dish. Any satellite dish antenna(s) whose diameter is greater than one meter in the Urban Recreation, Semirural, Residential zones, or Shorelines areas of the City, or two meters within any zone. *[See Satellite Dish Antenna(s).]*

Effective on: 4/16/2011

Large Woody Debris (LWD). Trunks and branches of trees that have fallen into a stream or have been placed in a stream, stabilizing the streambed and providing for fish and aquatic insects. This definition includes any piece of wood that is at least 10 centimeters in diameter (midpoint) and is at least two meters in length. (SMP)

Effective on: 4/16/2011

Legibility. The capability of a sign being read and understood.

Effective on: 4/16/2011

Leq. See *RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Level-of-Service (LOS), Transportation. A measure that:

(1) Is used to define the implementation rate for building, funding, operating, or regulating transportation improvements; or

(2) Defines the performance of these transportation improvements that are necessary to provide mobility for those who live and work in Redmond.

Effective on: 4/16/2011

Level-of-Service Standard (LOS), Transportation. Comprehensive Plan Transportation Policy TR-4 establishes the City's transportation LOS standard. [RZC 21.52](#), Transportation Standards, regulates compliance with the LOS standard using the concept of a mobility unit (MU). To determine compliance with the transportation LOS standard, the City annually measures the MU demand from new development and the MU supply available from the City's six-year program and the TFP. The transportation LOS standard is met when the MU demand is equal to the MU supply.

Effective on: 4/16/2011

Littoral Drift. The mud, sand, or gravel material moved parallel to the shoreline in the near-shore zone by waves and currents. (SMP)

Effective on: 4/16/2011

Littoral Zone. The zone in a body of fresh water where light penetration is sufficient for the growth of plants. (SMP)

Effective on: 4/16/2011

Live-Aboard Vessel. A vessel principally used as an overwater residence in a single location for a period exceeding two months in a calendar year. (SMP)

Effective on: 4/16/2011

Livestock Facility. A facility used for housing, raising, boarding, training or showing livestock, such as cattle, horses, llamas, goats and swine, excluding kennels and feed lots. A livestock facility may be used for agricultural, commercial, or recreation purposes. (SMP)

Effective on: 4/16/2011

Local Utilities. Facilities and infrastructure provided by a public agency, utility district or franchise which convey essential services throughout a neighborhood area or within the community. These facilities include, but are not limited to, local water and waste water lines and pump stations, electrical distribution lines and substations, natural gas distribution pipelines, local telecommunications facilities, and stormwater retention and conveyance systems.

Effective on: 4/16/2011

Long-Term Care Facility. An institution or a distinct part of an institution or use that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours to two or more patients who are not related to the governing authority by marriage, blood, or adoption. This definition includes skilled nursing facilities, convalescent centers, governmental medical institutions and facilities which provide intensive medical supervision. Long-term facilities may

provide maintenance care as well as restorative services. Long-term care facilities shall not include adult family homes or residential care facilities.

Effective on: 4/16/2011

Lot. A fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels.

Effective on: 4/16/2011

Lot, Corner. A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees.

Effective on: 4/16/2011

Lot Coverage. The percentage of a lot that is covered with primary and accessory structures.

Effective on: 4/16/2011

Lot, Interior. A lot other than a corner lot.

Effective on: 4/16/2011

Lot, Parent. The initial lot from which unit lots are subdivided for the exclusive use of townhouses.

Effective on: 4/16/2011

Lot, Unit. One of the individual lots created from the subdivision of a parent lot for the exclusive use of townhouses.

Effective on: 4/16/2011

Low-Cost Affordable Housing Unit. Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 50 percent of Median Income, adjusted for household size, and no more than 30 percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership housing includes mortgage and mortgage insurance, property taxes, property insurance, and homeowners dues. Housing expenses for rental housing includes rent and appropriate utility allowance.)

Effective on: 4/16/2011

Low-Income and Moderate-Income Housing. Housing affordable under federal standards to households with annual incomes at or below 80 percent of the county median income.

Effective on: 4/16/2011

M DEFINITIONS

Mandatory or Required Right-of-Way Dedications and/or Transportation Improvements. Such dedications and/or transportation facility improvements required of a development by the City of Redmond as a condition of development approval.

Effective on: 4/16/2011

Manhole. A cylindrical-shaped structure used to connect or access storm drain pipe where the outlet pipe is less than 12 inches above the bottom of the structure (typically the outlet pipe is at the bottom of the structure and has no catch).

Effective on: 4/16/2011

Manual. The Department of Ecology Storm Water Management Manual for the Puget Sound Basin dated February 1992 and any revisions or updates from Ecology that are approved by the City's Technical Committee.

Effective on: 4/16/2011

Manufactured Home. A factory-built structure transportable in one or more sections which is built on a permanent chassis and designed to be a dwelling with or without a permanent foundation when connected to required utilities. A manufactured home shall be built to comply with the National Manufactured Home Construction and Safety Standard Act of 1974 (regulations effective June 15, 1976).

Effective on: 4/16/2011

Manufactured Home Park or Mobile Home Park. An area of land designed for the placement of manufactured homes or mobile homes with two or more improved pads or spaces for manufactured homes or mobile homes providing connections for, but not limited to, water, sewer, and electricity service.

Effective on: 4/16/2011

Manufacturing and Wholesale Trade. An establishment that engages in the transformation of raw materials into finished products, in the sale or distribution of those products to persons, firms, or corporations for resale, in the storage of materials or products in a warehouse or similar structure, or in the assembly or fabrication of goods. A manufacturing or wholesale trade establishment does not engage in the retail sale of products to the end consumer. Manufacturing and wholesale trade does not include any activity relating to marijuana.

(Ord. 2709, Ord. 2744)

Effective on: 6/28/2014

Marijuana. All parts of the plant cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Marijuana Concentrates. Products consisting wholly or in part of the resin extracted from any part of the plant cannabis and having a THC concentration greater than 60 percent.

([Ord. 2744](#))

Effective on: 6/28/2014

Marijuana-Infused Products. Products that contain marijuana or marijuana extracts and are intended for human use, and have a THC concentration greater than 0.3 percent and no greater than 60 percent. The term "marijuana-infused products" does not include either usable marijuana or marijuana concentrates.

([Ord. 2682](#), [Ord. 2744](#))

Effective on: 6/28/2014

Marijuana Processing. Processing of marijuana by a marijuana processor into usable marijuana, marijuana-infused products, and marijuana concentrates, including the packaging and labeling of usable marijuana, marijuana-infused products, and marijuana concentrates for sale in retail outlets, and sale of usable marijuana, marijuana-infused products, and marijuana concentrates at wholesale to marijuana retailers.

([Ord. 2744](#))

Effective on: 6/28/2014

Marijuana Processor. A person licensed by the State Liquor Control Board to process marijuana into usable marijuana, marijuana-infused products, and marijuana concentrates, package and label useable marijuana, marijuana-infused products, and marijuana concentrates for sale in retail outlets, and sell usable marijuana, marijuana-infused products, and marijuana concentrates at wholesale to marijuana retailers.

([Ord. 2682](#), [Ord. 2744](#))

Effective on: 6/28/2014

Marijuana Producer. A person licensed by the State Liquor Control Board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

([Ord. 2682](#), [Ord. 2744](#))

Effective on: 6/28/2014

Marijuana Production. Production of marijuana by a marijuana producer to sell at wholesale to marijuana processors and other marijuana producers.

([Ord. 2744](#))

Effective on: 6/28/2014

Marijuana Retail Sales. The sale of usable marijuana, marijuana-infused products, and marijuana concentrates by a marijuana retailer in a retail outlet.

(Ord. 2744)

Effective on: 6/28/2014

Marijuana Retailer. A person licensed by the State Liquor Control Board to sell usable marijuana, marijuana-infused products, and marijuana concentrates in a retail outlet.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Marina, Recreational. A private or public facility for storing, servicing, fueling, berthing, and securing of more than four motorized boats or watercraft, that includes accessory facilities for providing incidental services to users of the marina, such as fuel, food services, waste collection, etc. This does not include commercial marinas, which may provide repair services, in addition to the above services, for commercial and industrial watercraft. (SMP)

Effective on: 4/16/2011

Marine Recreation. An establishment offering water-oriented recreation opportunities in or on a river or lake. Swimming areas are excluded from this definition and are included as part of Parks, Open Space, Trails and Gardens.

(Ord. 2652)

Effective on: 4/28/2012

Marquee Sign. A sign which is integrated into a marquee or canopy and does not extend beyond the limits of the marquee or canopy.

Effective on: 4/16/2011

Master Plan. A conceptual plan providing for the development and use of land that contains those elements outlined in RZC 21.76.070.P, Master Planned Development.

Effective on: 4/16/2011

Master Planned Development. A development concept for a site that is large, would benefit from long-term planning because of complex site issues, or both. A Master Plan approval is a separate approval that sets long-term conditions for development, granting both the applicant and the City a measure of certainty over the future of large and/or complex sites.

Effective on: 4/16/2011

May. Means the action is acceptable, provided it conforms to the provisions of the Shoreline Management Act. (SMP)

Effective on: 4/16/2011

Maximum Uniformity Ratio. The highest horizontal illuminance point provided by an exterior lighting fixture at grade divided by the lowest horizontal illuminance point or area.

Effective on: 4/16/2011

Median Income. The median income for the Seattle MSA as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended or if programs under said Section 8(f)(3) are terminated, median income determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median income figures for the Seattle MSA or King County, the City may use any other method for determining the King County median income, adjusted for household size.

Effective on: 4/16/2011

Membership Wholesale/Retail Warehouse. A warehouse-type facility of 75,000 square feet or greater, where shoppers are required to obtain membership status and must show proof of membership prior to entry and purchase of all items. Products consist of discounted or wholesale goods, such as a wide variety of food, clothing, tires, and appliances. Many items are sold in large quantities or bulk.

Effective on: 4/16/2011

Minimum Tract Area. The minimum land area required before a development application may be submitted.

Effective on: 4/16/2011

Mini-Warehouse. A warehouse facility intended for use by private parties who wish to store personal objects and whose storage units do not exceed 800 square feet.

Effective on: 4/16/2011

Mining and Extraction Establishments. Establishments that are responsible for the extraction of natural mineral solids (coal and ores), liquid minerals (crude petroleum), and gases (natural gas) through quarrying, well operations, beneficiating (e.g., crushing, screening, washing, and flotation), and other methods.

Effective on: 4/16/2011

Mitigation – Cultural Resources. An action taken in response to an effect on a cultural resource. Mitigation may include a variety of actions agreed upon with the Washington Department of Archaeology and Historic Preservation and affected Indian tribes. Minimization of alteration, creation of specialized photography or education programs, and data recovery are the methods most frequently employed.

Effective on: MM/DD/YYYY

Mitigation - Transportation Management. For the purposes of administering RZC 21.52, Transportation Standards, “mitigation” shall have either of the following definitions:

A.

1. Transportation Demand Management (TDM) strategies including facilities, programs, projects and services financed, constructed, or operated by a developer and identified as part of the Transportation Facilities Plan (TFP), or the Unfunded Build-out Transportation Facilities Plan (UBTFP), contained in the Transportation Master Plan (TMP).
2. Mitigation as defined in the SEPA Rules, and found in WAC 197-11-768:
 - a. Avoiding the impact altogether by not taking a certain action or parts of an action;
 - b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
 - c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
 - e. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or
 - f. Monitoring the impact and taking appropriate corrective measures.

(Ord. 2803)

Effective on: 10/17/2015

Mixed Use. A land use where more than one classification of land use (for example, residential, commercial, and recreational) permitted within a zoning district is combined on a lot or within a structure.

Effective on: 4/16/2011

Mixed Use Residential Structure. A structure with at least one residential unit built above one or more nonresidential uses. This includes retirement residences but excludes all other housing services for the elderly.

(Ord. 2709)

Effective on: 10/26/2013

Mobile Fleet Fueling. The practice of filling fuel tanks of vehicles from tank vehicles. Mobile fleet fueling is also known as wet fueling and wet hosing. Mobile fleet fueling does not include fueling at construction sites.

Effective on: 4/16/2011

Mobile Home. Any vehicle or similar portable structure built prior to the enactment of the National Manufactured Home Construction and Safety Standards Act of 1974, designed for mounting on

wheels and intended for use as a residence, except parked and unoccupied recreational vehicles, which meets the standards of the Washington Department of Labor and Industries.

Effective on: 4/16/2011

Mobile Services. Service uses as defined in General Sales or Services that operate out of a motor vehicle and/or attached trailer and have the ability to serve multiple customers at one location. This definition excludes motorized catering.

Ord. 2850

Effective on: 10/29/2016

Mobility. The movement of people and goods. The two mobility measures that are used in the transportation concurrency system are (1) mobility units (MU) and (2) person miles of travel (PMT).

Effective on: 4/16/2011

Mobility Unit. A measurement unit that is used to express the level of travel demand on the transportation system generated by a land use(s), or the unit increase in the ability to travel on the transportation system due to the increased supply of transportation improvements, such as those on the City's six-year plan, Transportation Facilities Plan (TFP), or Unfunded Buildout Transportation Facilities Plan (UBTFP).

(Ord. 2803)

Effective on: 10/17/2015

Moderate Impact Land Use. Land uses which are likely to have a moderate impact on wetlands because of the intensity of the use and levels of human activity. Moderate impact land uses include the following: residential (one unit per acre or less), moderate-intensity open space (parks), new agriculture (moderate-intensity such as orchards and hay fields), paved trails, and building of logging roads.

Effective on: 4/16/2011

Modulation. Modulation is a measured and proportioned inflection on a building's face. Together articulation, modulation, and their interval create a sense of scale important to buildings.

Effective on: 4/16/2011

Monitor - Cultural Resources. A person with knowledge of local ethnohistory and areas of tribal significance used to conduct monitoring during construction or other ground disturbing activities.

Effective on: MM/DD/YYYY

Monument Sign. A freestanding sign placed on or anchored to the ground.

Effective on: 4/16/2011

Motorized Catering. The provision of food or drink from a motor vehicle and/or attached trailer. These are sometimes known as food trucks, popsicle/ice cream scooters, or lunch wagons.

(Ord. 2709)

Effective on: 10/26/2013

Motorized Watercraft. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Mounting Height. The vertical distance between the bottom of a light fixture and the nearest point on the ground surface.

Effective on: 4/16/2011

MTBE. Methyl tertiary butyl ether, a gasoline additive.

Effective on: 4/16/2011

Multifamily Structure. A structure that includes multiple primary dwelling units, or a series of five or more dwelling units with common or party walls on one or two sides but with separate front and/or rear access.

Effective on: 4/16/2011

Multiple-Building Complex. A group of structures housing at least one retail business, office, commercial venture, or independent and separate department of a business which shares the same lot, access, and/or parking facilities, or coordinated site plan.

Effective on: 4/16/2011

Multiple-Tenant Building. A single-structure housing more than one business, office, or commercial venture.

Effective on: 4/16/2011

Museums and Other Special Purpose Recreational Institutions. Establishments that preserve and exhibit objects, sites, and natural wonders of historical, cultural, or educational value, including public and private museums, historical sites, and similar establishments. This definition does not include zoos, which are separately defined and regulated.

Effective on: 4/16/2011

N DEFINITIONS

Native Growth Protection Area (NGPA). An area where native vegetation is preserved for the purpose of preventing harm to property and the environment, including but not limited to providing open space, maintaining wildlife corridors, maintaining slope stability, controlling runoff and erosion, and/or any other purpose designated by approval.

Effective on: 4/16/2011

Native Soils. Soils that are naturally occurring and native to Western Washington and that have not been disturbed or modified.

Effective on: 4/16/2011

Native Soil (Cultural Resources). Soil or dirt in which the natural stratigraphy is generally undisturbed while allowing for minor disturbances from natural and weather events, changes in natural features such as vegetation and hydrology, and from animal and prehistoric human activities.

Native Vegetation. Those plants which are indigenous to the coastal Pacific Northwest. It does not include lawns, but does include native grasses, such as bunchgrass. (Resource for identifying native plants: Pojar, Jim and MacKinnon, Andy. Plants of the Pacific Northwest Coast: Washington, Oregon, British Columbia and Alaska. Redmond, WA: Lone Pine Publishing, 1994). (SMP)

Effective on: 4/16/2011

Natural and Other Recreational Parks. Public and private park and recreation facilities that do not fall within another specific park definition in this Code.

Effective on: 4/16/2011

Neighborhood Character. The various elements of a neighborhood that give it a distinct “personality,” including but not limited to land uses (e.g., residential/commercial mix and population), urban design (e.g., bulk, scale, form), visual resources (e.g., public view corridors and vistas), historic resources (e.g., historic landmarks), natural features (e.g., streams and steep slopes), and physical features (e.g., streets and public places).

Effective on: 4/16/2011

Neon Sign. A sign with a light source supplied by a neon tube which is bent to form letters, symbols, or other shapes.

Effective on: 4/16/2011

Net Buildable Area. The area of a lot excluding any areas where building is prohibited.

Effective on: 4/16/2011

New Customers of Electrical Utility Facility. Electric service locations not already in existence as of the date that electric utility facilities are constructed pursuant to the land division exemption in RZC 21.74.010.B.2.

Effective on: 4/16/2011

Noise. See RMC Chapter 6.36, Noise Standards.

Effective on: 4/16/2011

Noise Wall. A wall typically placed around the perimeter of the property constructed of durable and decorative materials to mitigate the impact of noise exclusive of berms and limited to eight feet in height unless approved by the Technical Committee.

Effective on: 4/16/2011

Nonconforming Lot, Legal. A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Effective on: 4/16/2011

Nonconforming Sign. An advertising structure or sign which was lawfully erected and maintained prior to the adoption of the zoning ordinance, and which has subsequently come under the requirements of the zoning ordinance, but does not now completely comply.

Effective on: 4/16/2011

Nonconforming Structure, Illegal. A structure or building, the size, dimensions, or location of which was not lawfully built according to the zoning ordinance that was in effect at the time.

Effective on: 4/16/2011

Nonconforming Structure, Legal. A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Effective on: 4/16/2011

Nonconforming Use, Illegal. A use or activity which was not permitted by the zoning ordinance that was in effect at the time the use or activity began.

Effective on: 4/16/2011

Nonconforming Use, Legal. A use or activity that was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Effective on: 4/16/2011

Nonconforming Use or Development. A shoreline use or development which was lawfully constructed or established prior to the effective date of the act or the applicable master program, or amendments thereto, but which does not conform to present regulations or standards of the program. (SMP)

Effective on: 4/16/2011

Non-Water-Oriented Use. Those uses that are not water-dependent, water-related, or water-enjoyment uses. (SMP)

Effective on: 4/16/2011

Northwest Adaptive Vegetation, Plants. A tree, shrub or groundcover plant of a species that is not native to Western Washington but is adapted to the Pacific Northwest climate and region for growing conditions and success of survivability.

Effective on: 4/16/2011

Nude or Semi-Nude Model Studio. Any place where a person, who appears nude or semi-nude, or who displays any specified anatomical areas, is provided for money or any other form of consideration, to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. The following uses are exceptions from the definition of a “nude or semi-nude model studio”:

1. A proprietary school licensed by the State of Washington;
2. A junior college, college, or university supported partly or entirely by taxation;
3. A private college or university that maintains and operates educational programs in which credits are transferable to a junior college, college, or university supported partly or entirely by taxation; or
4. A place housed in a structure:
 - a. that has no sign visible from the exterior of the structure and no other advertising that indicates a nude or semi-nude person is available for viewing; and
 - b. where, in order to participate in a class, a student must enroll at least three days in advance of the class.

Effective on: 4/16/2011

Nursery and Preschool. An establishment furnishing early learning and activities for children under grade school age.

Effective on: 4/16/2011

Nursing, Supervision, and Other Rehabilitative Services. The provision of inpatient nursing and rehabilitative services by licensed health care staff in establishments that can accommodate patients for extended care.

Effective on: 4/16/2011

O DEFINITIONS

Office. *See Administrative Services.*

Effective on: 4/16/2011

Off-Premises Sign. A sign, such as a billboard, which displays a message which is not incidental to the lawful use of the property on which it is located.

Effective on: 4/16/2011

On-Premises Sign. A sign that carries advertisements or information incidental to a lawful use of the premises on which it is located, including signs indicating the business transacted at, services rendered, goods sold or produced on the premises, or name of the person, firm or corporation occupying the premises.

Effective on: 4/16/2011

Open Air Parking Lot. An area for parking vehicles that is not enclosed by walls or roof. Parking areas on the roofs of buildings or parking garages are considered open air parking lots.

Effective on: 4/16/2011

Open Easement. An easement for a pipeline or pipelines, cables, wires, or lines, which defines the entire tract or parcel over which the facilities cross, without specifically locating the easement. This type of easement is also commonly known as blanket or floating easement.

Effective on: 4/16/2011

Open House Sign. A sign that advertises residential property for sale, lease, or rent, the purpose of which is to direct potential buyers or lessees to the residential premises for sale or rent and where the real estate agent, property manager, or owner is physically in attendance at the premises for sale, lease, or rent.

Effective on: 4/16/2011

Open Record Hearing. A hearing that creates the City's record through testimony and submission of evidence and information under procedures prescribed by the City by ordinance or resolution. An open record hearing may be held prior to the City's decision on a project permit to be known as an "open record pre-decision hearing." An open record hearing may be held on an appeal, to be known as an "open record appeal hearing," if no open record pre-decision hearing has been held on the project permit.

Effective on: 4/16/2011

Open Space. Any land area, the preservation of which in its present use would (1) conserve and enhance natural or scenic resources; or (2) protect streams or water supply; or (3) promote conservation of soils, wetlands, beaches, or tidal marshes; or (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries; or (5) enhance recreation or gathering opportunities. Open space can consist of active or passive open space.

Effective on: 4/16/2011

Open Space, Active. Open space which may be improved and set aside, dedicated, designated or reserved for recreational or gathering facilities, such as swimming pools, play equipment for children, ball fields, court games, picnic tables, plazas, etc.

Effective on: 4/16/2011

Open Space, Passive. Open space which is essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or for the use and enjoyment of owners, occupants.

Effective on: 4/16/2011

Ordinary High Water Mark (OHWM). The mark that will be found on all lakes and streams by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation, as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department, provided that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water. (SMP)

Effective on: 4/16/2011

Other Adult Entertainment Facility. Any commercial establishment not defined herein where adult entertainment is regularly conducted or sexually oriented materials are displayed, or available in any form, for any type of consideration, provided however that a public library, and a school, university, or similar educational or scientific facility shall not be considered an adult entertainment facility. In addition, a commercial establishment that offers access to telecommunications networks as its principal business purpose shall not be considered an adult entertainment facility unless the access it provides is for the primary purpose of displaying or presenting visual images that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas.

Effective on: 4/16/2011

Outdoor Retail Display. Outdoor display of items for sale or lease, including goods that by their nature are seasonal, such as fruits, vegetables, Christmas trees, pumpkins, lawn accessories, planting materials, etc.

Effective on: 4/16/2011

Outdoor Storage. The storage of any materials not for sale or lease that are stored for a period greater than 24 hours, including but not limited to items used in business operations, production, awaiting shipment, or repair (including vehicles) that are not in an enclosed building.

Effective on: 4/16/2011

Outdoor Storage - Bulk. Outdoor storage that has a large size, mass, or volume, is not easily carried, and that requires a mechanical device to be moved.

Effective on: 4/16/2011

Outdoor Storage - Non-Bulk. Outdoor Storage that is distinguished from bulk items by being smaller in size, mass or volume; is easily carried; and does not require a mechanical device to be moved.

Effective on: 4/16/2011

Outfall. A structure used for the discharge of a stormwater or sewer system into a receiving water. (SMP)

Effective on: 4/16/2011

Out-of-Kind Mitigation. Replacement of critical areas with substitute critical areas whose characteristics do not closely approximate those destroyed or degraded by a regulated activity.

Effective on: 4/16/2011

Owner Occupancy. Occupancy by a property owner, as reflected in title records, who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and actually resides at the site more than nine months out of any given year.

Effective on: 4/16/2011

P DEFINITIONS

Packing, Crating, and Convention and Trade Show Services. The provision of services, such as packaging client-owned materials, possibly with package labeling or imprinting, or organizing, promoting, and managing events, such as business and trade shows, conventions, conferences, and meetings.

Effective on: 4/16/2011

Parks, Open Space, Trails and Gardens. A variety of outdoor recreation areas including wildlife refuges; wetland, stream, and wildlife mitigation areas; arboretums; pea patches; and play areas. This definition excludes: Athletic, Sports, and Play Fields; and Marine Recreation.

(Ord. 2652)

Effective on: 4/28/2012

Party of Record. In addition to the project applicant and owner(s) of property subject to an application, any person who:

- A. Submits written or verbal comments prior to the decision maker (as identified in RZC 21.76.050.B) issuing its decision, and/or;
- B. Participates in an open record, pre decision hearing, and/or;
- C. Signs in at a neighborhood meeting conducted in compliance with RZC 21.76.060.C.2), Required Neighborhood Meeting and/or;

D. Requests to be made a party of record prior to the decision maker (as identified in RZC [21.76.050.B](#)) issuing its decision.

Any person who completes any of the above actions must also provide a complete, legible postal mailing _____ address _____ to be considered as a party of record.

([Ord. 2652](#))

Effective on: 4/28/2012

Peak Hour. The consecutive 60-minute period during a 24-hour period which experiences the highest sum of traffic volumes as determined by the City on a roadway segment, passing through a roadway intersection, or entering or leaving a development. The peak hour typically takes place between 4:00 p.m. and 6:00 p.m. on a workday.

Effective on: 4/16/2011

Peak Hour, a.m. The consecutive 60-minute period during the a.m. hours which experiences the highest sum of traffic volumes as determined by the City on a roadway segment passing through a roadway intersection, or entering or leaving a development.

Effective on: 4/16/2011

Peak Hour, p.m. The consecutive 60-minute period during the p.m. hours which experiences the highest sum of traffic volumes as determined by the City on a roadway segment passing through a roadway intersection, or entering or leaving a development.

Effective on: 4/16/2011

Peak Hour Noise. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Peak Hour Vehicle Trips. Total vehicular trips entering and leaving a development project during the consecutive 60-minute period typically between 4:00 p.m. and 6:00 p.m. which experiences the highest sum of traffic volumes entering and leaving the development.

Effective on: 4/16/2011

Pedestrian-Oriented Uses. Includes but is not limited to retail, restaurants, cultural or entertainment uses, hotel lobbies, travel agencies, personal service uses, parcel and mail services, copy centers, the customer service portion of financial institutions, or other businesses that are intended to be pedestrian attracting or pedestrian generating in nature as determined by the Administrator.

Effective on: 4/16/2011

Pedestrian Plaza. A pedestrian plaza is an area between a building and a public street, or between buildings on a pedestrian path, that provides visual and pedestrian access onto or within the site.

Effective on: 4/16/2011

Performance Assurance. A form of financial security posted to ensure timely and proper completion of improvements, to ensure compliance with the Redmond Zoning Code, and/or to ensure compliance with land use permit approval conditions. Performance assurances include irrevocable letter of credit, cash deposit, and surety bonds, and or other forms of financial security acceptable to the Administrator. For the purposes of this title, the term performance guarantee is synonymous with performance assurance.

Effective on: 4/16/2011

Performing Arts or Supporting Establishment. An establishment that rehearses, produces or organizes and promotes live presentations, or that represents entertainers. This definition includes theaters, event promoters, agents who represent and manage performing artists, sports figures and entertainers, and independent artists, writers, and performers. This definition does not include sports team or club venues, which are separately defined and regulated.

Effective on: 4/16/2011

Permeable Pavement. Any paving material that accommodates pedestrian, bicycle, or vehicle traffic while allowing stormwater infiltration, treatment, and storage or runoff. Examples include porous asphalt or concrete, grid lattice systems, or pavers.

Effective on: 4/16/2011

Person Miles of Travel (PMT). The number of person trips generated by a land use multiplied by the average trip distance.

Effective on: 4/16/2011

Personal Communication Services (PCS). Digital wireless telephone technology, such as portable phones, pagers, faxes, and computers utilizing cellular technology for wireless communication.

Effective on: 4/16/2011

Personal Services. The provision of services, such as laundry, hair care, nail care, and similar services.

Effective on: 4/16/2011

Personal Wireless Facilities. Unstaffed facilities that are used for the transmission or reception, or both, of wireless communications services, including but not necessarily limited to antenna arrays, transmission cables, equipment shelters, and support structures.

Effective on: 4/16/2011

Personal Wireless Services. Any federally licensed personal wireless service.

Effective on: 4/16/2011

Pet and Animal Sales or Service (Except Veterinary). The retail sale of pets and other animals (except livestock) and the provision of pet or animal care services, such as grooming, training, sitting, boarding, and caretaking. This definition includes pet and pet supply stores but does not include veterinary services.

Effective on: 4/16/2011

Physical Access. The ability of the general public to reach the water's edge. (SMP)

Effective on: 4/16/2011

Pier. A structure supported by pilings that projects over and is raised above the water but is attached to land, and that is used for boat moorage, swimming, fishing, public access, float plane moorage, or similar activities requiring access to deep water. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Piling. The structural supports for piers, usually below the pier decking and anchored in the water. (SMP)

Effective on: 4/16/2011

Pipeline Transportation. The use of transmission pipelines to transport products, such as crude oil, natural gas, refined petroleum products, and slurry.

Effective on: 4/16/2011

Planting Area. Parts of a landscape area that are planted, or proposed to be planted, are referred to as the planting area.

Effective on: 4/16/2011

Plat. A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets, and alleys, or other divisions and dedications.

Effective on: 4/16/2011

Pleistocene. Pleistocene is 2.8 million to 10,000 years before present (BP). The late Pleistocene is usually defined as 300,000 – 10,000 years BP.

Effective on: ##/##/####

Plug-In Hybrid Electric Vehicle (PHEV). An electric vehicle that (1) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; (2) charges its battery primarily by connecting to the grid or other off-board electric sources; (3) may additionally be able to sustain battery charge using an onboard internal combustion driven generator; and (4) has the ability to travel powered entirely by electricity.

Effective on: 4/16/2011

Political Sign. A sign which exclusively and solely advertises a candidate or candidate's public elective office, a political party, or promotes a position on a public, social, or ballot issue.

Effective on: 4/16/2011

Portable Sign. A sign which is capable of being moved easily and is not permanently affixed to the ground, a structure, or a building.

Effective on: 4/16/2011

Postal Services. The provision of one or more postal services, such as sorting, routing, and delivery on a contract basis (except bulk transportation of mail).

Effective on: 4/16/2011

Potential to Yield Information. Likelihood of a property to provide information about an important aspect of historic or prehistory through its physical composition and remains.

Effective on: MM/DD/YYYY

Pre-Development. The land use condition prior to any development (in Redmond this condition would typically be meadow, forest, and/or wetlands).

Effective on: 4/16/2011

Preferred Shoreline Use. A single-family residence or appurtenance, a water-dependent, water-related, or water-enjoyment use, and shoreline recreation. (SMP)

Effective on: 4/16/2011

Preliminary Determination of Significance (Historic). A preliminary decision made by a Landmarks and Heritage Commission in the event of a hearing continuation that a historic resource is highly likely to qualify for the designation under consideration at that hearing.

Effective on: 4/16/2011

Preliminary Plat. A neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of the Zoning Code. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

Effective on: 4/16/2011

Primary Room, Secondary Room.

1. The primary room means a living room, dining room, or family room. Where an open floor area plan combines the living and dining rooms, the living/dining room shall be considered one room.
2. All rooms not defined above as a primary room shall be considered a secondary room.

Effective on: 4/16/2011

Priority Habitat/Species or Priority Wildlife Habitat/Species. Habitats and species of local importance and concern in urban areas, as identified by the Washington Department of Wildlife Priority Habitat and Species (PHS) program. "Priority species" are wildlife species of concern due to

their population status and their sensitivity to habitat alteration. "Priority habitats" are areas with one or more of the following attributes: comparatively high wildlife density, high wildlife species richness, significant wildlife breeding habitat, significant wildlife seasonal ranges, significant movement corridors for wildlife, limited availability, or high vulnerability. General types of priority habitat identified in the PHS program potentially found in Redmond include meadows, oak woodlands, old-growth/mature forests, riparian areas, snag-rich areas, urban natural open space, and wetlands.

Effective on: 4/16/2011

Processing or Handling of Hazardous Substances. The use, storage, manufacture, production, or other land use activity involving hazardous substances. It does not include individually packaged household consumer products or quantities of hazardous substances of less than five gallons in volume per container.

Effective on: 4/16/2011

Professional Archaeologist. An individual who meets the U.S. Department of Interior (1997) Preservation Professional Qualification Standards for Prehistoric Archaeologist or Historical Archaeologist.

Effective on: MM/DD/YYYY

Professional Services. The provision of services requiring a high degree of professional, scientific, or technical expertise and training. This definition includes advanced technology services; legal services; title research and abstract services; notary services; accounting, tax, bookkeeping and payroll services; architectural, engineering, and related services; graphic, industrial, and interior design services; consulting services (such as management and environmental consulting); research and development services; advertising, media, and photography services; and veterinary services.

Effective on: 4/16/2011

Projecting Sign. A sign other than a wall sign which is attached to and projects from a structure or building face at approximately a right angle. (A marquee sign is not considered a projecting sign.)

Effective on: 4/16/2011

Property Line. A line of record bounding a lot that divides one lot from another lot, or from a public or private street, or any other public space.

Effective on: 4/16/2011

Property Line, Front. The lot line separating a lot from a street right-of-way.

Effective on: 4/16/2011

Property Line, Rear. The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

Effective on: 4/16/2011

Property Line, Side. Any lot line other than a front or rear lot line.

Effective on: 4/16/2011

Pro Rata or Proportionate Share. That portion of the cost of transportation improvements that are reasonably related to the service demands and needs of new development.

Effective on: 4/16/2011

Protected Tree/Protected Vegetation. A tree or area of understory vegetation identified on an approved tree protection and replacement plan to be retained and protected during construction and/or permanently protected by easement, tract, or covenant restriction. A protected tree may be located outside or within a Native Growth Protection Area (NGPA), sensitive area or sensitive area buffer.

Effective on: 4/16/2011

Protection Measure. A practice or combination of practices (e.g., construction barriers, protective fencing, tree wells, etc.) used to control construction or development impacts to vegetation that is approved for protection in a tree removal permit.

Effective on: 4/16/2011

Public Access. The ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. (SMP) (Ord. 2486)

Effective on: 4/16/2011

Public Access Facility. A water-oriented structure, such as a trail, pier, pedestrian bridge, boat launch, viewing platform, fishing pier, that provides access for the public to or along the shoreline. (SMP)

Effective on: 4/16/2011

Public Administration. All government functions, including federal, state, and local government agencies that administer, oversee, and manage public programs or that have executive, legislative, or judicial authority. This definition includes legislative and executive offices, courts, and other government functions. This definition does not include correctional institutions, which are separately defined and regulated.

Effective on: 4/16/2011

Public Safety. The provision of fire and rescue, police, and emergency response services by a governmental entity.

Effective on: 4/16/2011

Q DEFINITIONS

Qualified Consultant. For purposes of administering the Critical Areas regulations, “qualified consultant” shall mean a person who has attained a degree in the subject matter necessary to evaluate the sensitive area in question (e.g., biology or ecology for wetlands, streams and wildlife habitat; geology and/or civil engineering for geologic hazards and aquifer recharge areas), and who is professionally trained and/or certified or licensed to practice in the scientific disciplines necessary to identify, evaluate, manage, and mitigate impacts to the sensitive area in question.

Effective on: 4/16/2011

Qualified Noise Consultant. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Quality Habitat Areas. Areas that provide significant wildlife value by virtue of their characteristics. These characteristics include several parameters indicative of quality habitat, including size, community diversity, interspersion (spatial patterns), continuity, forest vegetation layers, forest age, and lack of invasive plants.

Effective on: 4/16/2011

R DEFINITIONS

Rail Transportation. The provision of passenger or freight transportation by rail and rail transportation support.

Effective on: 4/16/2011

Rain Garden A non-engineered shallow landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

(Ord. 2858)

Effective on: 12/17/2016

Rapid Charging Station. An industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by RCW Chapters 19.27 and 19.28, and which is consistent with rules adopted under RCW 19.27.540 and 19.28.281.

Effective on: 4/16/2011

Real Estate Services. The sale, rental, or lease of real estate; the management of real property for others; self-storage establishments; and the provision of real estate appraisal and similar services.

(Ord. 2709)

Effective on: 10/26/2013

Real Estate Sign. A portable or temporary sign that advertises real property for rent, lease, or sale.

Effective on: 4/16/2011

Rebuild. To undertake construction within and/or on an existing building which has a valid construction permit with construction value greater than 50 percent of the replacement cost of the existing building being rebuilt. The permit value is valid for a 12-month period beginning on the date of permit issuance.

Effective on: 4/16/2011

Receiving Areas. Properties eligible to receive Transfer of Development Rights (TDR).

Effective on: 4/16/2011

Receiving Property. *See RMC 6.36, Noise Standards.*

Effective on: 4/16/2011

Reception Window Obstruction. A physical barrier which would block an electromagnetic signal.

Effective on: 4/16/2011

Recreational and Utility Vehicles. Travel trailers, boats, jet skis, wind surfing boards, folding tent trailers, motor homes, truck campers removed from a truck or pickup, horse trailers, boat trailers with or without boats, and utility trailers. This definition does not include pickup or light trucks, that are 10,000 pounds gross weight or less, with or without a mounted camper unit, which are primarily used by the property owner for transportation purposes.

Effective on: 4/16/2011

Recycled Water. Water that is usually run repeatedly through a closed system.

Effective on: 4/16/2011

Redmond Fire Department Standards. As published and periodically updated by the Redmond Fire Department, a compilation of written and/or illustrated policies, procedures, criteria, and guidelines designed to clarify and explicate the decisions of the Chief in regards to the application of adopted codes, ordinances, and regulations. Redmond Fire Department Standards shall constitute the Redmond Fire Department's primary reference document.

Effective on: 4/16/2011

Redmond Heritage Resource Register. A listing of designated historic and archeological resources that have been designated following the processes and standards in [RZC 21.30](#), Historic

and Archeological Resources, or its successor. The Department of Planning and Community Development or its successor maintains the Redmond Heritage Resource Register.

Effective on: 4/16/2011

Reestablishment. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former critical area. Reestablishment is a type of restoration. For wetlands, reestablishment results in a gain in wetland acres and functions. Activities could include removing fill material, plugging ditches, or breaking drain tiles.

(Ord. 2803)

Effective on: 10/17/2015

Regional Light Rail Transit System. A public rail transit line that operates at grade level, above grade level, or in a tunnel and that provides high-capacity, regional transit service owned and operated by a regional transit authority authorized under RCW Chapter 81.112. A light rail transit system may be designed to share a street right-of-way although it may also use a separate right-of-way. (SMP)

Effective on: 4/16/2011

Regional Utilities. Facilities and infrastructure provided by a public agency, utility, or franchise which convey essential services throughout the area beyond but including Redmond. These facilities include, but are not limited to, regional water storage tanks, reservoirs and booster stations, waste water interceptors, pump stations and treatment facilities, electrical transmission substations and lines 115 kV or greater, regional natural gas pipelines and gate stations, and regional telecommunications facilities.

Effective on: 4/16/2011

Regulated Activity. Activities that have a potential to significantly impact a critical area that is subject to the provisions of [RZC 21.64](#), Critical Areas Regulations. Regulated activities generally include, but are not limited to, any filling, dredging, dumping or stockpiling, draining, excavation, flooding, clearing or grading, construction or reconstruction, driving pilings, obstructing, shading, or harvesting.

Effective on: 4/16/2011

Rehabilitation. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded critical area. Rehabilitation is a type of restoration. For wetlands, rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain.

(Ord. 2803)

Effective on: 10/17/2015

Religious Institutions. Churches, temples, synagogues, monasteries, and similar establishments operated by religious organizations.

Effective on: 4/16/2011

Removal. Removal of a tree(s) or vegetation, through either direct or indirect actions, including but not limited to clearing, cutting, causing irreversible damage to roots or trunks; poisoning; destroying the structural integrity; and/or any filling, excavation, grading, or trenching in the drip line area of a tree which has the potential to cause irreversible damage to the tree, or relocation of an existing tree to a new planting location.

Effective on: 4/16/2011

Rental Room. A rental room is any leased or rented habitable room used or intended to be used for living and sleeping, but not for cooking or eating.

Effective on: 4/16/2011

Repair. Normal repair means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resources or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development, and the replacement structure or development is comparable to the original structure or development, including but not limited to its size, shape, configuration, location and external appearance, and the replacement does not cause substantial adverse effects to shoreline resources or environment. (SMP)

Effective on: 4/16/2011

Replacement. For the purposes of standards on shoreline stabilization measures, replacement means the construction of a new structure to perform a shoreline stabilization function of an existing function which can no longer adequately serve the purpose. Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures. (SMP)

Effective on: 4/16/2011

Research and Development. Research and analysis in the physical, engineering, cognitive, social, or life sciences.

(Ord. 2652)

Effective on: 4/28/2012

Residential Care Facility. A facility that provides, on a regular basis, personal care, including dressing and eating and health-related care and services for at least five, but not more than 15 functionally disabled persons and which is not licensed under RCW Chapter 70.128. A residential care facility shall not provide the degree of care and treatment that a hospital or long-term care facility provides.

Effective on: 4/16/2011

Residential Suite. A type of residence in which all living space other than a bathroom is contained within a single room and which is located in a multifamily structure in which clusters of residential suites share common amenities such as kitchens, laundry facilities, and gathering spaces.

(Ord. 2803)

Effective on: 10/17/2015

Residential Uses. Include living areas, common areas used to access living areas, offices for the renting, leasing, or selling the housing units in the development, and recreational areas used exclusively by residents and their guests.

Effective on: 4/16/2011

Restoration - Critical Areas. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former or degraded critical area.

Effective on: 4/16/2011

Restore, Restoration, or Ecological Restoration. The reestablishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures, including but not limited to revegetation, removal of intrusive shoreline structures, and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions. (SMP)

Effective on: 4/16/2011

Retail Outlet. A location licensed by the State Liquor Control Board for the retail sale of usable marijuana, marijuana-infused products, and marijuana concentrates.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Retirement Residence. A building or group of buildings which provides residential facilities for residents 55 years of age or more, except for the spouses of such residents for whom there is no minimum age requirement. A retirement residence may provide a range of types of living units, including attached and detached housing units, and may also provide to its residents: food service, general health care supervision, medication services, housekeeping services, personal services, recreation facilities, and transportation services for its residents. Individual living units (suites) may include kitchens. A retirement residence may also include a skilled nursing facility provided that the number of nursing beds shall not exceed 25 percent of the total number of retirement residence units. Facilities with more than 25 percent of the retirement residence units having nursing beds shall be considered a long-term care facility.

Effective on: 4/16/2011

Retirement Residence Unit. A retirement residence unit shall be defined as: (1) one or more rooms, designated occupied, or intended for occupancy as a separate living quarters with sleeping facilities provided in the dwelling for one person or one household regardless of whether cooking and sanitary facilities are provided in the unit; or (2) one bed in a room or facility where each bed is designated, occupied, or intended for occupancy by a separate person, any of whom are not related by blood or marriage.

Effective on: 4/16/2011

Revetment. A shoreline-protective structure constructed on a slope and used to prevent erosion. Construction materials may be rock riprap, gabions, interlocking concrete blocks, or similar materials. (SMP)

Effective on: 4/16/2011

Right-of-Way. Land owned by a public agency and used or planned to be used as a public thoroughfare.

Effective on: 4/16/2011

Riparian Stream Corridor. Areas adjacent to stream systems that contain elements of both aquatic and terrestrial ecosystems that mutually influence each other. The width of these areas extends to that portion of the terrestrial landscape that directly influences the aquatic ecosystem by providing shade, fine or large woody material, nutrients, organic and inorganic debris, terrestrial insects, or habitat for riparian-associated wildlife. These areas provide a myriad of functions to support a healthy stream system.

Effective on: 4/16/2011

Riparian Zone. The area of vegetation adjacent to a body of water that influences (and is influenced by) the water; an area typically used by more species of wildlife than other land areas. (SMP)

Effective on: 4/16/2011

Riprap. A facing layer or protective mound of broken stones placed to prevent erosion or sloughing of a structure or embankment.

Effective on: 4/16/2011

Road, Ground Passenger, and Transit Transportation. The provision of road, ground passenger, and transit transportation systems, such as bus and rail systems, including supporting infrastructure. This definition excludes towing operators and auto impoundment yards.

(Ord. 2709)

Effective on: 10/26/2013

Roadside Produce Stand. A small, sometimes temporary or seasonal establishment from which a farmer, gardener, or other person sells, delivers, or peddles any fruits, vegetables, flowers, berries,

butter, eggs, fish, milk, poultry, meat, or other farm produce or edibles produced or manufactured by such person in the State of Washington.

Effective on: 4/16/2011

Roof Sign. A sign erected on or above a roof or parapet of a building or structure. (Signs attached to a pseudo-mansard roof are not included.)

Effective on: 4/16/2011

Round or Rounding. The process by which fractional values used in calculations are rounded to the nearest whole number. Fractional values of five-tenths (0.5) and above are rounded up; fractional values below five tenths (0.5) are rounded down.

Effective on: 4/16/2011

Runoff. Water originating from rainfall and/or other precipitation that flows from a site during or immediately after a storm.

Effective on: 4/16/2011

S DEFINITIONS

Salmon and Steelhead Habitat. Submerged areas that provide significant habitat or critical habitat components for salmon and steelhead at various life cycle stages, including gravel-bottomed streams and rivers used for spawning; streams, rivers, lakes, wetlands and side channels used for rearing or feeding, and refuge from predators and high waters; and shallow areas along lakeshores used for rearing, feeding, and refuge. Salmon and steelhead habitat is mapped on the Stream Map in the Shoreline Master Program. (SMP)

Effective on: 4/16/2011

Salmonid. A species of the family Salmonidae: the salmons, trouts, chars, and whitefishes. (SMP)

Effective on: 4/16/2011

Satellite Dish Antenna(s). A type of antenna(s) and supporting structure consisting of a solid, open mesh, or bar configured reflective surface used to receive and/or transmit radio frequency communication signals. Such an apparatus is typically in the shape of a shallow dish or cone.

Effective on: 4/16/2011

Secondary Containment. Containment designed to hold an unauthorized release external to a primary container.

Effective on: 4/16/2011

Secondary Room. *See Primary Room, Secondary Room.*

Effective on: 4/16/2011

Secure Community Transition Facility. A residential facility for persons civilly committed and conditionally released to a less restrictive alternative under RCW Chapter 71.09. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include, but are not limited to, the facilities established pursuant to RCW 71.09.250 and any community-based facilities established under RCW Chapter 71.09, and operated by or under contract with the Washington State Department of Social and Health Services.

Effective on: 4/16/2011

Security Lighting. Lighting designed and used to discourage crime and undesirable activity.

Effective on: 4/16/2011

Security Lighting, Basic. A lighting level allowed for most developments in order to provide a reasonable level of illumination for the security of persons or property.

Effective on: 4/16/2011

Security Lighting, Enhanced. A lighting level reserved for areas where personal security is an issue, such as where an area is open to the public during all hours of the night, where special security needs exist, or where vandalism or crime is likely without the increased level of illumination.

Effective on: 4/16/2011

Sediment. Material that originates from weathering and erosion of rocks or unconsolidated deposits, and is transported by, suspended in, or deposited by water.

Effective on: 4/16/2011

Sedimentation. The deposit or accumulation of sediment.

Effective on: 4/16/2011

Seismic Hazard Areas. Lands or areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, or soil liquefaction.

Effective on: 4/16/2011

Sending Areas. Properties designated to transfer their development rights.

Effective on: 4/16/2011

SEPA Rules. WAC Chapter 197-11 adopted by the Department of Ecology.

Effective on: 4/16/2011

Service Area. Any area devoted to garbage or refuse containers, incinerators, the shipping or receiving of commodities, or the parking of trucks or other large vehicles used in the operation of an enterprise.

Effective on: 4/16/2011

Services to Buildings or Dwellings. The provision of services, such as extermination and pest control, janitorial services, landscaping maintenance, and carpet and upholstery cleaning. This definition does not include packing, crating, and convention and trade show services, which are separately defined and regulated. This definition does include vending machine operators.

Effective on: 4/16/2011

Setback. The distance between a property line and the corresponding parallel setback line.

Effective on: 4/16/2011

Setback Line. A line beyond which, toward a property line, no structure greater than 30 inches above finished grade may extend or be placed except as permitted by the regulations of this title.

Effective on: 4/16/2011

Setback Zone. The setback zone is shown in RZC [21.12.150](#), OV (Overlake) Street Cross Sections. It is located outside of the right-of-way, ensures that objects do not encroach on useable sidewalk space, and helps to maintain sight lines at driveways. In the Overlake Village Zones, it provides space for hardscape improvements or container plants. In the OBAT Zone, it provides space for plantings. It is also described in Redmond's Transportation Master Plan - Pedestrian System Plan.

([Ord. 2803](#))

Effective on: 10/17/2015

Sexually Oriented Materials. Any books, magazines, periodicals or other printed materials, or any photographs, films, motion pictures, video cassettes, slides, or other visual representations, that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas. The term "sexually oriented materials" includes any instruments, devices, or paraphernalia designed for use in connection with any specified sexual activities.

Effective on: 4/16/2011

Shall. Means a mandate; the action must be taken. (SMP)

Effective on: 4/16/2011

Shop or Store Building with Drive-Through Facility. A retail commercial building with a drive-through window to serve customers in motor vehicles.

Effective on: 4/16/2011

Shorelands or Shoreland Areas. Those lands extending landward for 200 feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of the Shoreline Management Act; the same to be designated as to location by the Department of Ecology. That portion

of a 100-year floodplain may be included as long as such portion includes, as a minimum, the floodway and adjacent land extending landward 200 feet there from. (SMP)

Effective on: 4/16/2011

Shoreline Modification. Those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element, such as a dike, breakwater, pier, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals. (SMP)

Effective on: 4/16/2011

Shoreline Stabilization. Means for protecting shoreline upland areas and shoreline uses from the effects of shoreline wave action, flooding or erosion. Shoreline stabilization includes structural and nonstructural methods, riprap, bulkheads, gabions, jetties, dikes and levees, flood control weirs, and bioengineered walls or embankments. (SMP)

Effective on: 4/16/2011

Shorelines. All of the water areas of the state, including reservoirs, and their associated shorelands, together with the lands underlying them; except:

1. Shorelines of statewide significance;
 2. Shorelines on segments of streams upstream of a point where the mean annual flow is 20 cubic feet per second or less and the wetlands associated with such upstream segments; and
 3. Shorelines on lakes less than 20 acres in size and wetlands associated with such small lakes.
- (SMP)

Effective on: 4/16/2011

Shorelines of Statewide Significance. Those lakes, whether natural, artificial, or a combination thereof, with a surface acreage of 1,000 acres or more measured at the ordinary high water mark, and those natural rivers or segments thereof where the mean annual flow is measured at 1,000 cubic feet per second or more. Definition is limited to freshwater areas in Western Washington. (SMP)

Effective on: 4/16/2011

Short Plat. The map or representation of a short subdivision.

Effective on: 4/16/2011

Short Subdivision. The division or redivision of land into nine or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

Effective on: 4/16/2011

Should. Means that the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and the Shoreline Rules, against taking the action. (SMP)

Effective on: 4/16/2011

Side Street Setback. The side setback that is applied to that side of a lot which has a side yard facing a private or public street or access corridor.

(Ord. 2803)

Effective on: 10/17/2015

Sign. A communication device, structure, or fixture which incorporates graphics, symbols, or written copy that is intended to promote the sale of a product, commodity or service, or provide direction or identification for a premises or facility.

Effective on: 4/16/2011

Sign Area. The total area of a single face of a sign, including the framing structure surrounding the face, measured as follows:

1. Freestanding and Projecting Signs. If the sign is composed of three or less individual sign cabinets, the area of the sign shall be the combined area of all cabinets measured by the smallest square or rectangle that will enclose each cabinet. If the sign has more than three sign cabinets or modules, the area shall be the smallest single continuous square or rectangle that will enclose the entire perimeter of all cabinets or modules.
2. Wall Signs. The sign area shall be the area contained within the smallest square or rectangle that will enclose the entire advertising message or decoration or the entire sign cabinet, provided that if the advertising message is composed of individual letters that use the wall as background with no added decoration, the total sign area shall be the combined area of the smallest squares and rectangles that will enclose each letter.

Effective on: 4/16/2011

Sign, Directional. A permanent sign not exceeding six square feet in area, without commercial message, that guides pedestrian or vehicular traffic with directional messages, such as "one way," or "exit only"; guides the public to specific on-site locations, such as an entrance, exit, parking, or service area, or to a particular aspect of a business or establishment such as a cocktail entrance; or that contains noncommercial information or directions provided by a public agency, such as safety warnings or user rules and regulations. (SMP)

Effective on: 4/16/2011

Sign Height. The vertical distance from the grade below the sign to the uppermost module, cabinet, or character.

Effective on: 4/16/2011

Sign, Informational. A sign not exceeding six square feet in area commonly associated with, but not limited to, information and directions necessary or convenient for visitors coming on the

property, including signs marking entrances and exits, parking areas, circulation direction, rest rooms, and pickup and delivery areas. (SMP)

Effective on: 4/16/2011

Sign, Interpretive. A permanent sign not exceeding six square feet in area, without commercial message, located on a publicly accessible site, that provides public educational and interpretive information related to the site on which the sign is located, such as information on natural processes, habitat restoration programs, or cultural history, or that is associated with an adopt-a-stream, adopt-a-park, or similar agency-sponsored program. (SMP)

Effective on: 4/16/2011

Significance/Significant - Cultural Resources. Consistent with the National Historic Preservation Act, the quality of significance in history, architecture, archaeology, engineering, and culture present in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and a) that is associated with events that have made a significant contribution to the broad patterns of history; or b) that is associated with the lives of significant persons in the past; or c) that embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or that has yielded or may be likely to yield information important in history or prehistory.

Effective on: MM/DD/YYYY

Significant Ecological Impact. An effect or consequence of a human-caused action if any of the following apply:

1. The action degrades or changes an ecological function or ecosystem-wide process to such a degree that the ecosystem can no longer perform the function at levels within its natural range of variability or that the performance of the function falls outside the range needed to maintain the integrity of other ecological processes in shoreline areas.
2. Scientific evidence or objective analysis indicates that the action could cause degradation or change to those ecological functions or ecosystem-wide processes described above under foreseeable conditions.
3. Scientific evidence indicates that the action could contribute to degradation or change to ecological functions or ecosystem-wide processes described above as part of cumulative impacts, due to similar actions that are occurring or likely to occur. (SMP)

Effective on: 4/16/2011

Significant Feature. Any architectural detail, distinctive stylistic feature of a historic landmark structure, or distinctive feature of a historic landmark site that is identified on the designation report as contributing to its designation as a historic landmark. In the case where a designation report was

not prepared in advance of designation, the Administrator determines what features are significant based on review by experts in historic preservation.

Effective on: 4/16/2011

Significant Groundwater Hazard. A condition in which there is a reasonable probability of release of a hazardous material or deleterious substance, and the material or substance is or can be transferred to a liquid phase that is mobile in both soils and groundwater.

Effective on: 4/16/2011

Significant Tree. Any healthy tree six inches in diameter at breast height (d.b.h.), or any tree four inches in diameter at breast height (d.b.h.) that, after considering its age, height, value, or function, the tree or tree stand is determined to be significant. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Single-Room Occupancy Units (SROs). A structure containing single-room living units with small cooking units (independent or common) and other amenities not ordinarily associated with a hotel.

Effective on: 10/17/2015

Site. Any lot or parcel or any combination of contiguous lots or parcels on which a single, integrated development is proposed.

Effective on: 4/16/2011

Site - Cultural Resources. Location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

Effective on: DD/MM/YYYY

Six-Year Program. A term of reference that includes the Transportation Improvement Program (TIP) and the Capital Investment Program (CIP). The TIP and CIP are the six-year funded list of transportation improvements, including facilities, programs, projects, and services adopted by the City, which serves to implement the adopted Transportation Facilities Plan (TFP) and thus maintain the City's adopted transportation Level of Service (LOS) standard.

Effective on: 4/16/2011

Size-Limited Dwelling. A single-family detached unit that does not exceed 1,900 square feet. The determination of total square footage includes attached and detached garages. A size-limited dwelling will be so identified and legally binding on the title of the home; enlarging the home will not be permitted above the maximum size limit.

(Ord. 2709)

Effective on: 10/26/2013

Slope. A degree of deviation of a surface from the horizontal, measured as a numerical ratio, percentage, or in degrees. Expressed as a ratio, the first number is the horizontal distance (run) and the second is the vertical distance (rise), as 2:1. Expressed as a percentage, the vertical distance (rise) is divided by the horizontal distance (run) and is then multiplied by 100. A 2:1 slope is a 50 percent slope. Expressed in degrees, the slope is the angle from the horizontal plane, with a 90-degree slope being vertical and 45 degrees being a 1:1, or 100 percent slope.

Effective on: 4/16/2011

Small Lot Short Plat. The short subdivision of a lot that is not required to meet the minimum average lot size for the underlying zone and subject to the criteria in RZC 21.08.170.E.2.

(Ord. 2709)

Effective on: 10/26/2013

Small Satellite Dish. Any satellite dish antenna(s) that has a diameter less than or equal to one meter located in Urban Recreation, Semirural, Residential zones or Shoreline areas of the City or two meters within any other zone. *[See Satellite Dish Antenna(s).]*

Effective on: 4/16/2011

Snag. An upright stump or trunk of a tree that provides habitat for a broad range of wildlife, from beetle larvae (and the birds such as woodpeckers that feed upon them) to dens for raccoons. (SMP)

Effective on: 4/16/2011

Social Assistance, Welfare, and Charitable Services. The provision of social assistance services, including shelters, directly to individuals in need.

(Ord. 2709)

Effective on: 10/26/2013

Soften. To mitigate, diminish, or reduce impacts. When used in connection with softening the transition between existing and new dwellings, soften means to reduce the impacts to the existing dwelling(s) as a result of a change from the previous conditions to the new residential development.

Effective on: 4/16/2011

Soil. The natural or processed, unconsolidated mineral and organic material on the immediate surface of the earth that does or is suitable to serve as a natural medium for the growth of land plants.

Effective on: 4/16/2011

Solid Waste. All putrescible and non-putrescible solid and semisolid wastes as defined in WAC Chapter 173-304, *Minimum Functional Standards for Solid Waste Handling*.

Effective on: 4/16/2011

Solid Waste. Unwanted or discarded material, including waste material with insufficient liquid content to be free flowing. (SMP)

Effective on: 4/16/2011

Solid Waste Transfer and Recycling. The collection, treatment, sorting, or disposal of residential or commercial solid waste or recycling materials at a central facility.

(Ord. 2652)

Effective on: 4/28/2012

Sound Level. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Sound Level Meter. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Species of Concern. Those species listed as state endangered, state threatened, state sensitive, or state candidate, as well as species listed or proposed for listing by the U.S. Fish and Wildlife Service or the National Marine Fisheries Service.

Effective on: 4/16/2011

Species of Local Importance. Species identified by the City of Redmond, including those that possess unusual or unique habitat warranting protection because of qualitative species diversity or habitat system health indicators. It may also include species which are culturally important to the City. Species of local importance are designated through the development guide amendment process.

Effective on: 4/16/2011

Specified Anatomical Areas. Any of the following:

1. The human male genitals in a discernibly turgid state, even if completely and opaquely covered; or
2. Less than completely and opaquely covered human genitals, pubic region, anus, buttocks, or female breast below the top of the areola.

Effective on: 4/16/2011

Specified Sexual Activities. Any of the following:

1. The caressing, fondling, or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; or
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; or
3. Masturbation, actual or simulated; or
4. Excretory functions as part of, or in connection with, any of the sexual activities specified in this definition.

Effective on: 4/16/2011

Sports Team or Club Venue. An arena, field, or stadium for a professional or semiprofessional sports team or club that participates in live sporting events, such as baseball, football, hockey, or soccer.

Effective on: 4/16/2011

State Environmental Policy Act (SEPA). Contained in RCW Chapter 43.21C, this Washington state law is intended to minimize environmental damage. SEPA requires that state agencies and local governments consider environmental factors when making decisions on activities, such as development proposals over a certain size and comprehensive plans. As part of this process, environmental checklists are prepared to disclose impacts and propose mitigation. This process also provides an opportunity for public comment.

Effective on: 4/16/2011

Stealth Technology. Technology that camouflages, conceals, or otherwise makes the antenna array, antenna support structure, base station, and feed lines not readily identifiable as such, and which is designed to be aesthetically similar to existing and proposed buildings, vegetation, and uses on a site. Examples of stealth technology include, but are not limited to, painting antennas, antenna support structures, feed lines, and base stations to match the color of an existing building or structure or the color of the sky or vegetation, providing a background for the facility, concealing the antenna support structure, feed lines, and base station through the use of faux windows, dormers or other architectural features that blend with an existing building or structure, or concealing antenna support structures, feeder lines, and base stations within another structure that has a secondary function, such as a church steeple, windmill, bell tower, clock tower, cupola, light standard, utility pole, flagpole, or tree.

Effective on: 4/16/2011

Steep Slopes. Slopes of 40 percent gradient or steeper.

Effective on: 4/16/2011

Storage, Shipping, or Moving Container. A reusable container that was originally constructed or was originally manufactured to be used for transport, moving and storage. These units are typically constructed or assembled of, but not limited to, canvas, corrugated and weathering steel, or aluminum, and come in varying lengths and heights. They are transported by container ships, trucks, or trains. This definition is not intended to include garbage and/or recycling containers.

Effective on: 4/16/2011

Stormwater Facilities. Constructed or natural systems that are designed to provide stormwater management.

Effective on: 4/16/2011

Stormwater Management. The collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, diverting, treating, or filtering of surface water, ground water, and/or runoff together with applicable managerial (nonstructural) measures.

Effective on: 4/16/2011

Stormwater Technical Notebook Describes the requirements for new development and redevelopment projects within the City of Redmond. Land developers and development engineers use the Notebook to help design site plans and determine stormwater infrastructure.

(Ord. 2858)

Effective on: 12/17/2016

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused underfloor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such usable or unused underfloor space shall be considered a story. For non-buildings, or for other instances where measurement in stories is insufficient, a story shall equal 12 feet.

(Ord. 2652)

Effective on: 4/28/2012

Strategy. An approach or method that, when used for transportation purposes, incorporates the use of transportation facilities, projects, programs and services to provide mobility for people and goods, and thus maintain the City's adopted transportation Level-of-Service (LOS) standard.

Effective on: 4/16/2011

Stream. Those areas where surface waters produce a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock, channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water year-round. This definition is not meant to include artificially created irrigation ditches, canals, storm, or surface water runoff devices or other entirely artificial watercourses unless they are used by salmonid or created for the purposes of stream mitigation.

Effective on: 4/16/2011

Stream Reconnaissance Report. A report prepared by an applicant's qualified consultant to describe a stream and to characterize its conditions, wildlife, habitat values, and water quality.

Effective on: 4/16/2011

Street. Any thoroughfare which affords the principal means of access to abutting properties, access corridors, or driveways, which has been dedicated or deeded to the public for public use.

Effective on: 4/16/2011

Streetscape. The visual elements of a street, including the roadway, sidewalks, adjoining buildings, street furniture, trees, and open spaces that combine to form the street's character.

Effective on: 4/16/2011

Street Frontage. The length along a public or private right-of-way upon which a structure, business, or lot directly abuts.

Effective on: 4/16/2011

Structural Diversity. The relative degree of diversity or complexity of vegetation in a wildlife habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer and tree canopy), the variety of plant species, and the spacing or pattern of vegetation.

Effective on: 4/16/2011

Structure. That which is constructed and placed permanently on or under the ground or over the water, or attached to something having a permanent location on or under the ground or over the water, excluding residential fences less than six feet in height; retaining walls, rockeries, patios, and decks less than 30 inches in height; and similar improvements of a minor character. For the purpose of administering the Shoreline Master Program, structure shall have the meaning given in WAC 173-27-030(15).

(Ord. 2652)

Effective on: 4/28/2012

Structure, Detached. A structure which has no common or party wall with another structure.

Effective on: 4/16/2011

Subdivision. The division or redivision of land into 10 or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

Effective on: 4/16/2011

Substantial Improvement. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (1) before the improvement or repair is started, or (2) if damaged, the value of the structure to be restored prior to being damaged.

Effective on: 4/16/2011

Substitute Material. Any material that replaces the original material. If replacement is necessitated by the deterioration of the original, any material made of a different substance than the original material or any material that does not match the original material in its appearance.

Effective on: 4/16/2011

Substrate. The soil, sediment, decomposing organic matter, or combination of those materials located on the bottom surface of the wetland.

Effective on: 4/16/2011

Subterranean Parking. Parking that exists, occurs, or is situated below the ground surface. Also, referred to as below-grade parking or underground parking. Semi-subterranean parking is when less than one-half of the parking level (one parking "floor") is situated below the ground surface.

(Ord. 2803)

Effective on: 10/17/2015

Supergraphic. An artistic graphic wall design theme.

Effective on: 4/16/2011

Supplemental Mitigation. Mitigation required by the City which is necessary for a proposed development to meet concurrency requirements of [RZC 21.52, Transportation Standards](#). "Supplemental mitigation" shall mean unfunded facilities, programs, projects and services that are in the City's Transportation Facilities Plan (TFP) or Unfunded Build-out Transportation Facilities Plan (UBTFP).

(Ord. 2803)

Effective on: 10/17/2015

Survey – Archaeology, Cultural Resources. The physical search for and recording of cultural resources on or in the ground. The process may be limited to background research and presentation of existing data or include field survey(s), presentation of data from the field survey(s), development of inventories, and preparation of recommendations for National Register of Historic Places eligibility, effects, and mitigation.

Effective on: MM/DD/YYYY

Surveyor. A person licensed by the State of Washington to engage in the practice of land surveying, as defined by RCW 18.43.020.

Effective on: 4/16/2011

Sustainability. Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Effective on: 4/16/2011

Sustained Yield. A level of harvest of a renewable resource per year (or other time period) that can be continued without jeopardizing the ability of the ecosystem to be fully renewed, and thus to continue to provide an undiminished level of harvest each year long into the future. (SMP)

Effective on: 4/16/2011

System Improvements, Transportation. For purposes of administering RZC 21.52, Transportation Standards, system improvements are those facilities, programs, projects, and services that are included in the Transportation Facilities Plan (TFP), are designed to maintain mobility, and meet the Transportation Level-of-Service (LOS) Standard established in Redmond Comprehensive Plan Transportation Policy TR-4. Costs for these facilities, programs, projects, and services may include funding for Transportation Demand Management (TDM), transportation planning, preliminary engineering, engineering design studies, land surveys, right-of-way acquisition, engineering, permitting, and construction of all the necessary features for any transportation construction project. System improvements include, but are not limited to:

A.

1. Construction of new travel lanes, paths, sidewalks, trails, and terminal facilities for a variety of travel modes, including motor vehicles, bicycles, pedestrians, transit, and high occupancy vehicles;
2. Construction of new bridges;
3. Construction of new drainage and utility facilities as a result of new travel lanes, streets, paths, sidewalks, and trail construction;
4. Purchase and installation of traffic signalization (including new and upgraded signalization, signal interconnection, and supporting hardware and software) necessary to serve a variety of travel modes using travel lanes, paths, sidewalks, and trails;
5. Construction of curbs, medians, shoulders, and sidewalks;
6. Relocating, including undergrounding, utilities to accommodate construction of new travel lanes, streets, paths, sidewalks, and trails;
7. Other strategies, including programs and services such as TDM that reduce the demand to travel by motor vehicles;
8. Provision of transit service.

(Ord. 2803)

Effective on: 10/17/2015

System Protective of Groundwater. A system at a facility that serves to protect groundwater quality, including but not limited to stormwater systems, wheel wash systems, and secondary containment systems associated with hazardous materials.

Effective on: 4/16/2011

T DEFINITIONS

Tandem Parking. Tandem parking is two parking stalls that are arranged lengthwise, end-to-nose, where both parking stalls use the same drive-aisle to access the two spaces, not including parallel parking.

Effective on: 4/16/2011

Technical Committee. *See RMC Chapter 4.50, Technical Committee.*

(Ord. 2687)

Effective on: 5/18/2013

Technical, Trade, and Specialty Schools. Schools that offer vocational and technical training in a variety of technical subjects and trades and that may lead to job-specific certification. This definition includes beauty schools, business management schools, computer training schools, driving education schools, fine arts and performance arts schools, flight training schools, and sports and recreation schools.

Effective on: 4/16/2011

Telework Center. *See Administrative Services.*

Effective on: 4/16/2011

Temporary Encampment. A group of persons temporarily residing out of doors for other than recreational purposes with services provided by a temporary encampment sponsor and supervised by a temporary encampment managing organization.

Effective on: 4/16/2011

Temporary Encampment Managing Organization. An organization that has the capacity to organize and manage a temporary encampment. A “managing agency” may be the same entity as the temporary encampment sponsor.

Effective on: 4/16/2011

Temporary Encampment Sponsor. A local group or organization that has an agreement with the temporary encampment managing organization to provide basic services and support for the residents of a temporary encampment and liaison with the surrounding community and joins with the managing agency in an application for a temporary use permit. A “sponsor” may be the same entity as the managing organization.

Effective on: 4/16/2011

Temporary Sign. Any sign, banner, pennant, or advertising display intended to be displayed for a limited time period. Easily removed signs attached to windows are considered temporary signs.

Effective on: 4/16/2011

Temporary Use. A specific use that is allowed for a limited duration and/or frequency through the approval of a Temporary Use Permit.

Effective on: 4/16/2011

THC Concentration. The percent of delta-9 tetrahydrocannabinol content per dry weight of any part of the plant cannabis, or per volume or weight of marijuana product.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Third Party Sign. A sign identifying an enterprise and includes a sponsoring advertisement, such as Coca Cola® or 7-Up®.

Effective on: 4/16/2011

Three Tier Vegetative Plan. A landscape plan prepared or approved by a certified landscape architect, certified nurseryman, or certified landscaper that includes groundcover, understory plantings, and trees.

Effective on: 4/16/2011

Time-of-Travel Zone. The delineated area within which groundwater moves towards, and eventually reaches, a water supply well within a given period of time.

Effective on: 4/16/2011

Towing operators and auto impoundment yards. Establishments that tow or impound motor vehicles. These establishments may provide incidental services, such as storage and emergency road repair services.

(Ord. 2709)

Effective on: 10/26/2013

Traditional Cultural Property. A property associated with cultural practices, beliefs, the sense of purpose, or existence of a living community that is rooted in that community's history or is important in maintaining its cultural identity and development as an ethnically distinctive people. Traditional cultural properties are ethnographic resources eligible for listing in the National Register of Historic Places and include, for example, locations associated with the traditional beliefs of a Native American group about its origins, its cultural history, or the nature of the world (National Register Bulletin 38: Guidelines for Evaluating and Documenting Traditional Cultural Properties) and gathering or fishing areas.

Effective on: 4/16/2011

Traffic Mitigation Plan. A plan that addresses traffic control, parking management, and traffic movement to and from the arterial street system and that, when required, helps mitigate traffic impacts in residential zones.

Effective on: 4/16/2011

Transfer of Development Rights. The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from property in one zoning district to property in another zoning district where such transfer is permitted.

Effective on: 4/16/2011

Transfer of Development Rights (TDR) Extinguishment Document. A document which shows that a TDR from a property in the sending area has been used on a specific property in a receiving area that TDR is no longer available to be transferred. This could take the form of a deed of transfer or the recording of a final plat. See [RZC 21.48](#), Transfer of Development Rights (TDR) Program.

Effective on: 4/16/2011

Transferable Development Right. A right to develop or build that is severed from other property rights and can be redeemed in certain parts of Redmond in accordance with [RZC 21.48](#), Transfer of Development Rights (TDR) Program.

Effective on: 4/16/2011

Transitional Uses. Uses allowed in Overlake Village Zones 1, 2, 3, and 5 during a transitional period in which properties in the zones are expected to redevelop from their existing uses to uses that meet the vision for Overlake Village established in the Redmond Comprehensive Plan.

Effective on: 4/16/2011

Transportation. The various travel modes as discussed in the Transportation Element of the Redmond Comprehensive Plan.

Effective on: 4/16/2011

Transportation - Certificate of Concurrency Request. A form prepared by the Administrator which contains questions concerning the nature of a development, including a description, location, use, intensity, and trip generation characteristics. The questions on this form are to be answered by a development applicant and submitted to the City as part of a complete application for a development permit.

Effective on: 4/16/2011

Transportation Demand Management (TDM). Public and/or private programs designed to reduce the demand and that are ongoing substitutes for additional motor vehicle traffic lanes and traffic signals. These public and/or private programs include, but are not limited to, transit, bicycling and ridesharing incentives, flexible working hours, parking management, and supporting pedestrian enhancements to decrease single occupancy vehicle trips.

Effective on: 4/16/2011

Transportation Facilities Plan (TFP). The long-range plan identifying transportation facilities, programs, projects and services that are necessary to provide for the mobility of people and goods from new development allowed by the Redmond Comprehensive Plan and the Redmond Zoning Code. The planning horizon of the TFP typically ranges between 12 to 20 years.

(Ord. 2803)

Effective on: 10/17/2015

Transportation Impact Fee. *See Impact Fee – Transportation.*

Effective on: 4/16/2011

Transportation Improvement. *See Improvement, Transportation.*

Effective on: 4/16/2011

Transportation Improvement Program (TIP). The Transportation Improvement Program is a six-year program of transportation capital facilities, programs, projects, and services intended to serve the current and future needs of those who live and work in Redmond. The TIP is a six-year planning document that is focused exclusively on transportation revenue and expenditures from the City and from other sources for both funded and unfunded transportation improvements.

Effective on: 4/16/2011

Transportation Level-of-Service (LOS) Standard. *See Level-of-Service (LOS), Transportation.*

Effective on: 4/16/2011

Travel Arrangement and Reservation Services. The provision of services, such as promoting or selling travel, tour, or accommodation services, including but not limited to, maps and information, locating convention sites, arranging reservations, and organizing group tours.

Effective on: 4/16/2011

Travel Demand. Trips generated by a land use.

Effective on: 4/16/2011

Tree. A self-supporting woody plant characterized by one main trunk or, for certain species, multiple trunks, with a potential at maturity for a trunk diameter of two inches and potential minimum height of 10 feet.

Effective on: 4/16/2011

Tree, Stand. A group of three or more trees of any size or species, whose drip lines touch.

Effective on: 4/16/2011

Truck and Freight Transportation Services. The provision of over-the-road transportation of cargo using motor vehicles, such as trucks and tractor trailers.

Effective on: 4/16/2011

U DEFINITIONS

Unauthorized Release. Any intentional or unintentional spilling, leaking, emitting, discharging, escaping, leaching, or disposing of any hazardous material or other deleterious substance into groundwater, surface water, surface soils, or subsurface soils not permitted under federal, state, or local law.

Effective on: 4/16/2011

Under Marquee Sign. A sign which is suspended from a marquee or canopy but does not extend beyond the horizontal limits of the marquee or canopy.

Effective on: 4/16/2011

Underground Parking. See Subterranean Parking.

(Ord. 2803)

Effective on: 10/17/2015

Understory Vegetation. Small trees, shrubs, and groundcover plants, growing beneath and shaded by a significant tree, which affect and are affected by the soil and hydrology of the area surrounding the significant tree roots.

Effective on: 4/16/2011

Unfunded Build-out Transportation Facilities Plan. The unfunded portion of the transportation plan that serves the long-term build-out land use scenario and is contained in the Appendix of the Transportation Master Plan.

(Ord. 2803)

Effective on: 10/17/2015

Unit Lot Subdivision. A division or redivision of land in which one or more boundaries of the individual lots coincide with the interior walls of a structure which separate individual attached single-family dwelling units.

Effective on: 4/16/2011

Upland. Generally described as the dry land area above and landward of the ordinary high water mark. (SMP)

Effective on: 4/16/2011

Usable Marijuana. Dried marijuana flowers. The term "usable marijuana" does not include either marijuana-infused products or marijuana concentrates.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Utilities. Services, facilities, and infrastructure that produce, transmit, carry, store, process, or dispose of electric power, gas, water, sewage, communications, oil, storm water, and the like. (SMP)

Effective on: 4/16/2011

Utilities, Regional. Utilities that are provided by a public agency, utility, or franchise which convey essential services throughout the area beyond but including Redmond. These facilities include, but are not limited to, regional water storage tanks and lines, reservoirs and booster stations, waste water interceptors, sewage pump stations and treatment facilities, electrical transmission substations and high-tension power lines, regional natural gas pipelines and gate stations. Regional utilities also include regional telecommunications facilities, including but not limited to cellular communications towers provided by a public or private entity. (SMP)

Effective on: 4/16/2011

V DEFINITIONS

Value, Existing Structure. The value established by the records of the King County Assessor or, where the applicant disagrees with such value, the value established by a current appraisal that is:

1. Prepared by an appraiser licensed by the State of Washington to appraise properties of the type at issue; and
2. Paid for by the applicant; and
3. Determined to be accurate and reliable by the Administrator.

Effective on: 4/16/2011

Vegetated Wall. A wall that is designed to be obscured by landscaping and/or plantings that, at maturity, will cover the wall.

Effective on: 4/16/2011

Vehicle. An operable or inoperable self-propelled device used for the transportation of people or goods over land, air, or water surfaces.

Effective on: 4/16/2011

Vehicle Use Area. An area used primarily for parking, circulation and storage of autos, trucks, delivery and service trucks, and other vehicles, including but not limited to parking lots, drive aisles, and loading bay areas. Vehicle use areas do not include fire lanes or temporary parking areas that are predominately landscaped or covered with turf or pervious grids covered by turf. (SMP)

Effective on: 4/16/2011

Vending Cart. A cart with functional wheels which is not affixed to the ground and which is operated for the purpose of vending food, drink, or retail goods. The cart is generally no larger than six feet wide by 10 feet long.

Effective on: 4/16/2011

Visual Access. The ability of the general public to view the water and the shoreline from adjacent locations. (SMP)

Effective on: 4/16/2011

W DEFINITIONS

Walkable Neighborhood or Community. An area where the goods and services that a neighborhood resident or employee needs on a regular basis, such as stores, businesses, schools, libraries, and transportation, are located within a short and safe walk.

Effective on: 4/16/2011

Wall Sign. A sign attached to a wall or facade with its face parallel to the wall plane and projecting no more than one foot. Window signs that are permanently attached or in excess of 50 square feet are considered wall signs.

Effective on: 4/16/2011

Warehousing. The use of a building primarily for the long-term storage of goods and materials.

Effective on: 4/16/2011

Warranty Assurance. A form of financial security posted to warranty the quality of materials or workmanship of improvements constructed as a condition of land use permit approval or to warranty survival of landscaping. Warranty assurances include irrevocable letter of credit, cash deposit, and surety bonds, and/or other forms of financial security acceptable to the Administrator. For the purposes of this title, the term “maintenance guarantee” is synonymous with maintenance assurance.

Effective on: 4/16/2011

Water-Dependent Use. A use or portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operation. (SMP)

Effective on: 4/16/2011

Water-Enjoyment Use. A recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public’s ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Water-Oriented Accessory Structure. A structure that is accessory to a shoreline or water-dependent use, such as a boathouse, storage and changing room, or boat lift.

(Ord. 2652)

Effective on: 4/28/2012

Water-Oriented Use. A use that is water-dependent, water-related, or water-enjoyment use, or a combination of such uses. (SMP)

Effective on: 4/16/2011

Water Quality. The physical characteristics of water within the shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. (SMP)

Effective on: 4/16/2011

Water-Related Use. A use or portion of a use which is not intrinsically dependent on a waterfront location, but whose economic viability is dependent upon a waterfront location because:

1. The use has a functional requirement for a waterfront location, such as the arrival or shipment of materials by water or the need for large quantities of water; or
2. The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient. (SMP)

Effective on: 4/16/2011

Weed, Noxious. A plant that is injurious to humans, animals, fish, wildlife, or other plants or property and that has been designated as such by the Administrator. The Administrator may utilize a list of noxious weeds set forth by the State Noxious Weed Control Board or the King County Noxious Weed Control Board. (SMP)

Effective on: 4/16/2011

Weed Wrenching, Grubbing. Removing and disposing of all unwanted vegetation matter from underground, such as sod, stumps, roots, buried logs, and other debris.

Weekday. See RMC Chapter 6.36, Noise Standards.

Effective on: 4/16/2011

Weekend. See RMC Chapter 6.36, Noise Standards.

Effective on: 4/16/2011

Well. For the purposes of administering RZC 21.64, Critical Areas, a bored, drilled or driven shaft, or dug hole whose depth is greater than the largest surface dimension that includes water wells, resource protection wells, instrumentation wells, dewatering wells, and geotechnical soil borings.

For this purpose a well does not mean an excavation made for the purpose of obtaining or prospecting for oil or natural gas, geothermal resources, minerals, or products of mining, or quarrying, or for inserting media to re-pressure oil or natural gas bearing formations, or for storing petroleum, natural gas, or other products.

Effective on: 4/16/2011

Wellhead Protection Zone. A zone designated under guidance from the Washington Department of Health Wellhead Protection Program pursuant to WAC Chapter 246-290 to protect areas with a critical recharging effect on aquifers used for potable waters.

Effective on: 4/16/2011

Wetland or Wetlands. Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands.

Effective on: 4/16/2011

Wetland Class. A hierarchy of systems, subsystems, classes, and subclasses used by the U.S. Fish and Wildlife Service wetland classification scheme to describe wetland types (refer to USFWS, December 1979, Classification of Wetlands and Deepwater Habitats of the United States, for a complete explanation of the wetland classification scheme). Eleven class names are used to describe wetland and deepwater habitat types. These include the following examples which may be found in Redmond: forested wetland, scrub-shrub wetland, emergent wetland, moss-lichen wetland, unconsolidated shore, and aquatic bed.

Effective on: 4/16/2011

Wetland Determination. A report prepared by a qualified consultant that identifies, characterizes, and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations.

Effective on: 4/16/2011

Wetland Delineation Manual. Guideline document used to identify and delineate wetland boundaries. This is the approved federal wetland delineation manual and applicable regional supplements.

(Ord. 2803)

Effective on: 10/17/2015

Wetland Mitigation Banking. The act of restoring, establishing, or enhancing a wetland, stream, or other aquatic resource for the purpose of providing compensation in advance for unavoidable impacts to similar aquatic resources.

(Ord. 2652)

Effective on: 4/28/2012

Wetland Subclass. Any of twenty-eight subclass names are used in the USFWS wetland classification scheme to distinguish between different types of wetland classes. Subclass names include, but are not limited to, the following: persistent, non-persistent, broad-leaved deciduous, needle-leaved deciduous, broad-leaved evergreen, and needle-leaved evergreen. The classification system is fully described in USFWS, 1979, Classification of Wetlands and Deepwater Habitats of the United States.

Effective on: 4/16/2011

Wildlife Report. A report, prepared by a qualified consultant, that evaluates plant communities and wildlife functions and values on a site, consistent with the format and requirements established by RZC 21.64, Critical Areas Regulations.

Effective on: 4/16/2011

Wind Turbines. Electrical generators driven by wind power.

Effective on: 4/16/2011

Wireless Communications. Any personal wireless service, which includes, but is not limited to, cellular, Personal Communications Services (PCS), Specialized Mobile Radio (SMR), Enhanced Specialized Mobile Radio (ESMR), and unlicensed spectrum services utilizing devices described in Part 15 of the Federal Communications Commission rules and regulations (e.g., wireless internet services and paging).

Effective on: 4/16/2011

Wireless Communication Facility Permit. A permit required to ensure compliance with regulations in RZC 21.56, Wireless Communication Facilities, for large satellite antenna(s), amateur radio towers and other wireless communication facilities.

Effective on: 4/16/2011

Wireless Communication Facility (WCF). An unstaffed facility for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of an antenna or group of antennas, feed lines, a base station, and an antenna support structure. The following construction or development activities are included within the definition of a WCF: the development of new, consolidated, or existing public or private antenna support structures; collocation of new antennas on existing antenna support structures; collocation of new antennas onto existing utility poles or electrical distribution towers; the attachment of new antennas or antenna arrays; the installation of base stations and feed lines; noncommercial amateur radio, amateur ham

radio, and citizens band antennas; satellite earth stations and antenna support structures; and antenna arrays for AM/FM/TV/HDTV broadcasting WCFs.

Effective on: 4/16/2011

X DEFINITIONS

ǰobal, Lushootseed place name for the area that now includes downtown Redmond. Lushootseed is the traditional, native language spoken by the Snoqualmie Indian Tribe and tribes throughout most of western Puget Sound.

Effective on: 4/16/2011

Y DEFINITIONS

Effective on: 4/16/2011

Z DEFINITIONS

Zero Lot Line Development. Zero lot line development allows single-family residences, sharing a common street frontage, to shift to one side of a lot. This means that the same side of each lot may have a zero or reduced setback.

Effective on: 4/16/2011

Zero-Rise Floodway. The channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation. The zero-rise floodway will always include the FEMA floodway.

Effective on: 4/16/2011

Zoos, Botanical Gardens, Arboreta, Etc. An establishment that preserves and exhibits live plant and animal live displays, including those in natural areas or settings (as in the case of national parks).

Effective on: 4/16/2011

FEMA (Federal Emergency Management Administration) Floodway. The channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the FEMA base flood flow without increasing the FEMA base flood elevation more than one foot.