

# ATTACHMENT C

CODE

**CITY OF REDMOND  
ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND ZONING CODE TO ADDRESS CLARITY AND CONCISENESS OF THE CODE, ENSURE ACCURACY BETWEEN CODE SECTIONS AND REFERENCES, AND ACCOUNT FOR NEW CONDITIONS NECESSARY DUE TO UPDATES IN CITY, STATE, AND FEDERAL REGULATIONS, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

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

WHEREAS, City staff has identified miscellaneous errors, issues of clarity and consistency, and portions for conformance with updated laws and regulations in the Redmond Zoning Code; and

WHEREAS, state agencies received 60-day notice of the proposed amendments on August 27, 2020; and

WHEREAS, a State Environmental Policy Act checklist was prepared and a Determination of Non-significance was issued on September 9, 2020 for the proposed amendments; and

WHEREAS, the Technical Committee reviewed and approved the proposed amendments and on October 7, 2020, made a recommendation for approval of the amendments to the Planning Commission; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed amendments on October 28, 2020 to receive public comment; and

WHEREAS, the Planning Commission received no testimony associated with the proposed amendments; and

WHEREAS, upon completion of the public hearing the Planning Commission issued findings, conclusions, and recommendations in a report to the Redmond City Council dated November 18, 2020; and

WHEREAS, the City Council held public meetings on December 8, 2020 and January 5, 2021 to consider the proposed amendments and the Planning Commission's recommendation; and

WHEREAS, a notice of the City Council's action on this proposed amendment was provided on January 26, 2021; and

WHEREAS, the City Council desires to adopt the amendments set forth in this ordinance.

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

Section 1. Classification. The amendments set forth by this ordinance are of a general and permanent nature and shall become a part of the Redmond Zoning Code.

Section 2. Findings and Conclusions. In support of the proposed amendments to the Redmond Zoning Code, the City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated November 18, 2020, including all related attachments and exhibits.

Section 3. Amendments to Redmond Zoning Code (RZC) Chapter 21.08 Residential Regulations. The provisions of RZC Chapter

21.08, subsections RZC 21.08.020.A, RZC 21.08.170.D.6, RZC 21.08.170.E.2, RZC 21.08.170.I.2.c, RZC 21.08.180.E, RZC 21.08.260.C.6, RZC 21.08.280.B, RZC 21.08.290.D.3, and RZC 21.08.370.C.3 are hereby amended to read as follows:

**RZC 21.08.020.A RA-5 Semirural Residential. Purpose.**

A. Purpose. The RA-5 Semirural Residential zone maintains low, semirural residential densities within the Urban Growth Area on lands not suited to intense urban uses and not already characterized by urban development. Densities in this zone cannot exceed one unit per five acres, exclusive of density bonuses. The Semirural Residential zone may be used to maintain the semirural character of lands with significant amounts of critical-sensitive areas that make the land unsuited to urban development, that are characterized by urban development, and that are not appropriate for long-term agriculture or forestry use. Land uses other than residential that may be appropriate and are allowed in the Semirural Residential zone would include uses that do not impact the primarily residential character and uses of the zone.

**RZC 21.08.170.D.6. Site Requirements for Residential Zones.**

**Minimum Required Density.**

D. Minimum Required Density

6. Applicability/Exceptions. Minimum required density applies to all new residential development with the following exceptions:

- a. The construction of any new dwelling unit on an existing lot of record;
- b. The renovation or conversion of existing dwelling units provided that such a renovation or conversion does not result in a reduction in the number of dwelling units to a number below the minimum required;
- c. An existing legal lot, with one existing home, being divided into two lots;
- d. New development where 60 percent or more of the new units provided would be affordable to households earning 50 percent or less of area median income ~~for the Seattle Metropolitan Statistical Area. See RZC 21.20, Affordable Housing.~~

**RZC 21.08.170.E.2 Site Requirements for Residential Zones. Minimum Average Lot Size.**

E. Minimum Average Lot Size.

2. Requirements.

- a. Explanation. The zone use charts in RZC 21.08.020 through 21.08.140 establish the minimum average lot size for each residential zone in Redmond. The

average lot size of all lots created through the subdivision or short subdivision process must meet, at a minimum, this average lot size requirement. However, this requirement may be modified under the following circumstances:

i. Green Building and Green Infrastructure Program.

The owner may participate in the Green Building and Green Infrastructure Incentive Program (see RZC 21.67), and create a lot or lots which do not meet the minimum average lot size for the underlying zone by meeting all program requirements; or

ii. Small Lot Short Plats. The owner of any lot in the Bear Creek, Education Hill, Idylwood, Southeast Redmond, or Overlake Residential Neighborhoods which is at least 200 percent of the required minimum average lot size in the underlying residential zone and which contains an existing detached dwelling unit may short subdivide the lot in order to create a separate fee simple lot which does not meet the minimum average lot size for the underlying zone if the dwelling unit to be constructed on the newly

created lot meets all of the following requirements:

- A. Only one detached dwelling unit shall be allowed on the lot.
- B. The dwelling unit on the lot shall not exceed 1,000 square feet in total area, excluding any garage area. The dwelling unit and any garage shall not exceed 1,500 square feet in total area. A covenant shall be recorded against the title of the lot prohibiting expansion of the dwelling unit.
- C. The dwelling unit on the lot must conform to all setback, lot coverage restrictions, and any other standards or regulations required of a detached dwelling unit in a residential zone.
- D. The maximum height of any portion of the roof, except chimneys or cupolas shall not exceed 25 feet anywhere on the site.
- E. Two off-street parking places are required. Parking spaces must be paved and may include private attached garages, carports, or other off-street areas reserved for vehicles. No detached garages are allowed.

F. The dwelling unit must be affordable to an individual or family that has an annual income that is 120 percent or less of the ~~annual~~ area median income defined in RZC 21.20, Affordable Housing.

**RZC 21.08.170.I.2.c Site Requirements for Residential Zones.**

**Minimum Open Space - Landscaping - Buffers.**

I. Minimum Open Space - Landscaping - Buffers.

2.c. Provisions Applicable to Both Lot-By-Lot and Development-Wide Compliance.

i. Environmentally critical areas, buffers, front and rear lot setbacks, swimming pools, sport courts, recreational buildings, golf courses, outdoor patios and similar structures or facilities may be used to meet the minimum open space requirement.

ii. At least 25 percent of the minimum open space required by subsection L.2 of this section shall be outside of wetlands, streams, lakes, and critical sensitive area buffers and on slopes of 10 percent or less and developed and maintained so it is usable for active recreation activities. Playgrounds, recreational buildings, swimming pools, golf courses, sport courts, and similar structures or facilities may be used to meet this requirement.

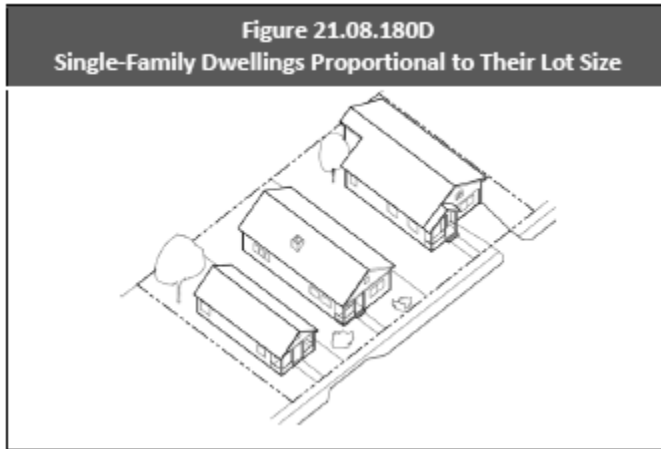
**RZC 21.08.180.E Residential Development and Architectural, Site, and Landscape Design Regulations. Building Character, Proportionality, and Massing.**

E. Building Character, Proportionality and Massing.

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

- a. Maintain a consistent and compatible land use pattern within the neighborhoods of the City by applying lot coverage requirements in order to ensure that dwellings are proportionate to their lot size (See Figure 21.08.180D);
- b. Reduce the apparent size of large new development, attached dwelling unit buildings, and expansions of existing single-family homes; giving them visual interest through the use of design techniques while maintaining compatibility with the neighborhood character; and
- c. Provide visual relief from the massing and scale of built development through site design techniques such as centrally locating open space and preservation of mature trees.





2. Design Criteria.

a. Building Height in North Redmond Wedge Subarea.

Residential structures within the North Redmond Wedge Subarea shall not exceed a height of 30 measured from the average finished grade (RZC 21.08.180).

b. Modulation and Articulation. Modulation and articulation shall be used to reduce the perceived size of large new buildings, and to provide visual interest for all buildings that have a facade facing the street on any front, street side or rear property line. The use of these techniques shall be varied between adjacent buildings. (See Figure 21.08.180E)

**RZC 21.08.260.C.6 Attached Dwelling Units. Requirements.**

**Affordable Housing Exception.**

C. Requirements.

6. Affordable Housing Exception. In order to meet the City's objective of providing opportunities for the ownership of affordable family-size housing the following exceptions to the requirements of RZC 21.20, Affordable Housing, and some other requirements specifically provided for in this section apply:

- a. Two-unit attached dwelling units where both units are made affordable to households earning 80 percent or less of ~~King County~~ area median income under the requirements specifically provided for in this section are allowed as part of a preliminary plat application for residential subdivisions of 10 units or more.

**RZC 21.08.280.B Churches, Temples, Synagogues, and Other Places of Worship. Calculation of Seating Capacity.**

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

1. One individual fixed seat; or
2. A length of 18 inches on a pew or bench; ~~or~~
3. A uniform area permanently affixed to the floor and intended for use by a single individual such as a design woven into a carpet; or

43. A measurement of seven square feet per person for the area seating the general assembly with movable chairs or other portable seating fixtures. The total area includes aisle space, but excludes areas such as stage and podium areas, space for musical instruments, and lobbies.

**RZC 21.08.290.D.3 Cottage Housing Developments. Special Site Requirements for Cottage Housing Developments. Required Minimum Open Space.**

D. Special Site Requirements for Cottage Housing Developments.

3. Required Minimum Open Space.

a. Intent. The minimum open space requirements are intended to provide a sense of openness and visual relief in cottage housing developments.

b. Requirements.

i. Common open space shall:

A. Provide a centrally located focal area for the cottage housing development.

B. Be a minimum of 400 square feet per cottage.

C. Abut at least 50 percent of the cottages in a cottage housing development.

D. Have cottages abutting on at least two sides.

E. Be outside of wet stormwater ponds, wetlands, streams, lakes, and critical sensitive area buffers and on slopes of 10 percent or less and developed and maintained so it is usable for active or passive recreation activities.

**RZC 21.08.370.C.3 Retirement Residences. Requirements. Density.**

C. Requirements.

3. Density

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

Section 4. Amendments to Redmond Zoning Code (RZC) Chapter 21.08 Residential Regulations. The provisions of RZC Section 21.10.110 are hereby amended to include the new provision RZC 21.08.220.C.6.a. as follows:

**RZC 21.08.220 Accessory Dwelling Units. Requirements. Parking.**

C. Requirements.

6. Parking. One off-street parking space is required for an ADU in addition to the parking required for the primary dwelling unit. Parking spaces must be paved and may

include private driveways, garages, carports, or off-street areas reserved for vehicles.

NEW SECTION. a. Off-street parking for an accessory dwelling unit located within one-quarter mile of a major transit stop shall not be required unless the Administrator has determined that the accessory dwelling unit is in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the accessory dwelling unit (Engrossed Substitute Senate Bill 6617, RCW 36.70A).

Section 5. Amendments to Redmond Zoning Code (RZC) Chapter 21.10 Downtown Regulations. The provisions of RZC Section 21.10.110 are hereby amended to read as follows:

**RZC 21.10.110 Building Height. Floor Area and Height Tradeoff.**

A. Floor Area and Height Tradeoff. In lieu of utilizing bonuses or other transfers, such as RZC 21.48 Transfer of Development Right (TDR) and RZC 21.67 Green Building Incentive Program (GBP), ~~t~~The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street, ~~or~~ public park or public trail, ~~to achieve better design and stepped building height through the land use permit process. The amount of~~

~~floor area that is allowed to exceed the prescribed maximum building height, without use of bonuses or transfer of development rights, shall not exceed the floor area that was removed or omitted to create the stepped building façade, and shall not exceed one additional floor above the prescribed maximum building height.~~ to accomplish one of the following objectives:

1. Façade modulation meeting minimum dimensions;
2. Stepped building height to reduce the apparent height of the building; or
3. Corner building design to encourage pedestrian activity through improvements along the streetscape.

The amount of floor area allowed shall meet the following conditions:

1. Shall not be floor area achieved with bonuses or transfer of development rights;
2. Shall not exceed the floor area removed or omitted to meet the objectives A.1 through A.3, described above; and
3. Shall be set back a minimum of 8 feet from the primary building façade along the street, public park or trail.

The resulting transfer of floor area shall be limited to a maximum of one additional story above the allowed maximum building height.

Section 6. Amendments to Redmond Zoning Code (RZC) Chapter 21.12 Overlake Regulations. The provisions of RZC Section 21.12.100 are hereby amended to read as follows:

**RZC 21.12.100 OV Building Height. Floor Area and Height Tradeoff.**

A. Floor Area and Height Tradeoff. In lieu of utilizing bonuses or other transfers, such as RZC 21.48 Transfer of Development Right (TDR) and RZC 21.67 Green Building Incentive Program (GBP), ~~t~~The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street, ~~or public park or public trail, to achieve better design and stepped building height through the land use permit process.~~ The amount of floor area that is allowed to exceed the prescribed maximum building height (without use of bonuses or transfer of development rights) shall not exceed the floor area that was removed or omitted to create the stepped building façade and shall not exceed one additional floor above the prescribed maximum building height. to accomplish one of the following objectives:

1. Façade modulation meeting minimum dimensions;

2. Stepped building height to reduce the apparent height of the building; or
3. Corner building design to encourage pedestrian activity through improvements along the streetscape.

The amount of floor area allowed shall meet the following conditions:

1. Shall not be floor area achieved with bonuses or transfer of development rights;
2. Shall not exceed the floor area removed or omitted to meet the objectives A.1 through A.3, described above; and
3. Shall be set back a minimum of 8 feet from the primary building façade along the street, public park or trail.

The resulting transfer of floor area shall be limited to a maximum of one additional story above the allowed maximum building height.

Section 7. Amendments to Redmond Zoning Code (RZC) Chapter 21.12 Overlake Regulations. The provisions of RZC Section 21.12.150.B are hereby amended to read as follows:

**RZC 21.12.150.B OV Street Cross Sections. Site Requirements by Cross Section.**

B. Site Requirements by Cross Section.



Table 21.12.150A Site Requirements by Cross Section				
Standard	Cross Sectional Dimensions (Measured in Feet)			
	A	B	E	F
<b>Right of Way Geometry</b>				
Total right-of-way	92	88	84	91
Sidewalk	8 (SB/WB); 12 (NB/EB)	8 (Both Sides)	8 (Both Sides)	6 (Both Sides)
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)
On-Street Parking	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	5.5 (Both Sides)
GP Lanes	24 (Both Sides)	24 (Both Sides)	22 (Both Sides)	22 (Both Sides)
Median / Two Way Left Turn Lane	12	12	12	12
Curb	1 (Both Sides)	1 (Both Sides)	1 (Both Sides)	1 (Both Sides)
<b>Building Placement</b>				
Build-To Line (Front and Side Street)	10	1	2	1
Setback Line (Side and Rear)	0	0	0	0
<b>Building Use</b>				
Ground Floor Uses	Residences prohibited. <u>Offices</u> or recreational areas associated with <u>residential uses</u> allowed.			
<b>Notes</b>				
Notes	D. Separate multiuse path parallel to corridor. E. Street section shared by Bellevue and Redmond. F. Outside GP lane 13 feet. Inside GP lane 11 feet.	Outside GP lane 13 feet. Inside GP lane 11 feet.		

Section 8. Amendments to Redmond Zoning Code (RZC) Chapter 21.13 Southeast Redmond Regulations. The provisions of RZC Section 21.13.160 are hereby amended to read as follows:

**RZC 21.13.160.A MDD Building Height. Floor Area and Height Tradeoff.**

A. Floor Area and Height Tradeoff. In lieu of utilizing bonuses or other transfers, such as RZC 21.48 Transfer of Development Right (TDR) and RZC 21.67 Green Building Incentive Program (GBP), ~~t~~The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street, ~~or public park or public trail,~~ to achieve better design and stepped building height through the land use permit process. The amount of floor area that is allowed to exceed the prescribed maximum building height (without use of bonuses or transfer of development rights) shall not exceed the floor area that was removed or omitted to create the stepped building façade and shall not exceed one additional floor above the prescribed maximum building height. to accomplish one of the following objectives:

1. Façade modulation meeting minimum dimensions;
2. Stepped building height to reduce the apparent height of the building; or
3. Corner building design to encourage pedestrian activity through improvements along the streetscape.

The amount of floor area allowed shall meet the following conditions:

1. Shall not be floor area achieved with bonuses or transfer of development rights;
2. Shall not exceed the floor area removed or omitted to meet the objectives A.1 through A.3, described above; and
3. Shall be set back a minimum of 8 feet from the primary building façade along the street, public park or trail.

The resulting transfer of floor area shall be limited to a maximum of one additional story above the allowed maximum building height.

Section 9. Amendments to Redmond Zoning Code (RZC) Chapter 21.14 Commercial Regulations. The provisions of RZC Chapter 21.14, subsections RZC 21.14.010.C, RZC 21.14.010.D, and RZC 21.14.015.C are hereby amended to read as follows:

**RZC 21.14.010.C Neighborhood Commercial (NC-1). Regulations Common to All Uses.**

C. Regulations Common to All Uses.

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	
Minimum	Lot Frontage (ft)	80	
	Setbacks (ft)		
	Front and Street	15	

	Side and Rear	10	<p>D. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:</p> <ol style="list-style-type: none"> <li>1. Side setback distances may be modified to permit a zero side setback to accommodate clustering</li> <li>2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets</li> </ol> <p>Setbacks for structures abutting residential zones shall not be modified.</p> <p>E. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>F. Projections or equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment are not allowed in a required setback abutting a residential zone. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone.</p>
	Landscaping	30 percent	<p>G. Parking lots shall include interior landscaping. All Neighborhood Commercial parking lots shall apply landscaping standards. Parking lots with less than 20 spaces shall apply landscaping standards for 20 to 150 spaces in RZC 21.32.070.B, <i>General Requirements</i>.</p> <p>H. Landscaped areas adjacent to front and side streets and pedestrian plazas shall be Type III, Low-Cover (RZC 21.32.080, <i>Types of Planting</i>).</p> <p>I. A minimum of seven percent of required landscaped areas shall be constructed as a public plaza or courtyard.</p> <p>J. The gross floor area of multi-seasonal, public plazas and courtyards that include a combination of seating, overhead cover from the elements, and heating may be multiplied by 1.50 for calculating required landscaping.</p> <p>K. Up to one-half of the required landscaped area may be at other levels if it is in a publicly accessible and usable common area.</p> <p>L. Required landscaping may include on-site stormwater management facilities such as runoff dispersion areas.</p>
Maximum	Impervious Surface Area	70 percent	
	Height (feet)	35	Maximum height in shoreline areas is 35 feet, except that structures, including bridges that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
	<b>FAR</b>		
	Residential	0.30	

	Commercial	0.30	<p>E. Residential use FAR is additive to the commercial use FAR. Base floor area ratio, in total, shall not exceed 0.60 FAR.</p> <p>F. Each commercial establishment shall not exceed 3,500 square feet gross floor area, unless otherwise specified.</p> <p>G. Commercial gross floor area may be increased to 5,000 square feet for each commercial establishment that provides and dedicates one or a combination of the following community gathering amenities at a minimum size of 200 square feet:</p> <ol style="list-style-type: none"> <li>1. Outdoor, multi-seasonal, public plaza or courtyard, RZC 21.60.030, <i>Community Space</i>.</li> <li>2. Community meeting space.</li> <li>3. Children's play space.</li> </ol> <p>H. RZC 21.20, <i>Affordable Housing</i>, and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i>, incentives are additive to the residential portion of the development as follows:</p> <ol style="list-style-type: none"> <li>1. Bonus market-rate residential FAR is permitted as an incentive at a 1:1 ratio for residential FAR provided as affordable housing for a maximum density bonus of an additional 0.03 Residential FAR. For example: each 1,000 square feet of affordable housing at 80 percent or less of the King County area median income yields an additional 1,000 square feet of bonus market rate housing, up to a total 0.03 Residential FAR.</li> <li>2. Green building is calculated based on the point system in RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i>, and is calculated at 0.10 FAR bonus based on the respective technique and incentive. For example: 1-acre site x 0.30 Residential FAR = 13,068 Residential square feet x 0.10 Green FAR = 1,307 square feet</li> </ol>
	Site Size (acreage)	1	<p>D. Commercial uses are permitted on sites up to one acre in size.</p> <p>E. Sites of more than one acre shall apply a lot line revision to establish no greater than one acre for the NC-1 zone.</p> <p>F. Critical areas and associated buffers are exempt from the lot line revision requirement. Additional acreage that is designated as a critical area or associated buffer may be retained and shall be designated as preserved.</p>
	Hours of Operation		<p>D. Sunday - No earlier than 7:00 a.m. and no later than 9:00 p.m.</p> <p>E. Monday through Thursday - No earlier than 8:00 a.m. and no later than 9:00 p.m.</p> <p>F. Friday and Saturday - No earlier than 7:00 a.m. and no later than 11:00 p.m.</p>
	Drive-through		Drive-through facilities are prohibited with the exception of drive-up stands.

**RZC 21.14.010.D Neighborhood Commercial (NC-1). Allowed Uses and Basic Development Standards.**

D. Allowed Uses and Basic Development Standards.

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential			
1	Residential	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 8 units or more	Prohibited in NC-1 zones bordering Non-residential uses shall about 188th Avenue NE in Southeast Redmond to provide a physical buffer between residential uses and manufacturing uses and their typical operations. Residential uses, when provided, shall be located to the rear or east of the non-residential uses that are co-located within the development.
2	Mixed-use residential		

**RZC 21.14.015.C Neighborhood Commercial (NC-2). Regulations Common to All Uses.**

C. Regulations Common to All Uses.



**Table 21.14.015B  
Regulations Common to All Uses**

	<b>Regulation</b>	<b>Standard</b>	
Minimum	<b>Setbacks (ft)</b>		
	Front and Street	15	<p>B. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:</p> <ol style="list-style-type: none"> <li>1. Side setback distances may be modified to permit a zero side setback to accommodate clustering.</li> <li>2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets</li> </ol> <p>Setbacks for structures abutting residential zones shall not be modified.</p> <p>D. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>E. Projections or equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment are not allowed in a required setback abutting a residential zone. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone.</p>
	Side and Rear	10	
	Landscaping	25 percent	<p>G. Parking lots shall include interior landscaping. All Neighborhood Commercial parking lots shall apply landscaping standards. Parking lots with less than 20 spaces shall apply landscaping standards for 20 to 150 spaces in RZC 21.32.070.B, <i>General Requirements</i>.</p> <p>H. Landscaped areas adjacent to front and side streets and pedestrian plazas shall be Type III, Low Cover (RZC 21.32.080, <i>Types of Planting</i>).</p> <p>I. A minimum of seven percent of required landscaped areas shall be constructed as a public plaza or courtyard.</p> <p>J. The gross floor area of multi-seasonal, public plazas and courtyards that include a combination of seating, overhead cover from the elements, and heating may be multiplied by 1.50 for calculating required landscaping.</p> <p>K. Up to one-half of the required landscaped area may be at other levels if it is in a publicly accessible and usable common area.</p> <p>L. Required landscaping may include on-site stormwater management facilities such as runoff dispersion areas.</p>
Maximum	Impervious Surface Area	70 percent	

Height (feet)	35	Maximum height in shoreline areas is 35 feet, except that structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
FAR		
Commercial	0.30	F. Base floor area ratio, in total, shall not exceed 0.60 FAR. G. Each commercial establishment shall not exceed 5,000 square feet gross floor area, unless otherwise specified.
Residential	0.30	H. A commercial use that provides and dedicates the following may increase their commercial floor area ratio as specified: <ol style="list-style-type: none"> <li>1. Community Gathering amenities, a maximum increase of 0.05 FAR, by dedicating a combination of at least two of the following at no less than eight percent of the final gross floor area: <ol style="list-style-type: none"> <li>a. Outdoor, multi-seasonal, public plaza or courtyard as defined below, refer to landscaping section.</li> <li>b. Community meeting space.</li> <li>c. Children's play space.</li> </ol> </li> <li>2. Open Space, a maximum increase of 0.05 FAR, by dedicating no less than 40 percent of the original lot area as open space. Critical areas apply toward the 40 percent.</li> </ol> I. Residential use FAR is additive to the commercial use FAR. J. RZC 21.20, <i>Affordable Housing</i> , and RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program</i> , incentives are additive to the residential portion of the site as follows: <ol style="list-style-type: none"> <li>1. Bonus market-rate residential FAR is permitted as an incentive at a 1:1 ratio for residential FAR provided as affordable housing for a maximum density bonus of an additional 0.05 Residential FAR. For example: each 1,000 square feet of affordable housing at 80 percent or less of the King County area median income yields an additional 1,000 square feet of bonus market rate housing, up to a total 0.05 Residential FAR.</li> <li>2. Green building is calculated based on the point system in RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program</i>, and is calculated at 0.05 FAR bonus based on the respective technique and incentive. For example: 3-acre site x 0.30 Residential FAR = 39,204 Residential square feet x 0.05 Green FAR = 1,960 square feet.</li> </ol>
Site Size (acreage)	3	D. Commercial uses are permitted on sites of up to three acres in size. E. Sites of more than three acres shall apply a lot line revision to establish no greater than three acres for the NC-2 zone. F. Critical areas and associated buffers are exempt from the lot line revision requirement. Additional acreage that is designated as a critical area or associated buffer may be retained and shall be designated as preserved.



Section 10. Amendments to Redmond Zoning Code (RZC) Chapter 21.20 Affordable Housing. The provisions of RZC Section 21.20.060 are hereby amended to read as follows:

**RZC 21.20.060 Supplemental Regulations.**

A. Willows/Rose Hill Neighborhood.

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

affordable to a household having an annual income of 70 percent of the area median income, adjusted for household size.

c. The provisions of RZC 21.20.030.C, D, E, and H shall not apply in the Northwest Design District.

B. Southeast Redmond Neighborhood.

1. Consistent with policy HO-38 and N-SE-22, properties rezoned from GC or R-12 to R-30 as part of the Southeast Redmond Neighborhood Plan Update (Ord. 2753) shall be required to provide 10% of units in developments of 10 units or more as low-cost affordable housing units. The bonus provisions of RZC 21.20.030.E shall apply.

2. Marymoor Design District.

a. MDD3 Zone

i. At least 10 percent of the units in new housing developments of 10 units or more must be affordable units.

ii. Pursuant to RZC 21.20.030.H, the bonus for required affordable housing is an additional FAR of .09 above the base FAR. No other density bonuses shall be given for affordable housing.

b. Other Zones in the Marymoor Design District.

i. At least 10 percent of the units in new owner-occupied housing developments of 10 units or more

must be affordable to a household having an annual income of 70 percent of the area median income, adjusted for household size.

ii. At least 10 percent of the units in the new renter-occupied housing developments of 10 units or more must be low-cost affordable units.

iii. The provisions of RZC 21.20.030.C, D, E, and H shall not apply.

Section 11. Amendments to Redmond Zoning Code (RZC) Chapter 21.26 Hazardous Liquid Pipelines. The provisions of RZC Section 21.26.040.C are hereby amended to read as follows:

**RZC 21.26.040.C Setback Requirements. Exemptions.**

C. Exemptions. ~~Streets, utilities, trails and similar uses shall be exempt from sections B.1 and B.2 above. The Administrator can, when deemed necessary by the Administrator, exempt trails, streets and utilities identified in currently adopted plans, such as the Comprehensive Plan, Transportation Improvement Plan, Water System Plan, or General Sewer Plan from sections A and B above. Trails, streets, and utilities proposed to use this exemption shall be designed to minimize potential conflict with the hazardous liquid pipeline to the maximum extent feasible.~~

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

Section 12. Amendments to Redmond Zoning Code (RZC) Chapter 21.32 Landscaping. The provisions of RZC Subsection 21.32.090.G are hereby amended to read as follows:

**RZC 21.32.090.G Street Trees.**

G. Trees on public streets shall be installed as follows:

1. Deciduous trees shall be planted at least two feet from the back of curb to center of tree in tree pits that measure four by six feet.
2. Coniferous trees shall be planted at least seven feet from the back of curb.
3. Tree wells shall meet the specifications of City Standard Details, including CU-Structural Soil™ or approved alternative making equivalent provisions for tree and root health and infrastructure protection as determined by the City of Redmond Parks Department.

Section 13. Amendments to Redmond Zoning Code (RZC) Chapter RZC 21.38 Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures. The provisions of RZC Chapter 21.38 are hereby amended to include the following new RZC Section 21.38.030:

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**NEW SECTION. RZC 21.38.030 Pet Waste Stations**

- A. Purpose: The purpose of this section is to ensure that newly constructed multi-family residential developments provide and maintain pet waste stations.
  
- B. Applicability: The provisions of this section apply to all newly constructed multi-family residential developments within the City.
  
- C. Pet Waste Station Requirements. The following requirements for pet waste stations shall be incorporated into the design of multi-family development.

Table 21.38.030 Pet Waste Station Requirements

<u>Zoning</u>	<u>Requirement</u>
<u>R12, R18, R20, NDD 1-3 Multi-Family Urban Residential Properties</u>	<u>One pet waste station, consisting of bag dispenser and garbage container, shall be installed and maintained in a publicly accessible and highly visible location</u>
<u>R30, MDD 1-3, 5, GC, BP, OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD, RVT, CTR, EH, OV1-5, OBAT, NWDD Multi-Family Urban Residential Properties</u>	<u>Two pet waste stations, consisting of bag dispenser and garbage container, shall be installed and maintained in two separate publicly accessible and highly visible locations</u>

- D. General Standards: The following provisions shall apply to the installation and maintenance of pet waste stations.
  - 1. Pet waste stations shall be incorporated into the layout of the project and identified on civil plans.

2. Installation shall allow for safe ingress and egress to the site, fire access, visibility for transportation, and pedestrian access.

3. Pet waste stations shall be co-located with outdoor garbage containers or have garbage containers incorporated into the design.

4. Pet waste stations shall be installed, outside of critical area buffers, utility corridors, easements, or rights-of-way.

5. Maintenance. Property owners and/or managers shall be responsible for supplying bags and emptying trash containers associated with pet waste stations.

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

Section 14. Amendments to Redmond Zoning Code (RZC) Chapter 21.40 Parking Standards. The provisions of RZC Section 21.40.010, subsections RZC 21.40.010.A, RZC 21.40.010.E, and RZC 21.40.010.G are hereby amended to read as follows:

**RZC 21.40.010.A Vehicle Parking. Purpose.**

A. Purpose. The purpose of the parking standards is to:

1. Ensure that parking facilities are properly designed and located in order to meet the parking needs created by specific uses;

2. Promote efficiency and safety in the design and location of parking facilities; and
3. Protect surrounding land uses from adverse impacts commonly associated with parking facilities.

Table 21.40.010 Design Requirements for Parking Facilities					
MINIMUM PARKING SPACE AND AISLE DIMENSIONS					
A	B	C	D	E	F
Parking Angle	Stall Width	Row Width	Aisle Width	Curb Length	Bay Width
Parallel	8.00	8.00	12.00	23.00	20.00
	8.50	16.50	11.00	17.00	27.50
	9.00	16.50	11.00	18.00	27.50
	9.50	17.50	11.00	19.00	28.50
30	10.00	17.50	11.00	20.00	28.50
	8.50	18.50	13.50	12.00	32.00
	9.00	19.00	13.00	12.50	32.00
	9.50	19.50	13.00	13.50	32.50
45	10.00	19.50	13.00	14.00	32.50
	8.50	20.00	18.50	9.50	38.50
	9.00	20.50	18.00	10.50	38.50
	9.50	20.50	17.50	11.00	38.00
60	10.00	20.50	17.00	11.50	37.50
	8.50	20.00	19.50	9.00	39.50
	9.00	20.50	19.00	9.50	39.50
	9.50	20.50	18.50	10.00	39.00
70	10.00	21.00	18.00	10.50	39.00
	8.50	19.50	24.50	8.50	43.50
	9.00	19.50	24.00	9.00	43.50
	9.50	19.50	23.50	9.50	43.00
80	10.00	19.50	23.00	10.00	42.50
	8.50	18.00	25.50	8.50	43.50
	9.00	18.00	25.00	9.00	43.00
	9.50	18.00	24.50	9.50	42.50
90	10.00	18.00	24.00	10.00	42.00

Notes:

(Dimensions are in feet.)

1. When parking lots may have substantial traffic by trucks or other large vehicles, the Administrator may establish larger minimum dimensions.

2. At least 50 percent of the spaces must be a minimum of 18 feet long, two feet of which may overhang the curb.
3. Up to 50 percent of the spaces may be 15 feet long, one foot of which may overhang the curb, and be designated for compact cars. Stall width for compact cars may be reduced by one foot.
4. Aisle turns must be at least 14 feet in width.
5. Requirements for accessible parking spaces are contained in RMC Chapter 15.08, Building Code.
6. Aisle width, which is in column D of Table 21.40.010 for parking stalls with angle less than 70 degrees, shall be restricted to one-way traffic only.

**RZC 21.40.010.E Vehicle Parking. Design Requirements for Parking Facilities.**

E. Design Requirements for Parking Facilities.

1. Parking space and aisle dimensions for parking facilities shall meet the standards set forth in the Table 21.40.010 entitled "Minimum Parking Spaces and Aisle Dimensions." The Technical Committee may approve alternate designs not meeting these standards when a qualified Transportation Engineer demonstrates that the alternate design proposal meets more current and



accepted standards such as ITE and/or ULI parking dimensional standards.

2. Surface of Parking Facilities. Parking facilities for commercial and industrial establishments shall be paved. Parking facilities for other uses may be surfaced with gravel or other materials if the Technical Committee determines that adequate provision has been made for drainage and water quality and that adjacent property will not be adversely impacted.
3. Markings for Parking Spaces and Traffic Flow. Parking facilities shall have a permanent means of showing entrances and exits, traffic direction, and parking spaces, except where the Administrator finds that compliance with such requirements is unnecessary or impractical because of the nature or configuration of the facility or adjacent streets.
4. Vehicle Circulation Between Adjoining Property Required. Parking lots shall be designed to provide for off-street vehicle circulation to adjoining property and parking areas where physically feasible, except that driveways and parking aisles may not cross interior pedestrian walkways within 75 feet of a street front in the Downtown. (See RZC 21.10.150, Pedestrian System.) The Technical Committee may modify the minimum

separation between a vehicular crossing and the street through the Land Use Permit Review Process when consistent with public safety.

5. Driveway Location and Design. Standards for driveways are found in RZC Appendix 2, Construction Specification and Design Standards for Streets and Access.
6. Backing Into Streets Generally Prohibited. Parking facilities shall be designed so exiting vehicles are not required to back into streets, except for residential uses of less than four dwellings per lot on local access streets.
7. Wheel Stops in Parking Facility. The Technical Committee may require wheel or bumper stops to prevent vehicles from overhanging walkways, property lines, or other limits of a parking facility and to prevent damage to landscaping.
8. Off-Street Loading/Unloading Space. Parking facilities for service vehicles shall be designed to avoid encroaching on other parking areas or public streets while loading vehicles are parked or maneuvering to park. Loading and unloading space shall be accommodated on-site.
9. Walkways Required. Clearly identify walkways, separated from traffic lanes and vehicle overhangs, shall be

provided from parking areas to the entrances of establishments.

10. Pedestrian Access from Parking to Downtown Pedestrian System. Convenient, marked pedestrian access shall be provided from parking areas to interior and street front pedestrian walkways, and the Sammamish River Trail where appropriate, as determined by the Technical Committee.

11. Landscaping Required. Landscaping requirements for parking facilities are in RZC 21.32, Landscaping.

12. Sight Screening Required. Sight screening requirements for parking facilities are in RZC 21.32, Landscaping.

13. Retail facilities with over 250 parking stalls shall require a minimum of one standard size stall clearly marked in yellow on pavement "EMERGENCY PARKING ONLY." The location of the parking stall shall be as close as possible to major entries. Large retail facilities may require one stall per entry at the discretion of the Technical Committee.

14. Design requirements for disabled parking stalls are contained in An Illustrated Handbook for Barrier Free Design, Washington State Rules and Regulations. A current edition is kept on file with the Building Official.

15. Tandem parking may be used to meet the parking requirements for residential uses. Each pair of tandem parking stalls shall only be for one dwelling unit. A tandem pair of parking stalls shall have no more than one compact parking stall.

16. Mechanical, stacked parking may be used to meet minimum parking requirements when included within a garage, or completely screened by a screening method reviewed and approved by the Design Review Board.

17. Parking Area Location and Design Criteria in the Downtown Neighborhood. Parking areas within the Downtown neighborhood shall meet the following criteria regarding RZC 21.10.150, Pedestrian System

a. General. On Type I and II pedestrian walkways per Map 10.3, Downtown Pedestrian System, parking lots shall not be located between the street and the building. Parking lots and ground floor parking garages shall be separated from streets by building areas at least 20 feet deep (excluding vehicle access points) which are developed as, and made available for, pedestrian-oriented businesses. (See Figure 21.40.010A below.)

**RZC 21.40.010.G Vehicle Parking. Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods.**

G. Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods.

3. Recreational and Utility Vehicles - Requirements.

a. General Requirements. Recreational and utility vehicles may be parked in any area which is either residentially zoned or used for residential purposes, including Downtown, provided the following conditions are met:

i. Recreational and utility vehicles shall not intrude into a right-of-way or access easement or obstruct sight visibility from adjacent driveways, rights-of-way, or access easements.

ii. Recreational and utility vehicles shall be operable and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area.

iii. Recreational vehicles equipped with liquefied petroleum gas containers shall meet the standards of the Interstate Commerce Commission. Valves or gas containers shall be

closed when the vehicle is stored, and, in the event of leakage, immediate corrective action must be taken.

iv. Recreational and utility vehicles shall not be parked in a waterfront building setback, on slopes greater than 15 percent, in designated open spaces or recreational areas, in critical sensitive areas, in critical~~sensitive~~ area buffers, or in floodways.

Section 15. Amendments to Redmond Zoning Code (RZC) Chapter 21.40 Parking Standards. The provisions of RZC Section 21.40.010 are hereby amended to include the following new provision RZC 21.40.010.H:

**NEW SECTION. RZC 21.40.010.H Vehicle Parking. Construction Parking Requirements and Contact Information.**

H. Construction Parking Requirements and Contact Information.

1. A sign shall be posted on-site and visible to the public throughout the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit related construction.

- a. Applicant and contractor shall work with City planner prior to mylar signing to determine location(s) of sign(s).
- b. Contact information shall remain up-to-date and visible at all times.
- c. The assigned City planner shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be e-mailed.
- d. Construction Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

Section 16. Amendments to Redmond Zoning Code (RZC) Chapter 21.44 Signs. The provisions of RZC subsection 21.44.010.F are hereby amended to read as follows:

**RZC 21.44.010.F Signs and Street Graphics. Permitted Sign Charts.**

F. Permitted Sign Charts.

- 1. Freestanding/Monument Signs

Table 21.44.010A Freestanding / Monument Sign Standards					
Zone	Maximum Number of Monument Signs per Street Frontage per Establishment	Minimum Setback from Property Line in Feet	Maximum Height of Sign in Feet	Maximum Size per Sign Face (Square Feet)	Maximum Number of Sign Faces
GC; VV; TR; BC; SMT; TSQ; RVBD; RR, OV, BCDD, MDD1	1	5	A height equal to the sign setback up to 10 feet	The smaller of one percent of the average gross floor area or 25 percent of lineal street frontage where the sign is to be placed up to a maximum of 75 square feet; but in any event, 25 square feet is permitted	4
OT; TWNC; NC-2; AP; MP; I; BP; OBAT; R-20; R-30, MDD2, MDD3, MDD4, MDD5	1	5	A height equal to the sign setback up to 10 feet	The smaller of one percent of the average gross floor area or 25 percent of lineal street frontage where the sign is to be placed up to a maximum of 50 square feet; but in any event, 25 square feet is permitted	4
UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	10	10	25 square feet	2

## 2. Wall/Awning Signs

Table 21.44.010B Wall / Awning Signs			
Zone	Maximum Number of Wall or Awning Signs per Facade	Maximum Sign Area (Square Feet)	Maximum Sign Height (Feet)
GC; NC-2; VV; TR; BC; SMT; TSQ; RVBD; RR, OV, BCDD, MDD1	1	The larger of 15 percent of the facade to which attached or 60 square feet up to a maximum of 300 square feet	Top of the wall or facade to which attached
OT; TWNC; NC-1; AP; MP; I; BP; OBAT; R-20; R-30, MDD2, MDD3, MDD4, MDD5	1	The larger of 15 percent of the facade to which the sign is attached or 30 square feet up to a maximum of 100 square feet	Top of the wall or facade to which attached
Nonresidential Uses in UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	60 square feet	20 feet

## 3. Projecting Signs



Table 21.44.010C Projecting Sign Standards				
Zone	Maximum Number of Projecting Signs per Façade	Maximum Area per Sign Face (Square Feet)	Maximum Area Total of all Sign Faces (Square Feet)	Maximum Height (Feet)
GC; NC-1; NC-2; VV; TR; BC; SMT; TSQ; RVBD; RR, OV, BCDD, MDD1	1	15 square feet	30 square feet	Top of the wall or façade to which attached
OT; TWNC; AP; MP; I; BP; OBAT; R-20; R-30, MDD2, MDD3, MDD4, MDD5	1	15 square feet	30 square feet	Top of the wall or façade to which attached
Nonresidential Uses in UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	25 square feet	50 square feet	20 feet

#### 4. Blade Signs

Table 21.44.010D Blade Sign Standards				
Zone	Maximum Number of Blade Signs per Façade*	Maximum Area per Sign Face (Square Feet)	Maximum Area Total of all Sign Faces (Square Feet)	Maximum Height (Feet)
GC; NC-1; NC-2; VV; TR; BC; SMT; TSQ; RVBD; RR, OV, BCDD, MDD1	1	6 square feet	12 square feet	Top of the wall or façade to which attached
OT; TWNC; AP; MP; I; BP; OBAT; R-20; R-30, MDD2, MDD3, MDD4, MDD5	1	6 square feet	12 square feet	Top of the wall or façade to which attached
Nonresidential Uses in UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	6 square feet	12 square feet	20 feet

**TABLE NOTE:**  
\* An individual business that chooses a wall sign or an awning sign may also have a maximum of one pedestrian-oriented blade sign or one pedestrian-oriented bracket sign per façade.

#### 5. Bracket Signs

Table 21.44.010E Bracket Sign Standards				
Zone	Maximum Number of Bracket Signs per Façade*	Maximum Area per Sign Face (Square Feet)	Maximum Area Total of all Sign Faces (Square Feet)	Maximum Height (Feet)
GC; NC-1; NC-2; VV; TR; BC; SMT; TSQ; RVBD; RR, OV, BCDD, MDD1	1	6 square feet	12 square feet	Top of the wall or façade to which attached
OT; TWNC; AP; MP; I; BP; OBAT; R-20; R-30, MDD2, MDD3, MDD4, MDD5	1	6 square feet	12 square feet	Top of the wall or façade to which attached
Nonresidential Uses in UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	6 square feet	12 square feet	20 feet

**TABLE NOTE:**  
\* An individual business that chooses a wall sign or an awning sign may also have a maximum of one pedestrian-oriented blade sign or one pedestrian-oriented bracket sign per façade.

Section 17. Amendments to Redmond Zoning Code (RZC) Chapter 21.52 Transportation Standards. The provisions of RZC Section 21.52.030, subsections RZC 21.52.030.E and RZC 21.52.030.G are hereby amended to read as follows:

**RZC 21.52.030.E Street and Access Standards. Access.**

E. Access.

1. Lot Access. All lots shall have access to a public right-of-way via direct access ~~to the right-of-way,~~ an easement recorded with King County, or a private drive or road. The specific design of property access shall be based on standards and guidelines established or approved by the City of Redmond.

~~Where feasible access is available from a property to more than one~~Where there is more than one feasible access to public right-of-way, the property shall access the lower ~~classification~~ classified street as defined in RZC 21.52.030.C, Street Classification. Access is feasible when it provides a direct connection via easement, private road, or other means to a public right-of-way and when it meets minimum Fire Code access requirements.

**RZC 21.52.030.G Street and Access Standards. Right-of-Way and/or Easement Dedication.**

G. Right-of-Way and/or Easement Dedication. Where a planned street right-of-way or roadway, sidewalk, slope, or utility easement, as indicated by RZC 21.52.030.D, Street Plan, or as is necessary to complete a public City street, lies within a proposed development, the fee owner of the property shall be required to dedicate the right-of-way to the City as a condition of approval under RZC 21.76, Review Procedures. ~~Prior to acceptance of the right-of-way and/or easement by the City, the fee owner will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated, and shall be required to remove any encroachments on such easements or rights-of-way.~~

1. Prior to acceptance of the right-of-way and/or easement by the City, the fee owner will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated, and shall be required to remove any underground, at the surface, and in the airspace encroachments on such easements or rights-of-way. The City of Redmond Standards Specifications DG 18 through DG 20 provide specific design guide regarding ROW encroachment requirements.

2. The Technical Committee shall serve as the decision-making body regarding the City's acceptance of right-of-way that is encumbered, if the City in its sole determination finds that the easement or other right will not interfere with the City's long-term operation of the right-of-way for transportation, utility, or other customary right-of-way purposes.

Section 18. Amendments to Redmond Zoning Code (RZC) Chapter 21.52 Transportation Standards. The provisions of RZC Section 21.52.040 are hereby amended to read as follows:

**RZC 21.52.040.B Sight Clearance at Intersections. Sight Distance Triangle**

B. Sight Distance Triangle.

Table 21.52.040 Required Horizontal Sight Clearance		
Type of Intersection	Horizontal Sight Clearance for Intersection Legs Noted	
	(A)	(B)
Controlled by Traffic Signal or Stop Sign		
Intersections that Involve <u>Arterials</u> (30MPH+)	20 feet	100 feet
Others (Local <u>access, driveways, etc.</u> ) (25 MPH)	20 feet	65 feet
Uncontrolled or Yield on Public Local Access Street <u>Right of Way</u> (Local access—residential)	70 feet	70 feet

C. Obstructions Prohibited. The obstruction of a motor vehicle operator's view at an intersection shall be prohibited within the "Sight Distance Triangle"

described in this section and in RZC Appendix 2, Construction Specification and Design Standards for Streets and Access, between a height of two feet and eight feet above existing street grade. The sight triangle shall be applied in both directions along major and minor intersecting streets. Sight triangles from streets into a driveway may not apply in circumstances where the Department of Public Works determines that on-site constraints prevent the application of the sight distance requirements and there is no detriment to the public safety and welfare, including pedestrian access and safety. In the Downtown, Overlake urban center, and Marymoor Subarea, when a garage access intersects a street, along the street direction, the sight distance triangle either 20 feet by 65 feet or 20 feet by 100 feet shall be required depending on the street classification; along the garage access direction, a sight distance triangle of 20 feet by 65 feet may be replaced by a pedestrian sight distance triangle. A pedestrian sight distance is described by two 10-foot intersecting lines that are drawn respectively along the back of sidewalk edge and along the edge of a garage access, and a third line which connects the extremities of the two 10-foot intersection lines.

Fences, hedges, signs, shrubs, natural vegetation and trees, and other inanimate objects greater than 18 inches in width or diameter are not allowed in the Sight Distance Triangle. Traffic control devices, utility poles, trees, and other opaque inanimate objects 18 inches or less in width or diameter are allowed in the sight distance triangle when spaced at an adequate distance to not significantly obstruct the sight distance triangle.

Section 19. Amendments to Redmond Zoning Code (RZC) Chapter 21.67 Green Building Incentive Program (GBP). The provisions of RZC Section 21.67.040 are hereby amended to read as follows:

**RZC 21.67.040 Techniques and Incentives for Development**

A. Green Building Incentive Program Techniques

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded – Residential Development	Points Awarded - Nonresidential Development
<b>1. Green Building Certification</b>		
Demonstrate ability to meet Built Green 4-star/LEED silver	2	N/A
Demonstrate ability to meet Built Green 5-star/LEED gold	3	N/A
<b>2. Drought-tolerant landscaping</b>	1	1
<b>3. Native vegetation retention</b>		
20 percent	1	1
30 percent	2	2
50 percent	3	3
<b>4. Green Roofs</b>		
First 10,000 square feet of green roof area proposed under this program	1 point per 1,000 square feet of green roof area	1 point per 1,000 square feet of green roof area
Next 20,000 square feet of green roof area proposed under this program	1 point per 2,000 square feet of green roof area	1 point per 2,000 square feet of green roof area
25 percent of roof area	1	1
50 percent of roof area	2	2
<b>5. Roof rainwater collection</b>	1	1
<b>6. Minimal excavation foundation</b>		
First 10 <u>structures</u> constructed under this program using this technique	1 point per structure	1 point per structure
Next 20 structures constructed under this program using this technique	1 point per two structures	1 point per two structures
Thereafter, developments using this technique for all structures	3	3
<b>7. Water Sense Program</b>	2	2 N/A
<b>8. Alternative forms of energy that power 50 percent of the building's energy needs</b>	3	3
<b>9. Two <u>Electric Vehicle Charging Stations</u> located on-site or 5 percent of required parking spaces reserved for low-emission vehicles</b>	N/A	1
<b>10. Demonstrate ability to meet Salmon Safe Certification Program or equivalent in alternative certification program</b>	3	3
<b>11. Demonstrate ability to meet LEED silver standards or equivalent in alternative certification program</b>	N/A	3
<b>12. Demonstrate ability to meet LEED Gold standards or equivalent in alternative certification program</b>	N/A	5
<b>13. Demonstrate ability to meet LEED Platinum standards or equivalent in alternative certification program</b>	N/A	7
<b>14. Demonstrate ability to meet Evergreen Sustainable Development Standard or equivalent in alternative certification program</b>	4	N/A

Section 20. Amendments to Redmond Zoning Code (RZC) Chapter 21.70 State Environmental Policy Act (SEPA) Procedures. The provisions of RZC Section 21.70.090 are hereby amended to read as follows:

**RZC 21.70.090.B Categorical Exemptions, Threshold Determinations, and Enforcement of Mitigating Measures. Critical Areas.**

B. Critical Areas. The Shoreline Environments Map and the Critical Areas Maps adopted pursuant to RZC 21.64, Critical Areas Regulations, and the Redmond Comprehensive Plan designate the location of critical areas within the City and are adopted by reference. For each critical area, other than a seismic hazard and/or critical aquifer recharge area, the exemptions within WAC 197-11-800 that are inapplicable are 1, 2.e, 2.f, ~~6.a~~6.d, 23.a through g, and 24.g and h. All other exemptions shall continue to apply within environmentally critical areas of the City.

1. Lands Covered by Water. Certain exemptions do not apply on lands covered by water, and this remains true regardless of whether or not lands covered by water are mapped.

2. Treatment. The City shall treat proposals located wholly or partially within a critical area no differently than other proposals under this chapter, making a threshold determination for all such proposals. The City shall not automatically require an EIS for a proposal merely because it is proposed for location in an environmentally critical area.



Section 21. Amendments to Redmond Zoning Code (RZC) Chapter 21.70 State Environmental Policy Act (SEPA) Procedures. The provisions of RZC Section 21.70.110 are hereby amended to read as follows:

**RZC 21.70.110.C Overlake SEPA Planned Action. Requirements for Coverage under the Overlake SEPA Planned Action.**

C. Requirements for Coverage under the Overlake SEPA Planned Action. To be covered by this SEPA planned action, a proposed project shall comply with all of the following requirements:

1. The project shall be located on land within the Overlake Neighborhood and zoned Overlake Business and Advanced Technology (OBAT), or Overlake Village (OV) zones.
2. The project shall consist of building(s), and on-site and off-site improvements to support the building(s) that will be occupied by uses that are allowed by the Overlake Business and Advanced Technology (OBAT), or Overlake Village (OV) zones.
3. For nonresidential projects and the nonresidential component of mixed-use projects, the proposed project together with the projects already approved as planned actions shall not exceed ~~4.5~~19.9 million square feet of gross floor area within the Overlake Neighborhood,

~~beginning~~ for applications submitted on or after  
October 31, 2009.

4. For residential projects and the residential component of mixed-use projects, the project and the projects already approved as planned actions shall not exceed 5,494 housing units, beginning on October 31, 2009.
5. The project shall comply with the Floor Area Ratios (FARs), inclusive of allowable Transfers of Development Rights (TDRs), and density limits set by the Overlake Business and Advanced Technology (OBAT) zone or the Overlake Village (OV) zones.
6. The application for coverage under the Overlake SEPA planned action must be submitted by June 1, 2030. If the application is approved, the project must vest under the statutes and case law of the State of Washington by December 31, 2030, or the approval shall expire.
7. The project shall not be an essential public facility. Essential public facilities shall not be covered by the Overlake SEPA planned action.

Section 22. Amendments to Redmond Zoning Code (RZC) Chapter 21.74 Land Division. The provisions of RZC Section 21.74.030 are hereby amended to read as follows:

**RZC 21.74.030 Decision Criteria and Procedures**

{JEH2356311.DOCX;1/00020.150003/ }

A. Application Submittal Requirements.

1. Scope. This section sets forth the requirements that must be met in order for applications for approvals governed by this chapter to be considered complete.
2. Preliminary Subdivisions. In order to be considered complete, each application for preliminary subdivision approval shall contain the following:
  - a. A completed General Application Form and Project Contact Form;
  - b. The required application fees;
  - c. A small-scale vicinity map (suitable for public notice purposes);
  - d. A completed SEPA/CAO Fee Worksheet;
  - e. A CAO Report, if required in RZC 21.64, Critical Areas Regulations, of these regulations;
  - f. For large sites, key plat map showing the entire site on one large sheet;
  - g. A set of preliminary plat plans showing the proposed layout of all lots, tracts, parcels, and streets;
  - h. A Preliminary Storm Water Report;
  - i. A SEPA Application Form, together with a completed City of Redmond SEPA Checklist;
  - j. A traffic study, if required by the Public Works Department;

- k. A title report or plat certificate for all parcels involved;
- l. Density calculations indicating maximum and minimum density requirements for the proposal and including density bonus calculations, if applicable;
- m. A transportation certificate of concurrency or, if no such certificate has been issued at the time of application, a transportation concurrency application that contains all information required for a transportation concurrency determination under RZC 21.17.010, Transportation Concurrency.
- n. A reduced site plan showing proposed lot layout (suitable for public notice purposes); and
- o. A tree preservation plan if trees are proposed to be removed as part of the proposal.

Section 23. Amendments to Redmond Zoning Code (RZC) Chapter 21.76 Review Procedures. The provisions of RZC Section 21.76.030 are hereby amended to read as follows:

**RZC 21.76.030.E Application Requirements. Application and Inspection Fees.**

E. Application and Inspection Fees.

3. Fee Exemptions.

- a. When a City department applies for a permit required by RZC Article I, Zone-Based Regulations; RZC Article II,

Citywide Regulations; RMC Chapter 15.08, Building Code; and RZC Article VI, Review Procedures, the department shall not be required to pay application fees. Where an application will require substantial review time or expenditures, the Administrator may require that the department applying for the permit reimburse the departments reviewing the application for some or all of the time and costs expended in the review.

- b. For housing projects providing all or more than 50 percent of its units that meet the requirements of this subsection, application fees shall not be required for any permit required by RZC Article I, Zone-Based Regulations; RZC Article II, Citywide Regulations; RMC Chapter 15.08, Building Code; and RZC Article VI, Review Procedures.
  - i. The housing will be ultimately owned by households earning 60 percent of the King County median family income adjusted for household size, nonprofit organizations, or public agencies.
  - ii. The housing will remain affordable to households earning 60 percent or less of the King County median family income adjusted for household size for at least five years. The Administrator may condition the

project for a longer period of time if needed to recover the community's investment.

iii. The housing will help meet an unfulfilled portion of Redmond's affordable housing targets.

iv. The location will meet Redmond's policies and zoning for the proposed housing type and density.

v. The proposal will result in a benefit to the community.

vi. The waiver will not result in an unacceptable adverse impact on the service providers funded by the fees proposed for a waiver.

c. For environmental restoration or enhancement projects that meet the requirements of this subsection, application fees shall not be required for any permit required by RZC Article I, Zone-Based Regulations; RZC Article II, Citywide Regulations; RMC Chapter 15.08, Building Code; and RZC Article VI, Review Procedures.

i. The project will be carried out by nonprofit organizations, volunteer groups, or other persons or groups demonstrating similar intent.

ii. The applicant shall demonstrate that the primary purpose of the project is environmental restoration or enhancement.

- iii. The project will help meet an unfulfilled habitat restoration need identified by the City.
  - iv. The project and its location shall meet all applicable policies and regulations.
  - v. The proposal will result in a benefit to the community.
  - vi. The waiver will not result in an unacceptable adverse impact on the service providers funded by the fees proposed for a waiver.
- d. Temporary use permit applications for off-site construction employee parking are exempt from the payment of application fees if all of the following requirements are met:
- i. The construction site where the construction employees will be working is located in the Downtown or Overlake neighborhoods.
  - ii. The developer/general contractor is responsible for providing/organizing transportation for construction employees between the parking site and construction site.
  - iii. The developer/general contractor is responsible for obtaining any necessary lease/permission from the property owner to park on the off-site parking location.

- e. ~~The~~ Any request for a fee waiver shall be made in writing when the application is filed.
- f. The Administrator may condition a waiver to ensure the project will meet the requirements of this subsection or to lessen impacts on the service providers funded by the fees that are waived.

Section 24. Amendments to Redmond Zoning Code (RZC) Chapter 21.76 Review Procedures. The provisions of RZC Section 21.76.040 are hereby amended to read as follows:

**RZC 21.76.040.D Time Frames for Review. Application Review and Decision Time Frame.**

D. Application Review and Decision Time Frame. The following procedures shall be applied to new applications to which this chapter applies, except for applications for Wireless Communication Facilities.

1. Additional Information. When additional information is determined by the Administrator to be necessary:

a. The applicant shall update and resubmit corrected information within and not exceeding 90 days from the date of the add information notification;

b. The period may be extended by the administrator upon showing proper justification. For purpose of this extension, the applicant shall submit a written request no less than 30 days prior to the add



information expiration, RZC 21.76.090.C Termination of Approval of Type I, II, and III Permits; and

c. Once the time period and any extensions have expired, approval shall terminate; and the application is void and deemed withdrawn.

24. Decisions on Type II, III, IV or V applications, except applications for short plat approval, preliminary plat approval, or final plat approval, applications for development agreements and applications for land use permits for which a development agreement is required, shall not exceed 120 days, unless the Administrator makes written findings that a specified amount of additional time is needed for processing of a specific complete land use application or unless the applicant and the City agree, in writing, to an extension. Decisions on short plat approval and final plat approval shall not exceed 30 days and decisions on preliminary plat approval shall not exceed 90 days. For purposes of calculating timelines and counting days of permit processing, the applicable time period shall begin on the first working day following the date the application is determined to be complete pursuant to RZC 21.76.040.C, Complete Application Review Time

Frame, and shall only include the time during which the City can proceed with review of the application.

32. Appeals. The time period for consideration and decision on appeals shall not exceed:

- a. Ninety (90) days for an open record appeal hearing; and
- b. Sixty (60) days for a closed record appeal;
- c. The parties may agree in writing to extend these time periods. Any extension of time must be mutually agreed upon by the applicant and the City in writing.

43. Exemptions. The time limits established in this title do not apply if a project permit application:

- a. Requires approval of the siting of an essential public facility as provided in RCW 36.70A.200;
- b. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete.

54. See also RZC 21.68.200, Shoreline Administration and Procedures.

Section 25. Amendments to Redmond Zoning Code (RZC) Chapter 21.76 Review Procedures. The provisions of RZC Section 21.76.060 are hereby amended to read as follows:

**RZC 21.76.060.Q Process Steps and Decision Makers. City Council Decisions on Type VI Reviews.**

Q. City Council Decisions on Type VI Reviews.

1. Overview. The City Council shall consider and take action on all Planning Commission recommendations on Type VI reviews. The City Council may take action with or without holding its own public hearing. Any action of the City Council to adopt a Type VI proposal shall be by ordinance.

2. City Council Action.

a. Notice of City Council Proceeding. Notice shall be provided in accordance with RZC 21.76.080.J.

b. Initial Consideration by Council. The City Council shall consider at a public proceeding each recommendation transmitted by the Planning Commission. The Council may take one of the following actions:

i. Adopt an ordinance adopting the recommendation or adopt the recommendation with modifications; or

ii. Adopt a motion denying the proposal; or

iii. Refer the proposal back to the Planning Commission for further proceedings, in which case the City Council shall specify the time within

which the Planning Commission shall report back to the City Council with a recommendation; or

iv. Decide to hold its own public hearing to take further public testimony on the proposal or in order to consider making a modification of the proposal that was not within the scope of the alternatives that could be reasonably foreseen from the notice of the Planning Commission public hearing provided under RZC 21.76.080.F.

c. Public Hearing and Decision. If the Council determines to hold its own public hearing, notice shall be provided; and the hearing shall be conducted in the same manner as was provided for the Planning Commission hearing on the proposal. After conducting the public hearing, the City Council shall render a final decision on the proposal as provided in subsection QP.2.b.i or QP.2.b.ii above.

Section 26. Amendments to Redmond Zoning Code (RZC) Chapter 21.78 Definitions. RZC Chapter 21.78, subsections A Definitions, B Definitions, C Definitions, D Definitions, K Definitions, L Definitions, M Definitions, P Definitions, Q Definitions, and S Definitions is hereby amended to read as follows:

**RZC 21.78 Definitions. A Definitions**

Affordable Housing Unit. Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed eighty percent of area 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.)

NEW SECTION. Area Median Income (AMI) (or King County Area Median Income, or Median Income). The median income for the Seattle-Bellevue, WA, HUD Metro Fair Market Rent (FMR) Area as most recently determined by the Secretary of Housing and Urban Development (the "Secretary") under Section 8(f)(3) of the United States Housing Act of 1937, as amended. In the event that HUD no longer publishes median income figures for King County, the City may use or determine such other method as it may choose to determine the Area Median Income, adjusted for household size. Also referred to as the "King County Area Median Income" and "Median Income".

**RZC 21.78 Definitions. B Definitions**

NEW SECTION. Build-To Line (BTL). A build-to line (BTL) is a set building line on a lot, measured parallel from the front and/or corner side lot line, where the structure must be

located. The building facade must be located on the build-to line. Facade articulation, such as window or wall recesses and projections are not counted as the building façade line, which begins at the applicable façade wall.

**RZC 21.78 Definitions. C Definitions**

NEW SECTION. CU-Structural Soil™ - (U.S. Patent # 5,849,069) is a two-part system comprised of a rigid stone "lattice" to meet engineering requirements for a load-bearing soil, and a quantity of soil, to meet tree requirements for root growth.

**RZC 21.78 Definitions. D Definitions**

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

**RZC 21.78 Definitions. K Definitions**

King County Area Median Income. See Area Median Income.

**RZC 21.78 Definitions. L Definitions**

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~~ area 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.)

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

**RZC 21.78 Definitions. M Definitions**

Median Income. See Area 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.~~

**RZC 21.78 Definitions. P Definitions**

NEW SECTION. Project Limit. A lot, portion of a lot or combination of lots or portions of lots treated as a single development parcel for purposes of the Redmond Zoning Code.

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), critical~~sensitive~~ area or critical~~sensitive~~ area buffer.

**RZC 21.78 Definitions. 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 critical 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 critical~~sensitive~~ area in question. Specifically, for wetlands, a qualified professional shall have at least two years of full-time work experience as a wetlands professional, including delineating wetlands using federal manuals, preparing wetland reports, conducting functional assessments, and developing and implementing mitigation plans.

**RZC 21.78 Definitions. S Definitions**

NEW SECTION. Service Vehicle. Service Vehicle means a vehicle engaged in loading or unloading operations such as pick-up



and drop-off for patients or passengers, or bulk pickups and deliveries for commodities, merchandise, equipment or household items. A typical service vehicle includes but not limited to emergency aid-car, carpool van, delivery truck or moving truck with a similar size as a single-unit truck (SU-30).

Section 27. Amendments to Redmond Zoning Code (RZC) Appendices. RZC Appendix 2, subsections RZC Appendix 2.A.8, RZC Appendix 2.A.12, and RZC Appendix 2.D.4 are hereby amended to read as follows:

**RZC Appendix 2.A.8 Construction Specification and Design Standards for Streets and Access. Streets. Paving Requirements.**

A. Streets.

8. Paving Requirements.

e. Street Overlay. Asphalt streets impacted by construction activity and post-construction traffic from new developments must be planed, overlaid, and/or patched, as determined by the Public Works Department and in accordance with City of Redmond Standard Specifications and Details. At a minimum, all new developments (except for construction of one single-family home~~-construction~~) are required to do a 2-inch grind and overlay of the entire half street

along their project frontage if the Pavement Condition Index (PCI) of the existing pavement is below 70 (as determined by the City's bi-annual pavement survey).

~~f. Half street improvements along the project frontage (except for single-family home construction) shall include full depth asphalt reconstruction from the right-of-way centerline to the new curb line in accordance with City standards for the street classification if the development will generate 20 or more PM peak hour vehicle trips.~~

f. Street Restoration. For new developments (except for construction of one single-family home) that will generate 20 or more PM peak hour vehicle trips, the following street restoration measures shall apply to mitigate the impacts of construction activity and post-construction traffic from the development on pavement conditions, based on the Pavement Condition Index (PCI) of the existing pavement (as determined by the City's bi-annual pavement survey):

<u>PCI 70 and above</u>	<u>An overlay is not required except as mandated by other City Standards and Codes.</u>
<u>PCI between 69-55</u>	<u>A 2-inch grind and overlay from the right-of-way centerline to the new curb line along the entire project frontage.</u>
<u>PCI between 54-40</u>	<u>A 3-inch grind and overlay from the right-of-way centerline to the new curb line along the entire project frontage.</u>
<u>PCI below 40 or pavement depths along project frontage do not meet City Standard for Street Classification:</u>	<u>Full- depth reconstruction from the right-of-way centerline to the new curb line along the entire project frontage.</u>

**RZC Appendix 2.A.12 Construction Specification and Design Standards for Streets and Access. Streets. Cul-de-sac and Dead End Streets.**

A. 12. Cul-de-sac and Dead End Streets.

a. Streets with a cul-de-sac or permanent dead-end should not be longer than 600 feet. In the event that a longer cul-de-sac or permanent dead-end street is unavoidable due to topography or as otherwise specified in this section, turnarounds are required every 600 feet.

b. Refer to Appendix 2.C Emergency Vehicle Turnarounds to determine if it applies to the

street. If Appendix 2.C does not apply, safety provisions must be made to accommodate the turnaround for a single unit (SU-30) truck, and, for public local access streets, a cul-de-sac is required ~~unless the proposed design can demonstrate for~~ compliance with safety requirements defined in RZC 21.40.010.E and RMC 10.52 for permanent dead end public local streets only.

c. Temporary dead end streets planned for future continuation shall include the necessary dedication or easements for utilities and vehicle turnarounds. If the dead end is over 300 feet for residential and 150 feet for commercial, then the turnaround must meet the requirements of Appendix 2.C, Emergency Vehicle Turnarounds. A barricade designed to City of Redmond standards shall be installed at the end of the dead end street, along with a sign stating "This Street To Be Extended In The Future."

d. Refer to the City of Redmond Standard Specification and Details for cul-de-sac and barricade details.

**RZC Appendix 2.D Construction Specification and Design Standards  
for Streets and Access. Driveways. Location and Number of  
Driveways.**

D. Driveways. Driveways, as used in this appendix, shall refer to: (a) A vehicular access which serves a lot, project limit, structure, or parking area ~~vehicle entrances to individual lots~~ and/or (b) the intersection of access corridors with public or private streets.

D.4. Location and Number of Driveways.

a. Driveways shall be limited to one per parcel per street frontage, except that the following is permitted subject to the approval of the Technical Committee: one driveway for each 150 feet of local street frontage, or three driveways for two lots having common parking, as provided in RZC 21.40.010.F.1.

b. The City shall not permit any driveway within 150 feet of the nearside face of the curb of the intersecting street or from any other such driveway. In the event it is either impossible or undesirable to separate by 150 feet, then driveways shall be located as far away as possible from the nearside of curb of the intersecting street or any other such driveway. Separations

less than 150 feet shall obtain approval from the Technical Committee. This separation requirement shall not typically be applied to the distance between single-family driveways on local streets.

Section 28. Amendments to Redmond Zoning Code (RZC) Appendices. RZC Appendix 8.A, Figures 2, 4, 6, 7, 8, 9, and 10, RTS Section 2 Notes, RTS Section 3 Notes, and Sections for Existing Type I Streets are hereby amended to read as follows:

**RZC Appendix 8.A. Type I Street Standard Section, Type I Street Standard Section**

DELETE Figure 2. Type I Street Standard Section as shown below.

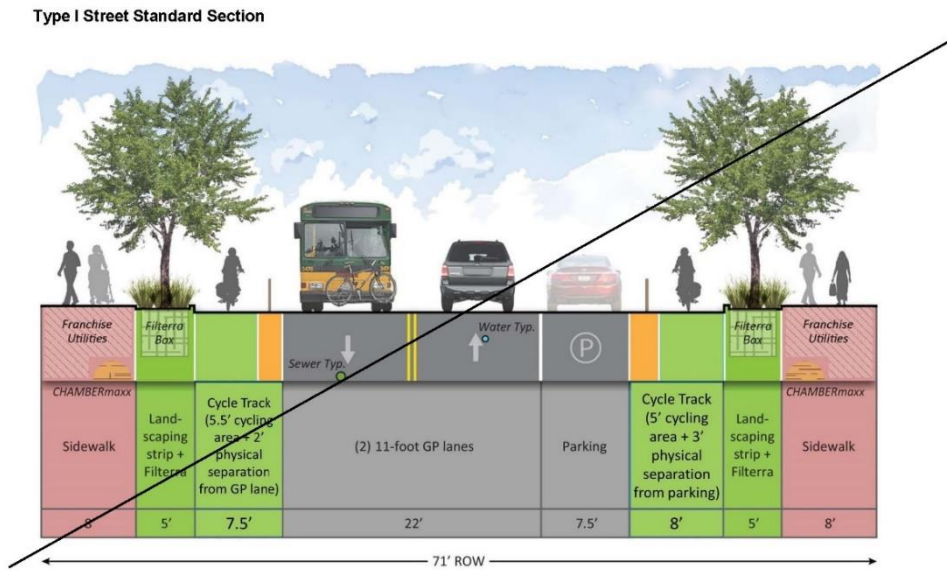


Figure 2. Type I Street Standard Section

RZC Appendix 8A, Marymoor Subarea  
Street Requirements

6

REPLACE WITH Figure 2. Type I Street Standard Section as shown below.

Type I Street Standard Section

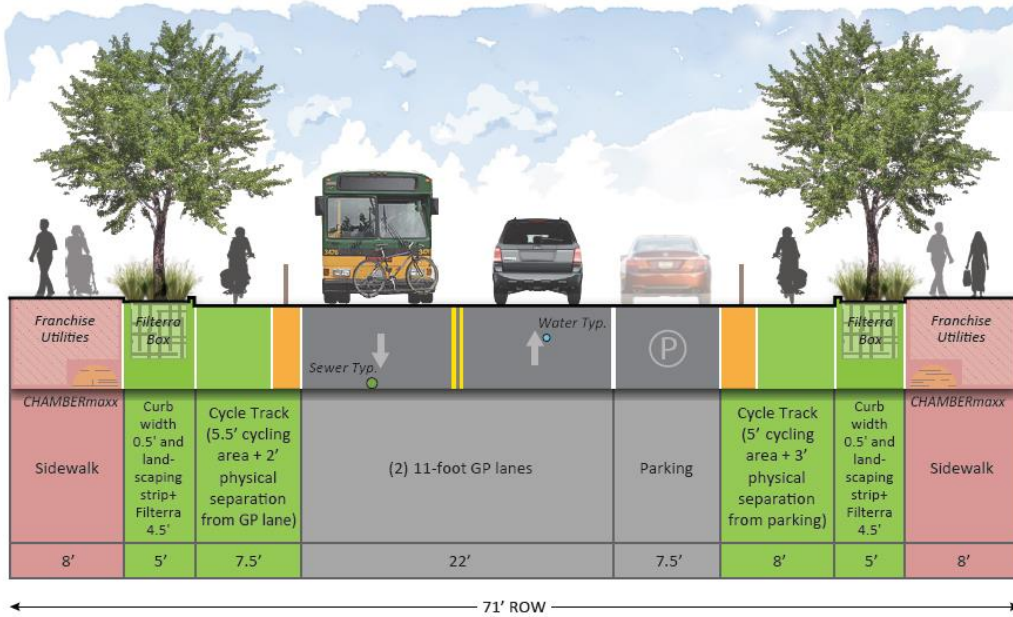


Figure 2. Type I Street Standard Section

RZC Appendix 8A, Marymoor Subarea  
Street Requirements



**Appendix 8.A. Type II Connector Street Standard Section, Figure 4.**

**Type II Connector Street Standard Section**

DELETE Figure 4. Type II Connector Street Standard Section as shown below.

**TYPE II STREETS**

**Type II Street Description**

Type II streets contain one general purpose lane in each direction with curbside parking allowed on both sides of the street. Stormwater is managed with a variety of bioretention treatments located in an 8-foot landscape strip/bioretention area. ADA compliant sidewalks are placed behind the landscape strips/bioretention areas. Type II streets are either connector streets with parking on both sides of the street or local streets with parking on one side only. For conceptual design purposes the connector street is assumed and shown in this report. The Type II street standard section and typical block plan are shown in Figures 4 and 5, respectively.

**Type II Connector Street Standard Section**

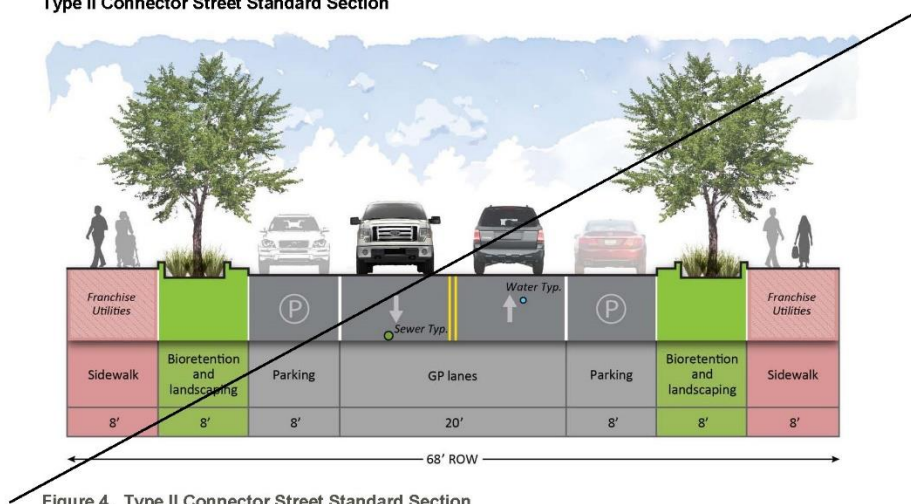


Figure 4. Type II Connector Street Standard Section

REPLACE WITH Figure 4. Type II Connector Street Standard Section as shown below.

## TYPE II STREETS

### Type II Street Description

Type II streets contain one general purpose lane in each direction with curbside parking allowed on both sides of the street. Stormwater is managed with a variety of bioretention treatments located in an 8-foot landscape strip/bioretention area. ADA compliant sidewalks are placed behind the landscape strips/bioretention areas. Type II streets are either connector streets with parking on both sides of the street or local streets with parking on one side only. For conceptual design purposes the connector street is assumed and shown in this report. The Type II street standard section and typical block plan are shown in Figures 4 and 5, respectively.

### Type II Connector Street Standard Section

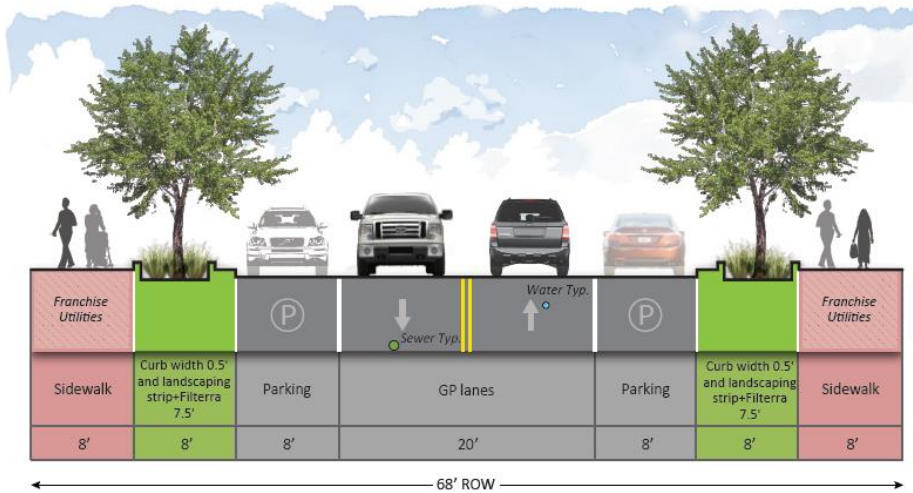


Figure 4. Type II Connector Street Standard Section

RZC Appendix 8A, Marymoor Subarea  
Street Requirements

9

**Appendix 8.A. Type III Street Hypothetical Block Plan, Figure 6.**

**Type III Street Hypothetical Block Plan**

DELETE Figure 6. Type III Street Hypothetical Block Plan as shown below.

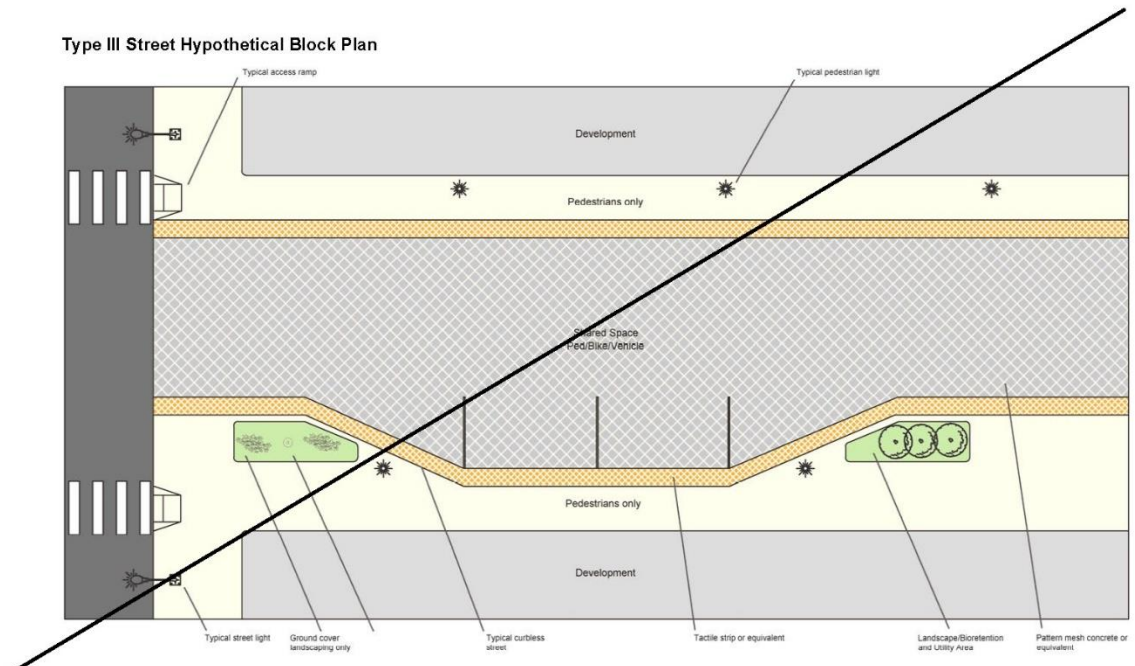


Figure 6. Type III Street Hypothetical Block Plan

**Type III Street Hypothetical Street Sections**

RZC Appendix 8A, Marymoor Subarea  
Street Requirements

REPLACE WITH Figure 6. Type III Street Hypothetical Block Plan as shown below.

**Type III Street Hypothetical Block Plan**

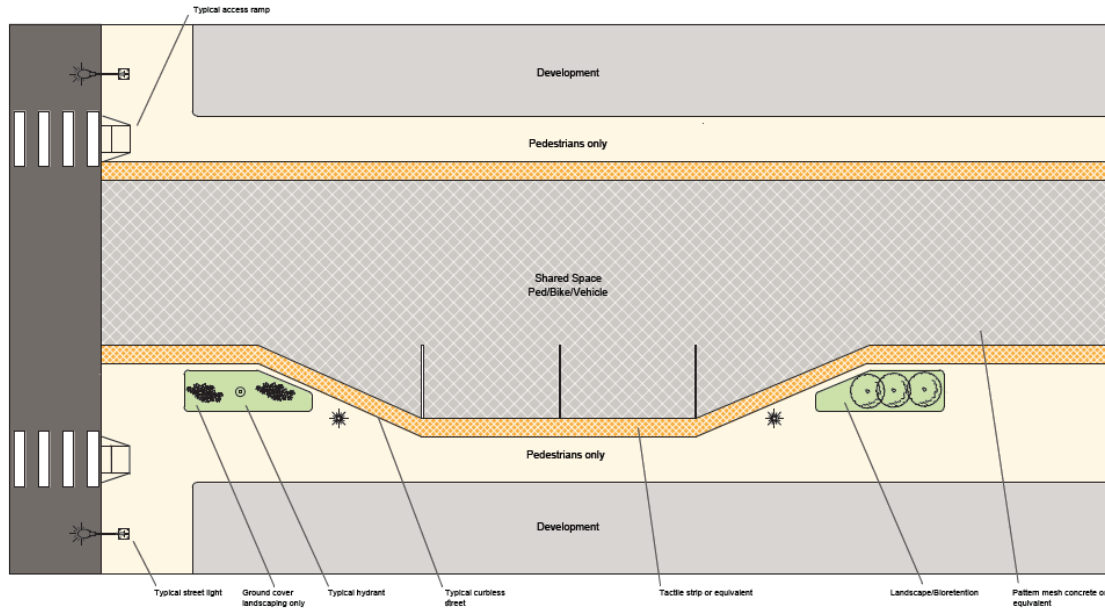


Figure 6. Type III Street Hypothetical Block Plan

**Type III Street Hypothetical Street Sections**

RZC Appendix 8A, Marymoor Subarea  
Street Requirements

**Appendix 8.A. Type III Street Hypothetical Block Plan, Figure 7.**

**Type III Street Hypothetical Street Sections**

DELETE Figure 7. Type III Street Hypothetical Street Sections as shown below.

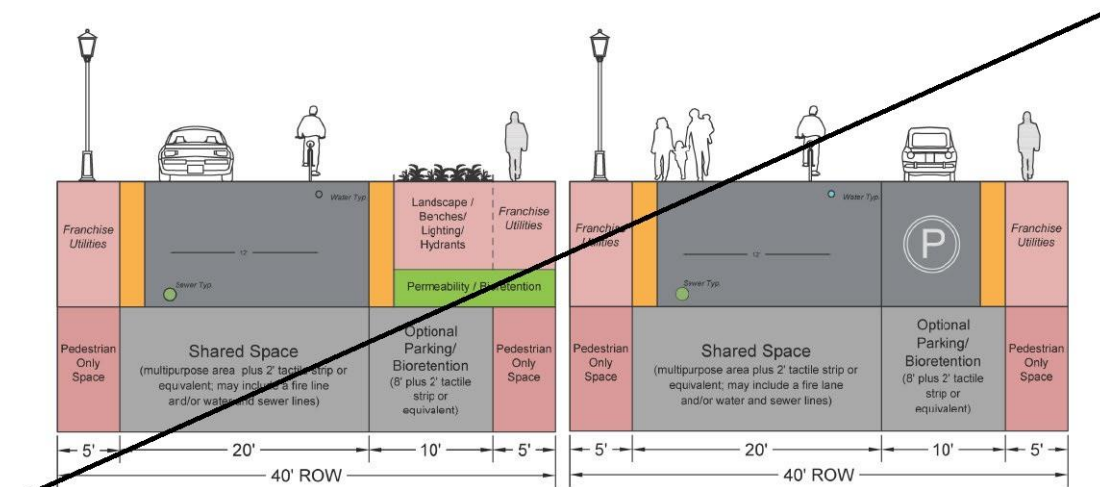


Figure 7. Type III Street Hypothetical Street Sections

REPLACE WITH Figure 7. Type III Street Hypothetical Street Sections as shown below.

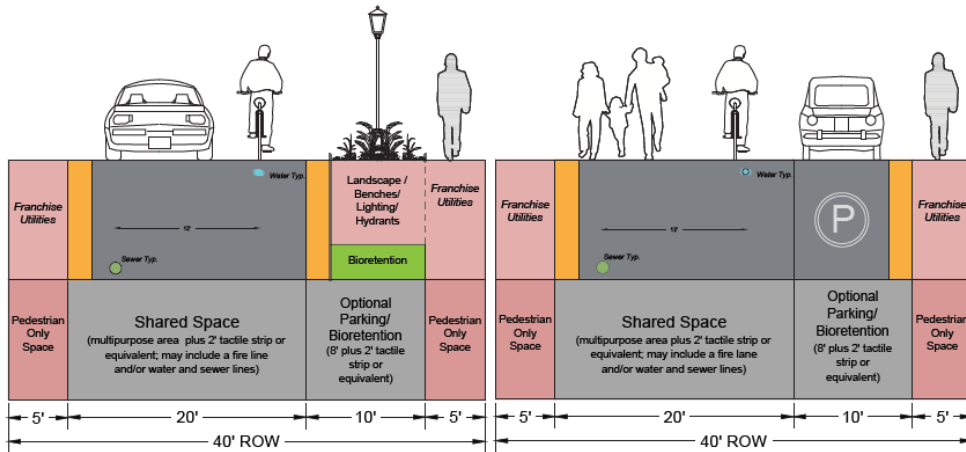


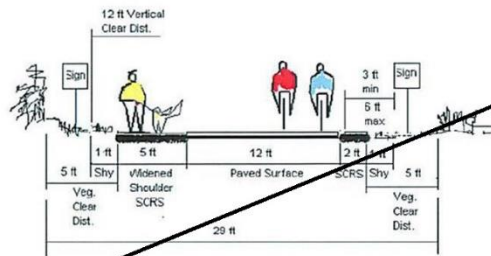
Figure 7. Type III Street Hypothetical Street Sections

**Appendix 8.A. RTS Section 2 Standard. RTS Section 2 Notes and**

**Figure 8. RTS Section 2 Standard**

DELETE RTS Section 2 Notes and Figure 8. RTS Section 2 Standard as shown below.

**RTS Section 2 Standard**



**RTS Section 2 Notes**

1. Multi-purpose trails are assumed to be outside the Marymoor Park boundary pending future discussions with King County.
2. Non-motorized connections to Marymoor Park assumed to be built by King County.
3. Section will have a 14 foot concrete surface with signature design treatment.
4. 6-foot adjacent soft-surface path on park side (where adjacent to park).
5. All shoulders not adjacent to park are hard surface.

Figure 8. RTS Section 2 Standard

REPLACE WITH RTS Section 2 Notes and Figure 8. RTS Section 2 Standard as shown below.

**RTS Section 2 Standard**

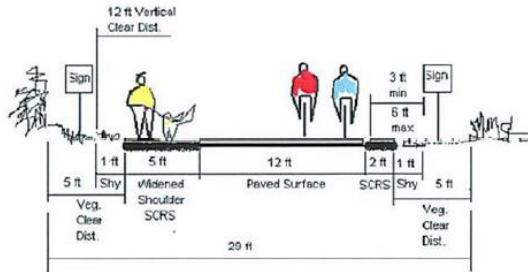


Figure 8. RTS Section 2 Standard

**RTS Section 2 Notes**

1. Multi-purpose trails are assumed to be outside the Marymoor Park boundary pending future discussions with King County.
2. Non-motorized connections to Marymoor Park assumed to be built by King County.
3. Section will have a 14 foot concrete surface with signature design treatment.
4. 6-foot adjacent soft-surface path on park side (where adjacent to park).
5. All shoulders not adjacent to park are hard surface.
6. Trail width needs to be covered by public access easement.



**Appendix 8.A. RTS Section 3 Standard. RTS Section 3 Notes and**

**Figure 9. RTS Section 3 Standard**

DELETE Figure 9. RTS Section 3 Notes and RTS Section 3 Standard as shown below.

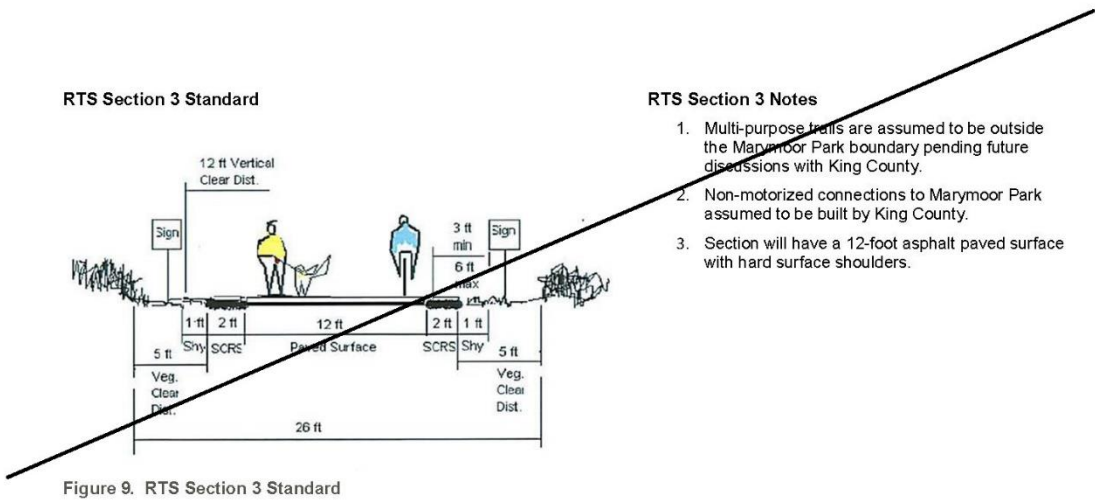


Figure 9. RTS Section 3 Standard

REPLACE WITH Figure 9. RTS Section 3 Notes and RTS Section 3 Standard as shown below.

**RTS Section 3 Standard**

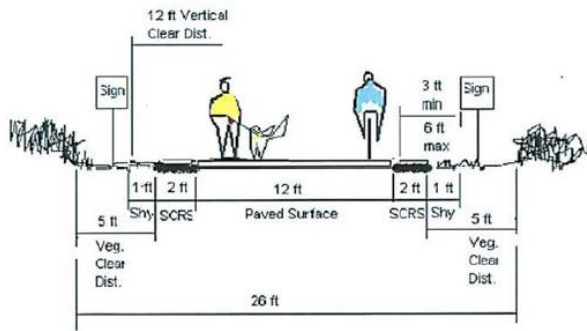


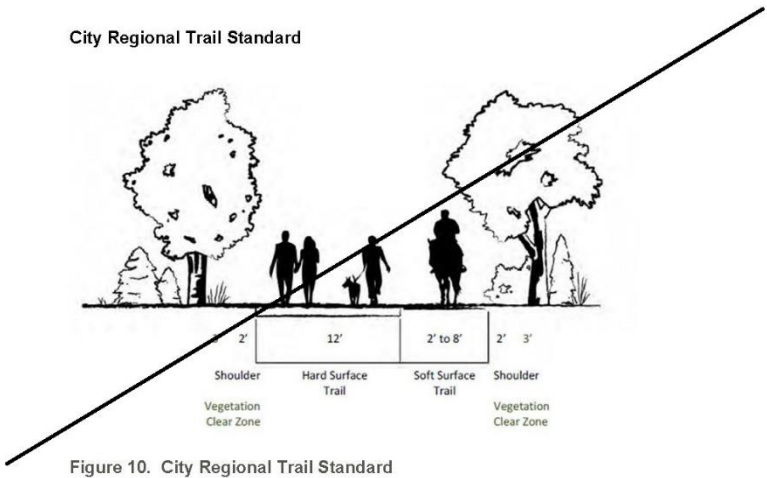
Figure 9. RTS Section 3 Standard

**RTS Section 3 Notes**

1. Multi-purpose trails are assumed to be outside the Marymoor Park boundary pending future discussions with King County.
2. Non-motorized connections to Marymoor Park assumed to be built by King County.
3. Section will have a 12-foot asphalt paved surface with hard surface shoulders.
4. Trail width needs to be covered by public access easement.

**Appendix 8.A. City Regional Trail Standard, Figure 10. City Regional Trail Standard.**

DELETE Figure 10. City Regional Trail Standard as shown below.

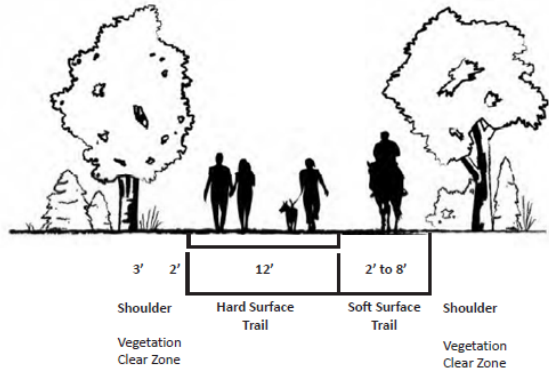


**Variations from the Standard**

The RTS Section 2 Trail varies from the standard as noted in items 4 and 5 in the RTS Section 2 Trail notes listed above (all trail shoulders to be hard surface except the shoulder on the park side of the trail immediately adjacent to Marymoor Park). The RTS Section 3 Trail varies from the standard as noted in item 3 in the RTS Section 3 Trail notes listed above (trail shoulders to be hard surface versus soft). Variations from the City Regional Trail standard are to be determined during future phases of design.

REPLACE WITH Figure 10. City Regional Trail Standard as shown below.

**City Regional Trail Standard**



**City Regional Trail Standard Notes**

1. Trail width needs to be covered by public access easement.

Figure 10. City Regional Trail Standard

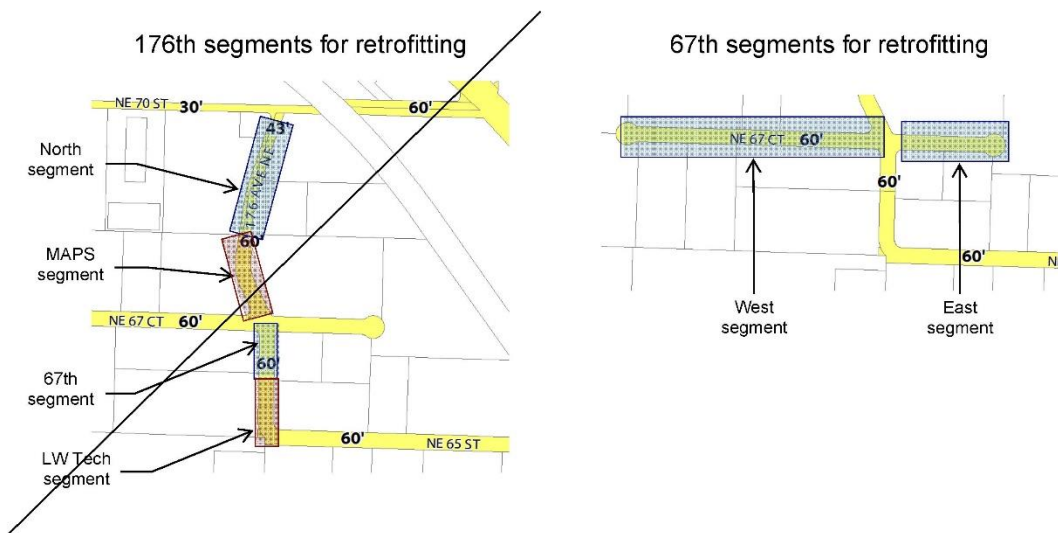
**Variations from the Standard**

The RTS Section 2 Trail varies from the standard as noted in items 4 and 5 in the RTS Section 2 Trail notes listed above (all trail shoulders to be hard surface except the shoulder on the park side of the trail immediately adjacent to Marymoor Park). The RTS Section 3 Trail varies from the standard as noted in item 3 in the RTS Section 3 Trail notes listed above (trail shoulders to be hard surface versus soft). Variations from the City Regional Trail standard are to be determined during future phases of design.

**Appendix 8.A. Sections for Existing Type I Streets, 176<sup>th</sup> segments for retrofitting.**

DELETE 176th segments for retrofitting as shown below.

APPENDIX 8A.1 – Sections for Existing Type I Streets

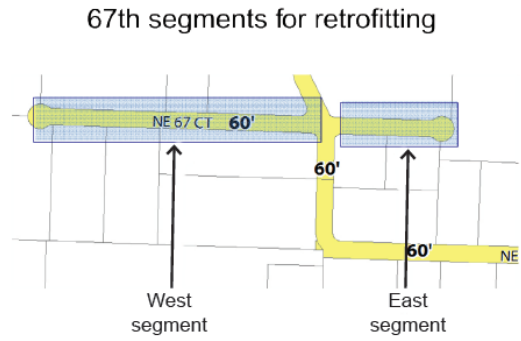
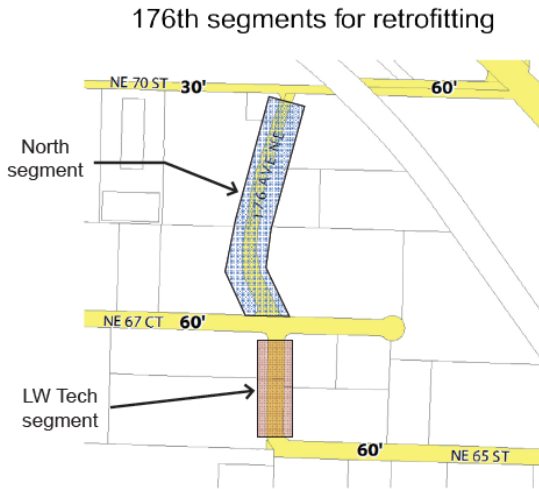


RZC Appendix 8A, Marymoor Subarea  
Street Requirements

A.1

REPLACE WITH 176th segments for retrofitting as shown below.

### APPENDIX 8A.1 – Sections for Existing Type I Streets

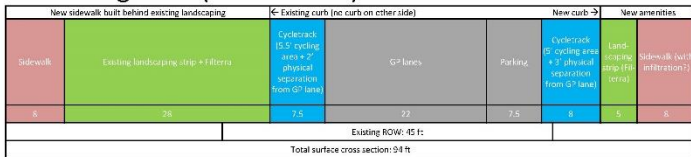


**Appendix 8.A. 176<sup>th</sup> – segment cross sections and plan views: North segment (west on left) and MAPS segment (west on left).**

DELETE 176th – segment cross sections and plan views: North segment (west on left) as shown below.

**176th – segment cross sections and plan views**

**North segment (west on left)**

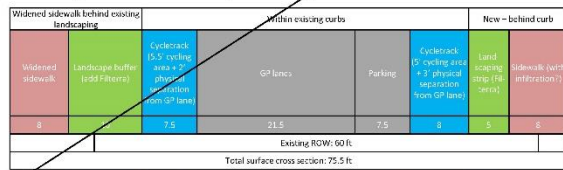


**Comments**

- Curb exists only on west side
- Wide existing landscape strip on west side remains



**MAPS segment (west on left)**



**Comments**

- Sidewalk on west side widened from 4 to 8 ft



RZC Appendix 8A, Marymoor Subarea Street Requirements

A.2

REPLACE WITH 176th – segment cross sections and plan views: North segment (west on left) as shown below.

## 176th – segment cross sections and plan views

North segment (west on left)

New sidewalk built behind existing landscaping		Existing curb (no curb on other side)		New curb →		New amenities	
Sidewalk	Existing landscaping strip + filters	Cyclotrack (2' cycling area + 2" physical separation from GP lanes)	GP lanes	Parking	Cyclotrack (2' cycling area + 2" physical separation from GP lanes)	Landscaping strip (in terra)	Sidewalk (with infrastructure)
8	28	7.5	22	7.5	8	5	8
NEW ROW		Existing ROW: 45 ft				NEW ROW	
Total surface cross section: 94 ft ROW							

### Comments

- Curb exists only on west side
- Wide existing landscape strip on west side remains





**Appendix 8.A. 176<sup>th</sup> – segment cross sections and plan views: 67<sup>th</sup> segment (west on left) and LW Tech segment (west on left).**

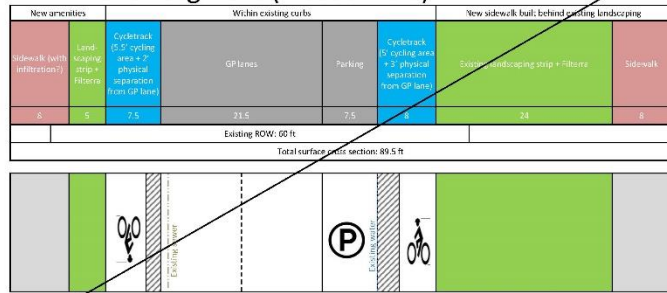
DELETE 176th – segment cross sections and plan views: LW Tech segment (west on left) as shown below.

**176th – segment cross sections and plan views**

**Comments**

- Wide existing landscape strip on east side remains

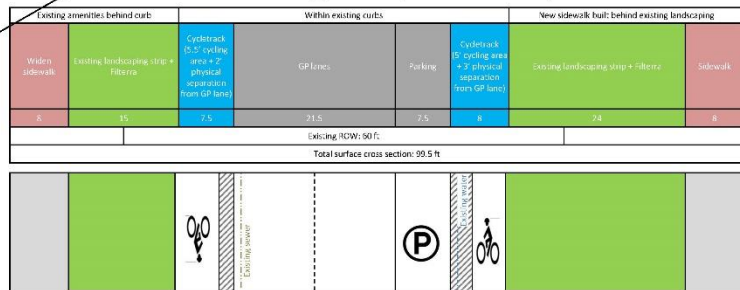
67th segment (west on left)



**Comments**

- Sidewalk on west side widened from 6.5 to 8 ft
- Wide existing landscape strips remain on both sides

LW Tech segment (west on left)



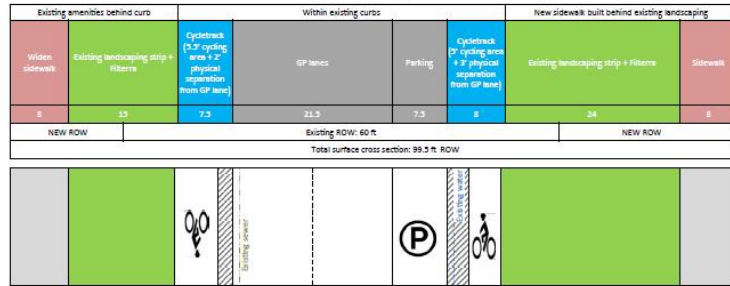
REPLACE WITH 176th - segment cross sections and plan views: LW Tech segment (west on left) as shown below.

## 176th – segment cross sections and plan views

LW Tech segment (west on left)

**Comments**

- Sidewalk on west side widened from 6.5 to 8 ft
- Wide existing landscape strips remain on both sides



**Appendix 8.A. 67<sup>th</sup> - segment cross sections plan views: West segment (north of left) and East segment (north on left).**

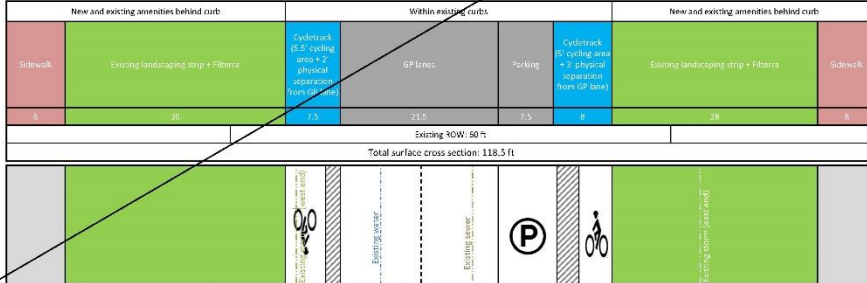
DELETE 67<sup>th</sup> - segment cross sections plan views: West segment (north of left) and East segment (north on left) as shown below.

**67<sup>th</sup> – segment cross sections and plan views**  
West segment (north of left)



- Comments**
- Widen sidewalk on north side from 5.5 to 8 ft
  - Wide existing landscape strip on south side remains

**East segment (north on left)**



- Comments**
- Wide existing landscape strips on both sides remains

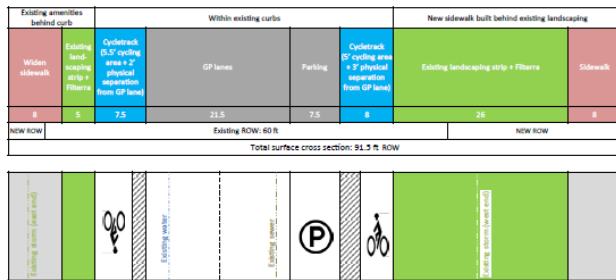
RZC Appendix 8A, Marymoor Subarea Street Requirements

A.4

REPLACE WITH 67th - segment cross sections plan views: West segment (north of left) and East segment (north on left) as shown below.

## 67<sup>th</sup> – segment cross sections and plan views

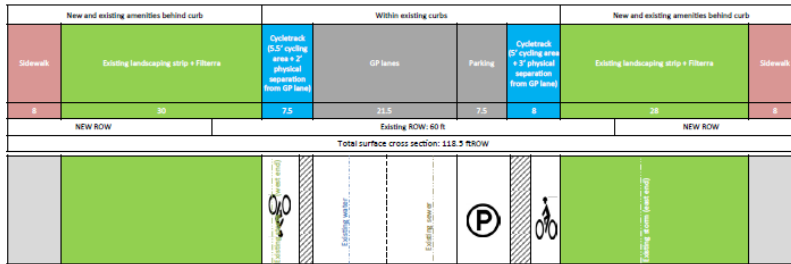
### West segment (north on left)



#### Comments

- Widen sidewalk on north side from 5.5 to 8 ft
- Wide existing landscape strip on south side remains

### East segment (north on left)



#### Comments

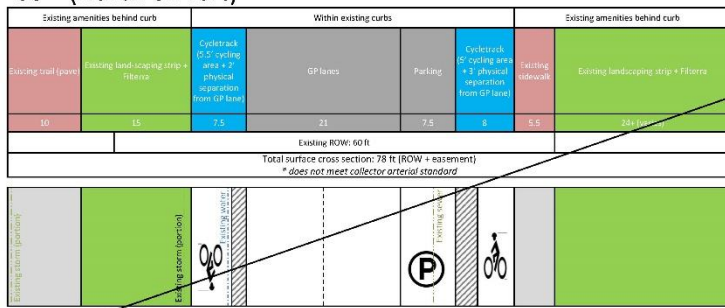
- Wide existing landscape strips on both sides remains

**Appendix 8.A. 65<sup>th</sup> cross section and plan view: 65<sup>th</sup> (north on left).**

DELETE 65th cross section and plan view: 65th (north on left) as shown below.

**65<sup>th</sup> cross section and plan view**

65<sup>th</sup> (north on left)



**Comments**

- Retain cross section on north side
- Pave trail on north side
- Retain sidewalk on south side
- Retain landscaping on south side for trees (may not need all 24+ feet)

REPLACE WITH 65th cross section and plan view: 65th (north on left) as shown below.

## 65<sup>th</sup> cross section and plan view

65<sup>th</sup> (north on left)

Existing amenities behind curb		Within existing curbs				Existing amenities behind curb	
Existing trail (paved)	Existing landscaping strip + Filters	Cycletrack, 2' cycling area + 2" physical separation from GP lane	GP lanes	Parking	Cycletrack, 2' cycling area + 2" physical separation from GP lane	Existing sidewalk	Existing landscaping strip + Filters
10	13	7.5	21	7.5	8	5.5	24.5 (trees)
NEW ROW		Existing ROW: 60ft				NEW ROW	
Total surface cross section: 78 ft ROW * does not meet collector arterial standards							
Existing trail (paved)	Existing landscaping strip + Filters	Existing sidewalk	GP lanes	Parking	Cycletrack	Existing sidewalk	Existing landscaping strip + Filters

### Comments

- Retain cross section on north side
- Pave trail on north side
- Retain sidewalk on south side
- Retain landscaping on south side for trees (may not need all 24+ feet)

Section 29. Amendments to Redmond Zoning Code (RZC)

Appendices. RZC Appendix 9.D is hereby amended to read as follows:

**RZC Appendix 9.D. Cultural Resources Management Recommendations  
and Standards**

Cultural Resources Management Structure and Responsibility

The responsibility implementing the CRMP is primarily with the Executive, Parks, Planning, and Public Works departments. Staff in these departments have the responsibility of working City of Redmond CRMP collaboratively to ensure the CRMP is used to comply with federal, state, and local regulations. The CRMP is maintained by the Planning department, including policies in the Comprehensive Plan and regulations and standards within the RZC, with significant guidance and participation from the other key departments.

Specific management standards:

RZC 21.30.070 Archaeological Sites, RZC Appendix 9. Cultural Resources Management Procedures, and corresponding operations procedures address specific project management standards.

- Consider potential for impacts to cultural resources early in project approval and budget

process for Capital Improvement Program (CIP) projects.

- Proactively review projects for potential impacts to cultural resources.
- Implement early review of projects by the COR.

Require cultural resources surveys, based on recommended requirements from DAHP and affected Indian tribes in areas with a moderate or high probability of containing cultural resources.

- Facilitate early review and comment on potential impacts from projects and the results of cultural resources surveys by the affected Indian tribes and DAHP.
- Implement inspections for private development and COR projects to verify monitoring and other provisions to protect resources approved by DAHP or recommended in the cultural resources report are in place and maintained as necessary for the duration of construction.

o Daily work and monitoring progress reports could be required based on the scope and scale of the respective project. For example, significant changes to a designated City landmark would require a brief daily work progress report to



be provided to the City of Redmond Project Manager and RHPO. Changes such as painting and minor maintenance procedures would not typically require daily reporting.

- Communicate planned maintenance work and other long-range planning actions with consulting parties.
- Notify affected Indian tribes of annual comprehensive plan docket.
- Inform consulting parties immediately of inadvertent discoveries and impacts to cultural resources.

Protocol for Private Development Cultural Resources Review Including Project Implementation of Monitoring and Inadvertent Discovery Plan

Cultural Resources Report Review. If a cultural resources report is required, the Project Manager will store the document in the approved, confidential folder and flag EnerGov that the document has been received. The Project Manager and RHPO will review the report and update the issues matrix, when necessary, with the results of their review. Factors considered in the review include:

- Project description explains project and potential impacts
- Quality of research sources
- Survey adequately covers locations of potential impacts
- Recommendations for National Register of Historic Places eligibility and effects to resources identified meet National Park Service and DAHP standards.
- Adequate supporting documentation (Maps and Photographs, Historic Property Inventory Forms, Isolate Forms, Archaeological Site Forms)

After working with the CR consultant to confirm the accuracy and completeness of the report, the Project Manager and RHPO will distribute the report to DAHP and the affected Indian tribes for their standard 30-day review. Based on their review, the Project Manager will include requirements for monitoring, avoidance, or protective measures to be implemented by the project applicant during construction in the Issues Matrix. This could also include additional or changed requirements from DAHP and the affected Indian tribes for the CR consultant. The requirements will be noted in the Issues Matrix.

Project Implementation of Monitoring and Inadvertent  
Discovery Plan standards:

In addition to any requirement for on-site monitoring,  
the applicant will be responsible for providing a  
copy of the safety log, digital on-site monitoring  
log, or other means acceptable to the City for  
demonstrating on-site monitoring activities  
undertaken by a professional archaeologist (RCW  
27.53.030(11)). The log, indicating the date and  
time of monitoring activities, will be provided to  
the City on a daily basis during the required span  
of monitoring activities.

Failure to submit the copy of the safety log,  
monitoring log, or other means acceptable to the  
City shall be subject to the enforcement and  
abatement provisions in RMC Chapter 1.14,  
Enforcement and Penalties.

Proposed changes to the monitoring plan shall be  
submitted to the City of Redmond Planning Project  
Manager and the RHPO. The proposal will be directed  
to the WA DAHP and affected Indian tribes for review  
and formal concurrence. Project permit conditions  
concerning monitoring requirements may be amended  
exclusively through a WA DAHP Letter of Concurrence.

Once the cultural resources survey and monitoring report is final, staff will update the Cultural Resources Management Map with the interim results of the survey and monitoring activities.

Section 30. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 31. Effective Date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 16 day of February, 2021.

CITY OF REDMOND

\_\_\_\_\_  
ANGELA BIRNEY, MAYOR

ATTEST:

(SEAL)

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CHERYL XANTHOS, CMC, CITY CLERK

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

---

JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
SIGNED BY THE MAYOR:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.