

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.010	Introduction and User Guide
21.08.020	RA-5 Zone
21.08.030	R-1 Zone
21.08.040	R-2 Zone
21.08.050	R-3 Zone
21.08.060	R-4 Zone
21.08.070	RIN (Residential Innovative) Zone
21.08.080	R-5 Zone
21.08.090	R-6 Zone
21.08.100	R-8 Zone
21.08.110	R-12 Zone
21.08.120	R-18 Zone
21.08.130	R-20 Zone
21.08.140	R-30 Zone
21.08.150	General Residential Regulations
21.08.160	Permitted Land Uses in Residential Zones
21.08.170	Site Requirements for Residential Zones
21.08.180	Residential Development and Architectural, Site and Landscape Design Regulations
21.08.190	Sammamish River Residential/East Sammamish Valley Regulations
21.08.200	Southeast Redmond Neighborhood Regulations
21.08.210	Special Residential Regulations Generally
21.08.220	Accessory Dwelling Units
21.08.230	Accessory Structures
21.08.240	Affordable Housing
21.08.250	Animal Boarding: Kennels, Shelters, and Equestrian Facilities
21.08.260	Attached Dwelling Units
21.08.270	Bed and Breakfast Inns
21.08.280	Churches, Temples, Synagogues, and Other Places of Worship
21.08.290	Cottage Housing Developments
21.08.300	Critical Areas Residential Density Bonus
21.08.310	Daycare Centers
21.08.320	Designated Manufactured Homes, Manufactured Homes and Mobile Homes
21.08.330	Green Building and Green Infrastructure Incentive Program
21.08.340	Home Business
21.08.350	Innovative Housing Demonstration Projects
21.08.360	Residential Innovative Zone
21.08.370	Retirement Residences
21.08.380	Special Requirements - Residential Land Adjacent to BP, MP, and I Zones
21.08.390	Zero Lot Line Development

21.08.010 Introduction and User's Guide

- (A) How to Use This Part. This part of the Zoning Code contains the City's regulations regarding residential development. RZC 21.08.020 through RZC 21.08.140 provide a summary description of each residential land use zone, including its permitted land uses and site requirements. RZC 21.08.150 through RZC 21.08.200 set forth general regulations governing development in all zones and explain the requirements in the zone use charts. RZC 21.08.210 through RZC 21.08.390 set forth requirements for specific development types such as accessory dwelling units, cottage housing, and zero lot line development.

21.08.020 RA-5 Semi-Rural Residential

(A) Purpose.

The RA-5 Semi-Rural Residential zone maintains low, semi-rural 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 Semi-Rural zone may be used to maintain the semi-rural character of lands with significant amounts of 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 Semi-Rural zone would include uses that do not impact the primarily residential character and uses of the zone.

(B) Maximum Development Yield.

The following calculation provides a potential maximum development yield for a development utilizing the density bonuses available for the RA-5 zone. The calculation is based on a development occurring on a one-acre lot. Please note that accessory dwelling units do not count toward maximum development yield.

Base Density	Available Density Bonuses	Maximum Density
1 dwelling unit per five gross acres	Green Building/Green Infrastructure Development: Up to 10 percent of base density	0.10 dwelling units allowed
	Affordable Housing: Up to 15 percent of base density	0.15 dwelling units allowed
	Total = 1 dwelling unit per five gross acres	

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	4.5 acres	
	Required Density	80 percent of net acres	
	Lot Width Circle	100 feet	
	Lot Frontage	20 feet	
	Setbacks <ul style="list-style-type: none"> • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish 	<ul style="list-style-type: none"> • 30 feet • 30 feet • 20 feet • 30 feet • 4 feet • 35 feet 	For zero lot line development, a dwelling unit may be placed on one interior side property line, giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 30 feet. See RZC 21.08.390, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings, small-lot short plats, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.
	Open Space	N/A	

Maximum	Lot Coverage for Structures	2.5 percent of total lot area	
	Impervious Surface Area	20 percent of total lot area	
	Building Height	35 feet	30 feet within Shorelines

(D) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the RA-5 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	1. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	1. See RZC 21.08.320, Designated Manufactured Homes, for specific regulations which may apply.
5	Residential care facility		1. A Conditional Use Permit is required
6	Adult family homes		
General Sales or Service			
7	Bed and Breakfast Inn	Rental room (1.0)	1. No more than eight rental rooms are permitted.
8	Animal kennel	N/A	1. A Conditional Use Permit is required. See RZC 21.08.250, Animal Boarding: Kennels, Shelters, and Equestrian Facilities for specific regulations which may apply.
Transportation, Communication, Information, and Utilities			
9	Local utilities	Adequate to accommodate peak use.	
10	Regional utilities		1. A Conditional Use Permit is required.

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
11	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.
12	Float plane facility		1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted. (SMP) 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
13	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific regulations that may apply.
14	Antenna array and base station		1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
15	Antenna support structures		1. See RZC 21.56, Wireless Communication Facilities for specific regulations that may apply. 2. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit.
Arts, Entertainment, and Recreation			
16	Community indoor recreation	Adequate to accommodate peak use.	1. A Conditional Use Permit is required. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
17	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
18	Athletic, sports, and play fields		1. A Conditional Use Permit is required.
19	Golf course		
20	Marine recreation		
21	Commercial swimming pool		

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Education, Public Administration, Health Care, and Other Institutions			
22	Public safety	Adequate to accommodate peak use.	1. A Conditional Use Permit is required.
23	Family day care provider	Vehicle used by the business (1.0).	1. Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.
Agriculture			
24	Crop production	N/A	
25	Equestrian facility		1. See RZC 21.08.250, Animal Boarding: Kennels, Shelters, and Equestrian Facilities for specific regulations which may apply.
26	Animal production		1. All commercial livestock, dairy and fowl enterprises must meet Seattle-King County Health Department regulations and the regulations of Redmond's Municipal Code. Personal, noncommercial livestock, dairy, and fowl activities are considered an accessory use and are allowed in all residential zones, provided that all Health Department and Municipal Code requirements are met.
Other			
27	Home Business	Vehicle used by the business (1.0).	1. See RZC 21.08.340, Home Business, for specific regulations which may apply.
28	Roadside produce stand	N/A	
29	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures for special height, setback and area requirements (SMP).
30	Water-oriented accessory structure		1. See RZC 21.68.070(G), Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).

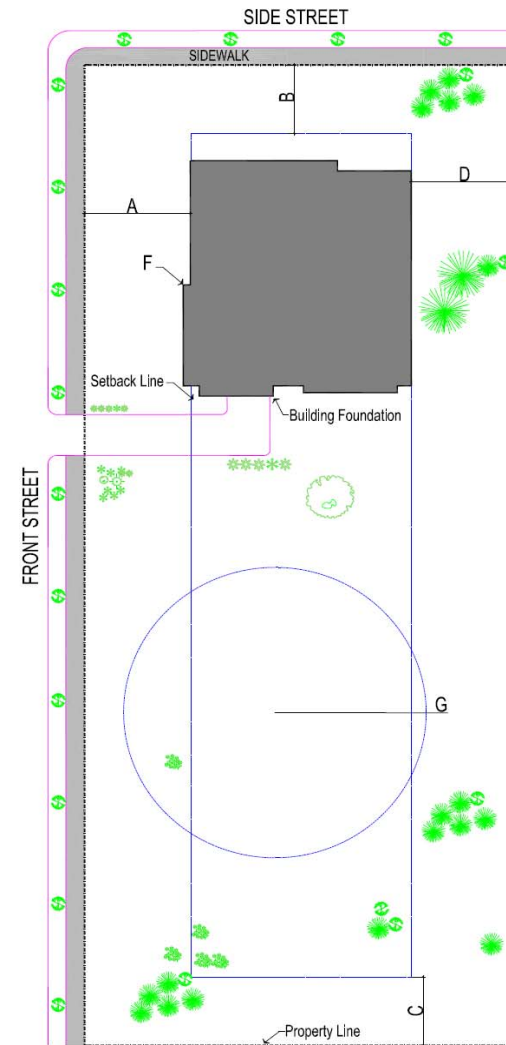
21.08.030 R-1 Single-Family Constrained Residential

(A) Purpose.

The R-1 Single-Family Constrained Residential zone provides for low-density residential at a base density of one dwelling per acre on lands inappropriate for more intense urban development due to significant environmentally critical areas, extreme cost or difficulty in extending public facilities or the presence of natural features Redmond is seeking to retain.

THIS SKETCH REPRESENTS MAXIMUM ALLOWANCE FOR LOT COVERAGE FOR STRUCTURES, IMPERVIOUS SURFACE, & SETBACKS.

A	FRONT SETBACK MINIMUM 30'-0"
B	SIDE STREET SETBACK MINIMUM 20'-0"
C	SIDE INTERIOR SETBACK 20'-0"
D	REAR SETBACK MINIMUM 30'-0"
E	LOT FRONTAGE MINIMUM 20'-0"
F	ALLOWED PROJECTION OF BUILDING EXTREMITIES INTO SETBACK
G	LOT WIDTH CIRCLE MINIMUM 85'-0" (DIAMETER)
H	GARAGE SETBACK MINIMUM 18'-0"
I	LOT-BY-LOT OPEN SPACE MINIMUM 15'-0"
J	BUILDING SEPARATION MINIMUM 10'-0"



TYPICAL SITE LAYOUT R-1

(B) Maximum Development Yield.

The following calculation provides a potential maximum development yield for a development utilizing the density bonuses available for the R-1 zone. The calculation is based on a development occurring on a one-acre lot. Please note that accessory dwelling units do not count toward maximum development yield.

Base Density	Available Density Bonuses	Maximum Density
1 dwelling unit per gross acre	Green Building/Green Infrastructure Development: Up to 10 percent of base density	0.10 dwelling units allowed
	Affordable Housing: Up to 15 percent of base density	0.15 dwelling units allowed
		Total = 1 dwelling unit per gross acre

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	35,000 sq. feet	
	Required Density	80 percent of net acres	
	Lot Width Circle	85 feet	
	Lot Frontage	20 feet	
	Setbacks <ul style="list-style-type: none"> • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish 	<ul style="list-style-type: none"> • 30 feet • 20 feet • 20 feet • 30 feet • 4 feet • 35 feet 	For zero lot line development, a dwelling unit may be placed on one interior side property line, giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 20 feet. See RZC 21.08.390, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings, small-lot short plats, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.
	Open Space	N/A	
	Residential Parking	2 spaces per dwelling unit	
Maximum	Lot Coverage for Structures	12 percent of total lot area	
	Impervious Surface Area	20 percent of total lot area	
	Building Height	35 feet	30 feet within Shorelines

(D) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the R-1 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	1. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	1. See RZC 21.08.320, Designated Manufactured Homes, for specific regulations which may apply.
5	Residential care facility	See Special Regulations	1. A Conditional Use Permit is required. 2. Parking requirements are as follows: <ul style="list-style-type: none"> • Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home		
General Sales or Service			
7	Bed and Breakfast Inn	Rental room (1.0)	1. Permitted use if no more than two rental rooms. A Conditional Use Permit is required for inns with between three and eight rooms.
Transportation, Communication, Information, and Utilities			
8	Local utilities	Adequate to accommodate peak use.	1. A Conditional Use Permit is required.
9	Regional utilities		
10	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.

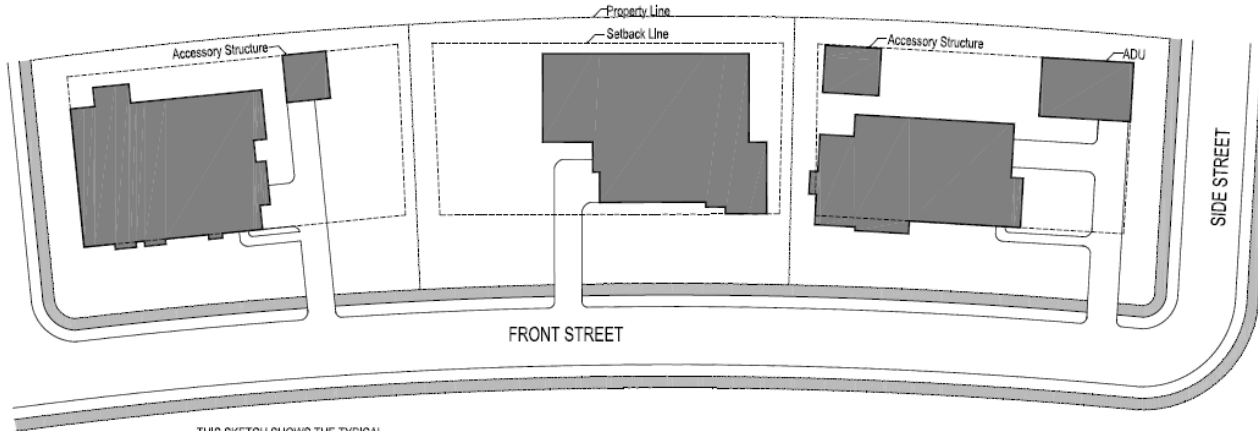
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
11	Float plane facility		1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted. (SMP) 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
12	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific regulations that may apply.
13	Antenna array and base station		1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
14	Antenna support structures		2. See RZC 21.56, Wireless Communication Facilities for specific regulations that may apply. 3. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit.
Arts, Entertainment, and Recreation			
15	Community indoor recreation	Adequate to accommodate peak use.	1.Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
16	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
17	Athletic, sports, and play fields		1. A Conditional Use Permit is required.
18	Golf course		
19	Marine recreation		
20	Commercial swimming pool		

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Education, Public Administration, Health Care, and Other Institutions			
21	Day care center	Employee (1.0)	1. A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.
22	Family day care provider	Vehicle used by the business (1.0).	1.Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.
23	Public safety	Adequate to accommodate peak use.	1.A Conditional Use Permit is required.
24	Grade schools (K-12)		
25	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280 Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply. 2. A traffic mitigation plan is required. See RZC 21.08.280(C)(5).
Agriculture			
26	Crop production	N/A	
27	Equestrian facility		
28	Animal production		1. All commercial livestock, dairy and fowl enterprises must meet Seattle-King County Health Department regulations and the regulations of Redmond’s Municipal Code. Personal, noncommercial livestock, dairy, and fowl activities are considered an accessory use and are allowed in all residential zones, provided that all Health Department and Municipal Code requirements are met.
Other			
29	Home Business	Vehicle used by the business (1.0).	1.See RZC 21.08.340, Home Business, for specific regulations which may apply.
30	Roadside produce stand	N/A	
31	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures for special height, setback and area requirements (SMP).
32	Water-oriented accessory structure		1. See RZC 21.68.070(G), Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).

21.08.040 R-2 Single-Family Constrained Residential

(A) Purpose.

The R-2 Single-Family Constrained Residential zone provides for low-density residential at a base density of two dwellings per acre on lands inappropriate for more intense urban development due to significant environmentally critical areas, extreme cost or difficulty in extending public facilities or the presence of natural features Redmond is seeking to retain.



THIS SKETCH SHOWS THE TYPICAL LEVEL OF DEVELOPMENT FOR THE R-2 ZONE. AVERAGE LOT SIZE USED FOR THIS SKETCH IS 16,000 SQUARE FEET.

TYPICAL SUBDIVISION LAYOUT R-2

THIS SKETCH REPRESENTS MAXIMUM ALLOWANCE FOR LOT COVERAGE FOR STRUCTURES, IMPERVIOUS SURFACE, & SETBACKS.

A	FRONT SETBACK MINIMUM 30'-0"
B	SIDE STREET SETBACK MINIMUM 15'-0"
C	SIDE INTERIOR SETBACK 5'-0"/10'-0"
D	REAR SETBACK MINIMUM 10'-0"
E	LOT FRONTAGE MINIMUM 20'-0"
F	ALLOWED PROJECTION OF BUILDING EXTREMITIES INTO SETBACK
G	LOT WIDTH CIRCLE MINIMUM 70'-0" (DIAMETER)
H	GARAGE SETBACK MINIMUM 18'-0"
I	LOT-BY-LOT OPEN SPACE MINIMUM 15'-0"
J	BUILDING SEPARATION MINIMUM 10'-0"



TYPICAL SITE LAYOUT R-2

RZC 21.08: Residential Regulations

(B) Maximum Development Yield.

The following calculation provides a potential maximum development yield for a development utilizing the density bonuses available for the R-2 zone. The calculation is based on a development occurring on a one-acre lot. Please note that accessory dwelling units do not count toward maximum development yield.

Base Density	Available Density Bonuses	Maximum Density
2 dwelling units per gross acre	Green Building/Green Infrastructure Development: Up to 10 percent of base density	0.20 dwelling units allowed
	Affordable Housing: Up to 15 percent of base density	0.30 dwelling units allowed
		Total = 3 dwelling units per gross acre

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	18,000 sq. feet	
	Required Density	80 percent of net acres	
	Lot Width Circle	70 feet	
	Lot Frontage	20 feet	
	Setbacks <ul style="list-style-type: none"> • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish 	<ul style="list-style-type: none"> • 30 feet • 5 feet/10 feet • 15 feet • 10 feet • 4 feet • 35 feet 	For zero lot line development, a dwelling unit may be placed on one interior side property line, giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for size-limited dwellings, accessory dwelling units, and locations where these structures adjoin larger dwelling units.
	Open Space	N/A	
Maximum	Lot Coverage for Structures	30 percent of total lot area	
	Impervious Surface Area	40 percent of total lot area	
	Building Height	35 feet	30 feet within Shorelines

(D) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the R-2 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	1. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	1. See RZC 21.08.320, Designated Manufactured Homes, for specific regulations which may apply.
5	Residential care facility	See Special Regulations	1. A Conditional Use Permit is required. 2. Parking requirements are as follows: <ul style="list-style-type: none"> • Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home		
General Sales or Service			
7	Bed and Breakfast Inn	Rental room (1.0)	1. No more than two rental rooms permitted.
Transportation, Communication, Information, and Utilities			
8	Local utilities	Adequate to accommodate peak use.	1. A Conditional Use Permit is required.
9	Regional utilities		
10	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.

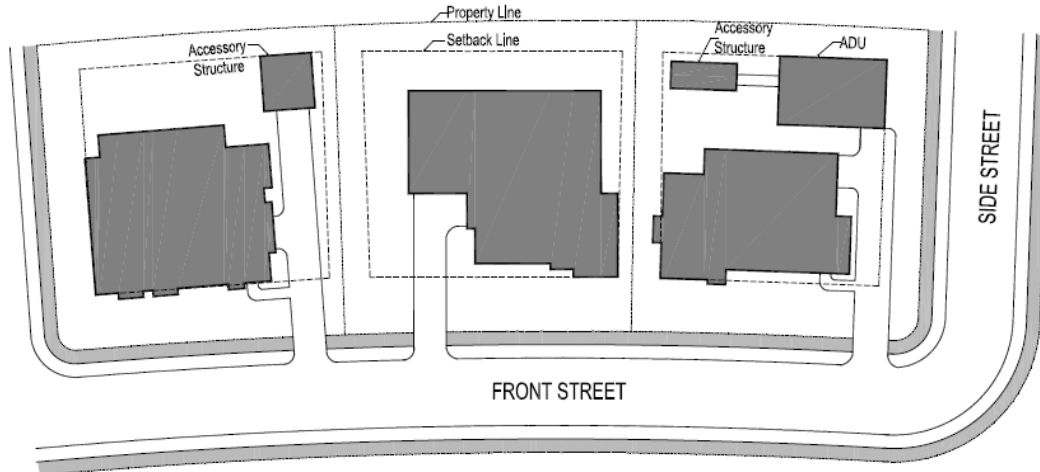
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
11	Float plane facility	N/A	1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted. (SMP) 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
12	Antenna support structures		1. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit. 2. See RZC 21.56, Wireless Communication Facilities for specific regulations that may apply.
13	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific regulations that may apply.
14	Antenna array and base station		1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment, and Recreation			
15	Community indoor recreation	Adequate to accommodate peak use.	1. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
16	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
17	Athletic, sports, and play fields		1. A Conditional Use Permit is required.
18	Golf course		
19	Marine recreation		
20	Commercial swimming pool		

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Education, Public Administration, Health Care, and Other Institutions			
21	Day care center	Employee (1.0)	1. A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.
22	Family day care provider	Vehicle used by the business (1.0).	1. Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.
23	Public safety	Adequate to accommodate peak use.	1. A Conditional Use Permit is required.
24	Grade schools (K-12)		
25	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply. 2. A traffic mitigation plan is required. See RZC 21.08.280(C)(5).
Agriculture			
26	Crop production	N/A	
27	Equestrian facility		1. A Conditional Use Permit is required.
28	Animal production		1. All commercial livestock, dairy and fowl enterprises must meet Seattle-King County Health Department regulations and the regulations of Redmond’s Municipal Code. Personal, noncommercial livestock, dairy, and fowl activities are considered an accessory use and are allowed in all residential zones, provided that all Health Department and Municipal Code requirements are met.
Other			
29	Home Business	Vehicle used by the business (1.0).	1. See RZC 21.08.340, Home Business, for specific regulations which may apply.
30	Roadside produce stand	N/A	
31	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures, for special height, setback and area requirements (SMP).
32	Water-oriented accessory structure		1. See RZC 21.68.070(G), Water-Oriented Accessory Structures, for special height, setback and area requirements (SMP).

21.08.050 R-3 Single-Family Constrained Residential

(A) Purpose.

The R-3 Single-Family Constrained Residential zone provides for low-density residential at a base density of three dwellings per acre on lands inappropriate for more intense urban development due to significant environmentally critical areas, extreme cost or difficulty in extending public facilities or the presence of natural features Redmond is seeking to retain.

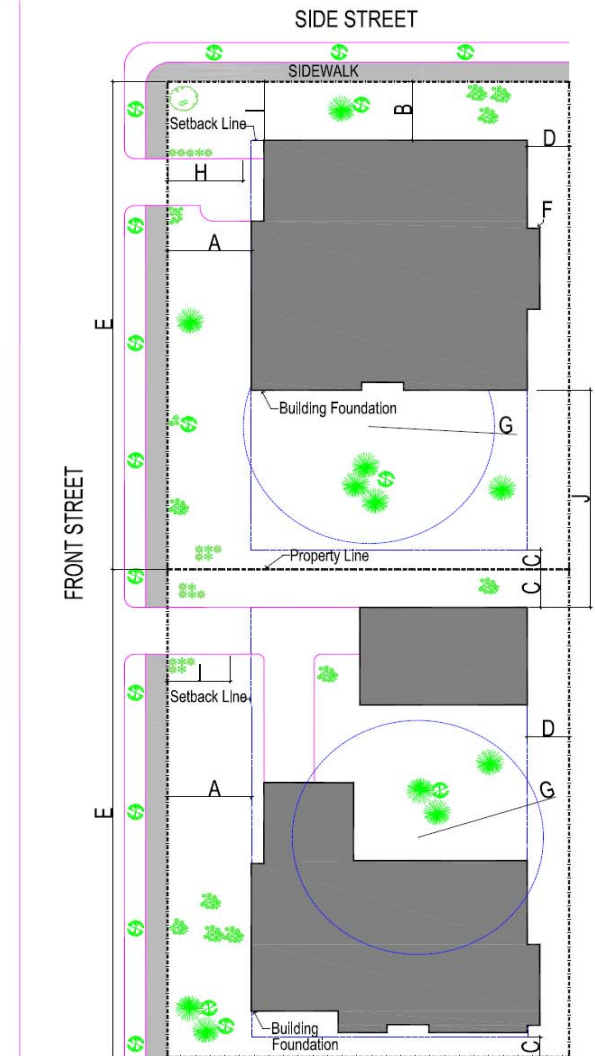


THIS SKETCH SHOWS THE TYPICAL LEVEL OF DEVELOPMENT FOR THE R-3 ZONE. AVERAGE LOT SIZE USED FOR THIS SKETCH IS 12,000 SQUARE FEET.

TYPICAL SUBDIVISION LAYOUT R-3

THIS SKETCH REPRESENTS MAXIMUM ALLOWANCE FOR LOT COVERAGE FOR STRUCTURES, IMPERVIOUS SURFACE, & SETBACKS.

A	FRONT SETBACK MINIMUM 20'-0"
B	SIDE STREET SETBACK MINIMUM 15'-0"
C	SIDE INTERIOR SETBACK 5'-0"/10'-0"
D	REAR SETBACK MINIMUM 10'-0"
E	LOT FRONTAGE MINIMUM 20'-0"
F	ALLOWED PROJECTION OF BUILDING EXTREMITIES INTO SETBACK
G	LOT WIDTH CIRCLE MINIMUM 60'-0" (DIAMETER)
H	GARAGE SETBACK MINIMUM 18'-0"
I	LOT-BY-LOT OPEN SPACE MINIMUM 15'-0"
J	BUILDING SEPARATION MINIMUM 10'-0"



TYPICAL SITE LAYOUT R-3

RZC 21.08: Residential Regulations

(B Maximum Development Yield.

The following calculation provides a potential maximum development yield for a development utilizing the density bonuses available for the R-3 zone. The calculation is based on a development occurring on a one-acre lot. Please note that accessory dwelling units do not count toward maximum development yield.

Base Density	Available Density Bonuses	Maximum Density
3 dwelling units per gross acre	Green Building/Green Infrastructure Development: Up to 10 percent of base density	0.40 dwelling units allowed
	Affordable Housing: Up to 15 percent of base density	0.60 dwelling units allowed
		Total = 4 dwelling units per gross acre

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	12,000 sq. feet	
	Required Density	80 percent of net acres	
	Lot Width Circle	60 feet	
	Lot Frontage	20 feet	
	Setbacks <ul style="list-style-type: none"> • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish 	<ul style="list-style-type: none"> • 30 feet • 5 feet/10 feet • 15 feet • 10 feet • 4 feet • 35 feet 	For zero lot line development, a dwelling unit may be placed on one interior side property line, giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for size-limited dwellings, accessory dwelling units, and locations where these structures adjoin larger dwelling units.
	Open Space	20 percent of total lot area	
Maximum	Lot Coverage for Structures	30 percent of total lot area	
	Impervious Surface Area	60 percent of total lot area	
	Building Height	35 feet	30 feet within Shorelines

(D) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the R-3 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the

Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	1. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	1. See RZC 21.08.320, Designated Manufactured Homes, for specific regulations which may apply.
5	Residential care facility	See Special Regulations	1. A Conditional Use Permit is required. 2. Parking requirements are as follows: <ul style="list-style-type: none"> Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home		
General Sales or Service			
7	Bed and Breakfast Inn	Rental room (1.0)	1. No more than two rental rooms permitted.
Transportation, Communication, Information, and Utilities			
8	Local utilities	Adequate to accommodate peak use.	1. A Conditional Use Permit is required.
9	Regional utilities		
10	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.

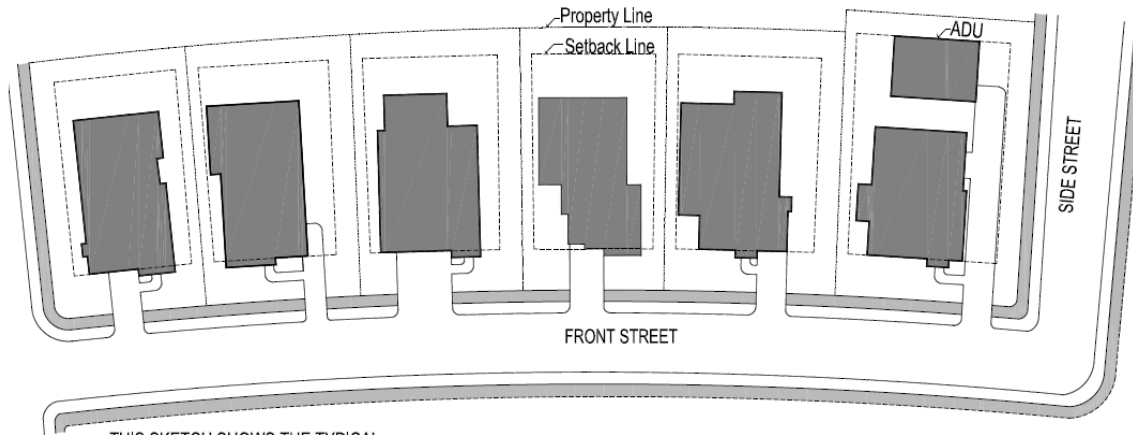
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
11	Float plane facility	N/A	1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted (SMP). 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
12	Antenna support structures		1. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit. 2. See RZC 21.56, Wireless Communication Facilities for specific regulations that may apply.
13	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific regulations that may apply.
14	Antenna array and base station		1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment, and Recreation			
15	Community indoor recreation	Adequate to accommodate peak use.	1. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
16	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
17	Athletic, sports, and play fields		1. A Conditional Use Permit is required.
18	Golf course		
19	Marine recreation		
20	Commercial swimming pool		

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Education, Public Administration, Health Care, and Other Institutions			
21	Day care center	Employee (1.0)	1. A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.
22	Family day care provider		1. Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.
23	Public safety	Adequate to accommodate peak use.	1. A Conditional Use Permit is required.
24	Grade schools (K-12)		
25	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply. 2. A traffic mitigation plan is required. See RZC 21.08.280(C)(5).
Agriculture			
26	Crop production	N/A	
27	Equestrian facility		1. A Conditional Use Permit is required.
Other			
28	Home Business	Vehicle used by the business (1.0).	1. See RZC 21.08.340, Home Business, for specific regulations which may apply.
29	Roadside produce stand	N/A	
30	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures for special height, setback and area requirements (SMP).
31	Water-oriented accessory structure		1. See RZC 21.68.070(G), Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).

21.08.060 R-4 Single-Family Urban Residential

(A) Purpose.

The R-4 Single-Family Urban Residential zone provides for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of four dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.

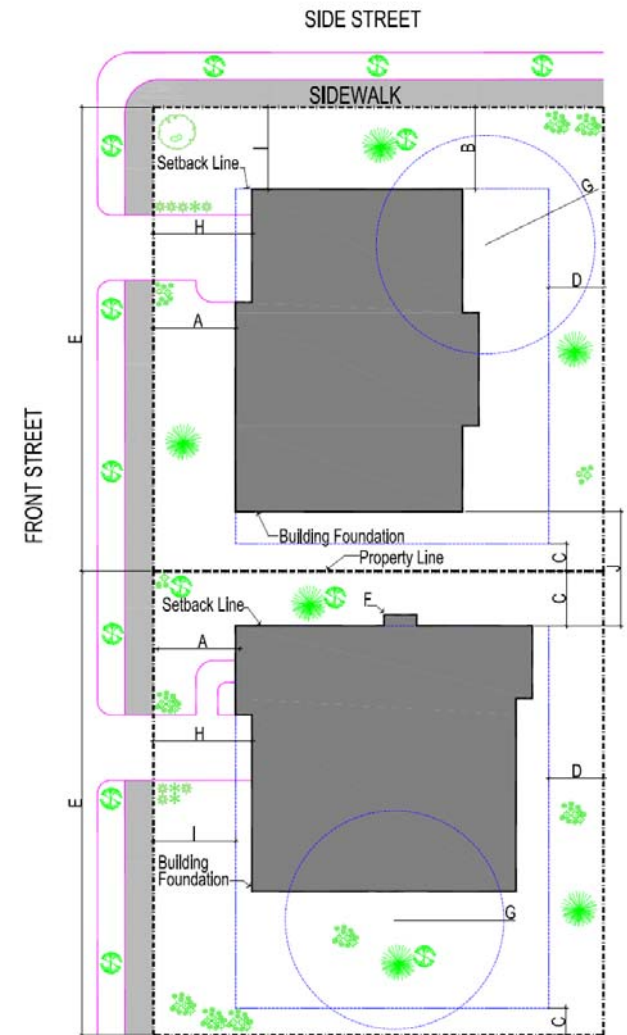


THIS SKETCH SHOWS THE TYPICAL LEVEL OF DEVELOPMENT FOR THE R-4 ZONE. AVERAGE LOT SIZE USED FOR THIS SKETCH IS 8,131 SQUARE FEET.

TYPICAL SUBDIVISION LAYOUT R-4

THIS SKETCH REPRESENTS MAXIMUM ALLOWANCE FOR LOT COVERAGE FOR STRUCTURES, IMPERVIOUS SURFACE, & SETBACKS.

A	FRONT SETBACK MINIMUM 15'-0"
B	SIDE STREET SETBACK MINIMUM 15'-0"
C	SIDE INTERIOR SETBACK 5'-0"/10'-0"
D	REAR SETBACK MINIMUM 10'-0"
E	LOT FRONTAGE MINIMUM 20'-0"
F	ALLOWED PROJECTION OF BUILDING EXTREMITIES INTO SETBACK
G	LOT WIDTH CIRCLE MINIMUM 40'-0" (DIAMETER)
H	GARAGE SETBACK MINIMUM 18'-0"
I	LOT-BY-LOT OPEN SPACE MINIMUM 15'-0"
J	BUILDING SEPARATION MINIMUM 10'-0"



TYPICAL SITE LAYOUT R-4

(B) Maximum Development Yield.

The following calculation provides a potential maximum development yield for a development utilizing the density bonuses available for the R-4 zone. The calculation is based on a development occurring on a one-acre lot. Please note that accessory dwelling units do not count toward maximum development yield.

Base Density	Available Density Bonuses	Maximum Density
4 dwelling units per gross acre	Cottage Development: Up to 1.75 cottages allowed in place of each standard size dwelling unit	7 dwelling units allowed
	Green Building/Green Infrastructure Development: Up to 10 percent of base density	0.40 dwelling units allowed
	Affordable Housing: Up to 15 percent of base density	0.60 dwelling units allowed
		Total = 8 dwelling units per gross acre

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	7,000 sq. feet	
	Required Density	80 percent of net acres	
	Lot Width Circle	40 feet	
	Lot Frontage	20 feet	
	Setbacks <ul style="list-style-type: none"> • Front • Garage • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish 	<ul style="list-style-type: none"> • 15 feet • 18 feet • 5 feet/10 feet • 15 feet • 10 feet • 4 feet • 35 feet 	For zero lot line development, a dwelling unit may be placed on one interior side property line, giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings, small-lot short plats, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.
	Open Space	20 percent of total lot area	
Maximum	Lot Coverage for Structures	35 percent of total lot area	
	Impervious Surface	60 percent of total lot area	
	Building Height	35 feet	30 feet within Shorelines

(D) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the R-4 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	1. Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods. See RZC 21.08.290, Cottage Housing Developments, for specific site development requirements and supplemental neighborhood regulations which may apply.
3	Small-lot short plat	Dwelling unit (2.0)	1. Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170(E)(2)(a)(ii), Small Lot Short Plats, for specific regulations which may apply.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	2. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply. 3. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	1. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above. 2. Please see RZC 21.08.260 for supplemental neighborhood regulations related to density, design, and review and decision procedures.
7	Manufactured home	Dwelling unit (2.0)	1. Please see RZC 21.08.320, Designated Manufactured Homes, for specific regulations which may apply.
8	Retirement residence	See Special Regulations	1. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. 2. Parking requirements are as follows: <ul style="list-style-type: none"> With no skilled nursing facility: Unit (1.0, 1.0) With skilled nursing facility: Worker on largest shift (1.25, 1.25) 3. A Traffic Mitigation Plan is required. See RZC 21.08.370(C)(3)(b)(iii).

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
9	Residential care facility		1. A Conditional Use Permit is required.
10	Adult family home		
General Sales or Service			
11	Bed and Breakfast Inn	Rental room (1.0)	1. Permitted use if no more than two rooms. A Conditional Use Permit is required for inns with between three and eight rooms.
Transportation, Communication, Information, and Utilities			
12	Road, Ground, Passenger and Transit Transportation	N/A	1. Regional light rail transit system only. No vehicle storage.
13	Local utilities	Adequate to accommodate peak use.	
14	Regional utilities		1. A Conditional Use Permit is required.
15	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.
16	Float plane facility		1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted. (SMP) 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
17	Antenna support structures		1. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit. 2. See RZC 21.56, Wireless Communication Facilities for specific regulations that may apply.
18	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific regulations that may apply.

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
19	Antenna array and base station	N/A	1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment, and Recreation			
20	Community indoor recreation	Adequate to accommodate peak use.	1. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
21	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
22	Athletic, sports, and play fields		1. A Conditional Use Permit is required.
23	Golf course		
24	Marine recreation		
25	Commercial swimming pool		
Education, Public Administration, Health Care, and Other Institutions			
26	Day care center	Employee (1.0)	1. A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.
27	Family day care provider	Vehicle used by the business (1.0).	1. Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.
28	Public safety	Adequate to accommodate peak use	1. A Conditional Use Permit is required.
29	Grade schools (K-12)		
30	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.380, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply. 2. A Traffic Mitigation Plan is required. See RZC 21.08.280(C)(5).
Agriculture			
31	Crop production	N/A	
32	Equestrian facility		1. A Conditional Use Permit is required.
Other			

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
33	Home Business	Vehicle used by the business (1.0).	1. See RZC 21.08.340, Home Business, for specific regulations which may apply.
34	Roadside produce stand	N/A	
35	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures for special height, setback and area requirements (SMP).
36	Water-oriented accessory structure		1. See RZC 21.68.070(G), Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).

21.08.070 RIN (Residential Innovative) Single-Family Urban Residential

(A) Purpose.

The RIN Single-Family Urban Residential zone is intended to promote single-family housing consisting of smaller dwelling units to respond to changing household sizes and ages. It will provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family homes. Also, this zone will blend new development with existing residential development to help maintain neighborhood character, particularly in neighborhoods with a predominance of small to moderately sized homes. The zone will help to provide appealing and active streetscapes that promote a more walkable and enjoyable neighborhood experience. The density allowed within the zone shall be four to five dwelling units per gross acre depending on the size of the site and the size of dwellings proposed.

(B) Regulations Common to All Uses.

	Regulation	Site area of 30,500 sq. feet or greater	Site area less than 30,500 sq. feet
Minimum	Average Lot Size	4,000 sq. feet	7,000
	Required Density	80 percent of net acres	80 percent of net acres
	Lot Width Circle	35 feet	40 feet
	Lot Frontage	20 feet	20 feet
	Setbacks <ul style="list-style-type: none"> • Front • Garage • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish 	<ul style="list-style-type: none"> • 15 feet • 18 feet • 5 feet/10 feet • 15 feet • 10 feet • 4 feet • 35 feet 	<ul style="list-style-type: none"> • 15 feet • 18 feet • 5 feet/10 feet • 15 feet • 10 feet • 4 feet • 35 feet
	Building Separation	15 feet; 10 feet for cottages, size-limited dwellings, small-lot short plats, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.	15 feet; 10 feet for cottages, size-limited dwellings, small-lot short plats, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.
	Open Space	20 percent of total lot area	20 percent of total lot area
Maximum	Density	5 units per acre, except when participating in cottage housing or programs with bonus density provisions	4 units per acre, except when participating in cottage housing or programs with bonus density provisions
	Lot Coverage for Structures	35 percent of total lot area	35 percent of total lot area
	Impervious Surface	65 percent of total lot area	60 percent of total lot area
	Building Height	25 feet; 30 feet within Shorelines	25 feet; 30 feet within Shorelines

(C) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the RIN zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	<ol style="list-style-type: none"> 1. Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential and Willows/Rose Hill neighborhoods. 2. Cottage housing in the RIN zone shall comply with the requirements of RZC 21.08.290, Cottage Housing Developments. Site requirements that may be applicable for cottage housing and are not specified in RZC 21.08.290, such as average lot size, are provided by the zone summary for the R-6 zone (see RZC 21.08.090).
3	Size-limited dwelling	Dwelling unit (2.0)	
4	Accessory dwelling unit (ADU)	ADU (1.0)	<ol style="list-style-type: none"> 1. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which apply to ADUs. 2. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
5	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	<ol style="list-style-type: none"> 1. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above. 2. Please see RZC 21.08.260, Attached Dwelling Units, for specific neighborhood requirements related to density, design, and review and decision procedures.
6	Manufactured home		<ol style="list-style-type: none"> 1. See RZC 21.08.320, Designated Manufactured Homes, for specific regulations which may apply.
7	Retirement residence	See Special Regulations	<ol style="list-style-type: none"> 1. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. 2. Parking requirements are as follows: <ul style="list-style-type: none"> • With no skilled nursing facility: Unit (1.0, 1.0) • With skilled nursing facility: Worker on largest shift (1.25, 1.25) 3. A Traffic Mitigation Plan is required. See RZC 21.08.370(C)(3)(b)(iii).

RZC 21.08: Residential Regulations

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
8	Residential care facility		1. A Conditional Use Permit is required.
9	Adult family home		
General Sales or Service			
10	Bed and Breakfast Inn	Rental room (1.0)	1. No more than two rental rooms permitted.
Transportation, Communication, Information, and Utilities			
11	Local utilities	Adequate to accommodate peak use.	
12	Regional utilities		1. A Conditional Use Permit is required.
13	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.
14	Float plane facility		1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted. (SMP) 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
15	Antenna support structures		1. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit. 2. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
16	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
17	Antenna array and base station		1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment, and Recreation			

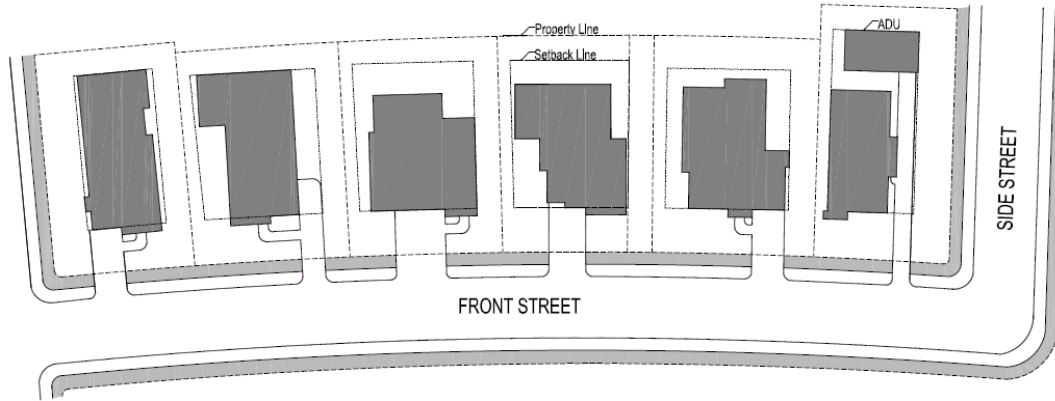
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
18	Community indoor recreation	Adequate to accommodate peak use.	1. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
19	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
20	Athletic, sports, and play fields		1. A Conditional Use Permit is required.
21	Golf course		
22	Marine recreation		
23	Commercial swimming pool		
Education, Public Administration, Health Care, and Other Institutions			
24	Day care center	Employee (1.0)	1. A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.
25	Family day care provider	Vehicle used by the business (1.0).	1. Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific requirements for family day care providers.
26	Public safety	Adequate to accommodate peak use	1. A Conditional Use Permit is required.
27	Grade schools (K-12)		
28	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280, Churches, Temples, Synagogues and Other Places of Worship, for specific requirements. 2. A Traffic Mitigation Plan is required. See RZC 21.08.280(C)(5).
Agriculture			
29	Crop production	N/A	
30	Equestrian facility		1. A Conditional Use Permit is required.
Other			
31	Home Business	Vehicle used by the business (1.0).	1. See RZC 21.08.340, Home Business, for specific regulations which apply to home businesses.

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
32	Roadside produce stand	N/A	
33	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures for special height, setback and area requirements (SMP).
34	Water-oriented accessory structure		1. See RZC 21.68.070(G), Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).

21.08.080 R-5 Single-Family Urban Residential

(A) Purpose.

The R-5 Single-Family Urban Residential zone provides for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of five dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.

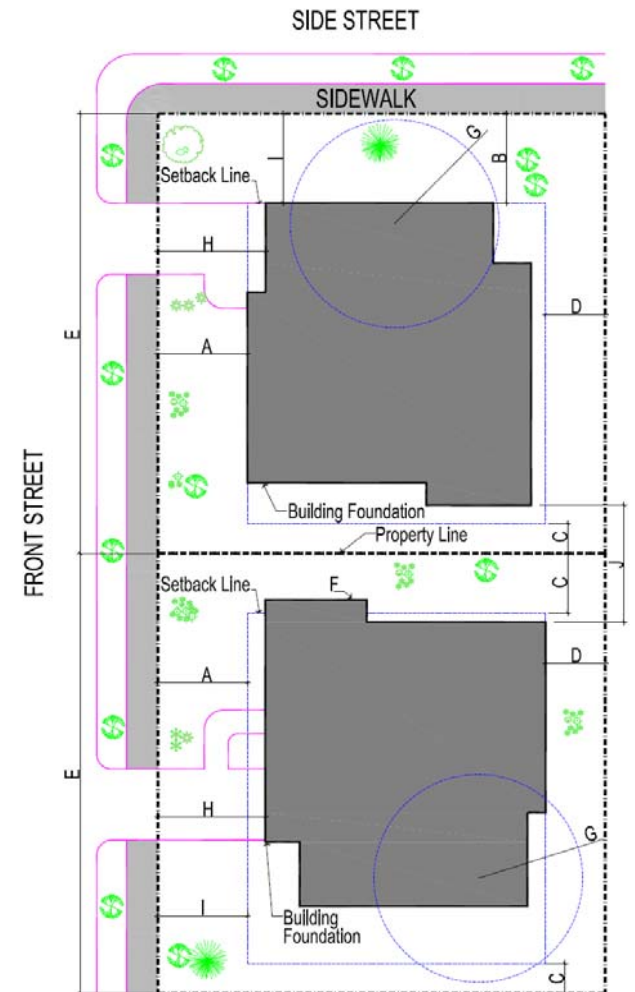


THIS SKETCH SHOWS THE TYPICAL LEVEL OF DEVELOPMENT FOR THE R-5 ZONE. AVERAGE LOT SIZE USED FOR THIS SKETCH IS 5,280 SQUARE FEET.

TYPICAL SUBDIVISION LAYOUT R-5

THIS SKETCH REPRESENTS MAXIMUM ALLOWANCE FOR LOT COVERAGE FOR STRUCTURES, IMPERVIOUS SURFACE, & SETBACKS.

A	FRONT SETBACK MINIMUM 15'-0"
B	SIDE STREET SETBACK MINIMUM 15'-0"
C	SIDE INTERIOR SETBACK 5'-0"/10'-0"
D	REAR SETBACK MINIMUM 10'-0"
E	LOT FRONTAGE MINIMUM 20'-0"
F	ALLOWED PROJECTION OF BUILDING EXTREMITIES INTO SETBACK
G	LOT WIDTH CIRCLE MINIMUM 35'-0" (DIAMETER)
H	GARAGE SETBACK MINIMUM 18'-0"
I	LOT-BY-LOT OPEN SPACE MINIMUM 15'-0"
J	BUILDING SEPARATION MINIMUM 10'-0"



TYPICAL SITE LAYOUT R-5

RZC 21.08: Residential Regulations

(B) Maximum Development Yield.

The following calculation provides a potential maximum development yield for a development utilizing the density bonuses available for the R-5 zone. The calculation is based on a development occurring on a one-acre lot. Please note that accessory dwelling units do not count toward maximum development yield.

Base Density	Available Density Bonuses	Maximum Density
5 dwelling units per gross acre	Cottage Development: Up to 1.75 cottages allowed in place of each standard size dwelling unit	8.75 dwelling units allowed
	Green Building/Green Infrastructure Development: Up to 10 percent of base density	0.50 dwelling units allowed
	Affordable Housing: Up to 15 percent of base density	0.75 dwelling units allowed
		Total = 10 dwelling units per gross acre

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	5,500 sq. feet	
	Required Density	80 percent of net acres	
	Lot Width Circle	35 feet	
	Lot Frontage	20 feet	
	Setbacks <ul style="list-style-type: none"> • Front • Garage • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish 	<ul style="list-style-type: none"> • 15 feet • 18 feet • 5 feet/10 feet • 15 feet • 10 feet • 4 feet • 35 feet 	For zero lot line development, a dwelling unit may be placed on one interior side property line, giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings, small-lot short plats, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.
	Open Space	20 percent of total lot area	
Maximum	Lot Coverage for Structures	40 percent of total lot area	Maximum lot coverage for structures shall be 35percent in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill.
	Impervious Surface	60 percent of total lot area	
	Building Height	35 feet	30 feet within Shorelines

(D) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the R-5 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	1. Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	1. Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170(E)(2)(a)(ii) for additional requirements for small-lot short plats.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	1. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which apply to ADUs. 2. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	1. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above. 2. Please see RZC 21.08.260 for specific neighborhood requirements related to density, design, and review and decision procedures.
7	Manufactured home		1. See RZC 21.08.320, Designated Manufactured Homes, for specific regulations which apply to Manufactured Housing
8	Retirement residence	See Special Regulations	1. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. 2. Parking requirements are as follows: <ul style="list-style-type: none"> With no skilled nursing facility: Unit (1.0, 1.0) With skilled nursing facility: Worker on largest shift (1.25, 1.25) 3. A Traffic Mitigation Plan is required. See RZC 21.08.370(C)(3)(b)(iii).

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
9	Residential care facility		1. A Conditional Use Permit is required.
10	Adult family home		
General Sales or Service			
11	Bed and Breakfast Inn	Rental room (1.0)	1. No more than two rental rooms permitted.
Transportation, Communication, Information, and Utilities			
12	Road, Ground, Passenger and Transit Transportation	N/A	1. Regional light rail transit system only. No vehicle storage.
13	Local utilities	Adequate to accommodate peak use.	
14	Regional utilities		1. A Conditional Use Permit is required.
15	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.
16	Float plane facility		1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted. (SMP) 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
17	Antenna support structures		1. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit. 2. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
18	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
19	Antenna array and base station		1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.

RZC 21.08: Residential Regulations

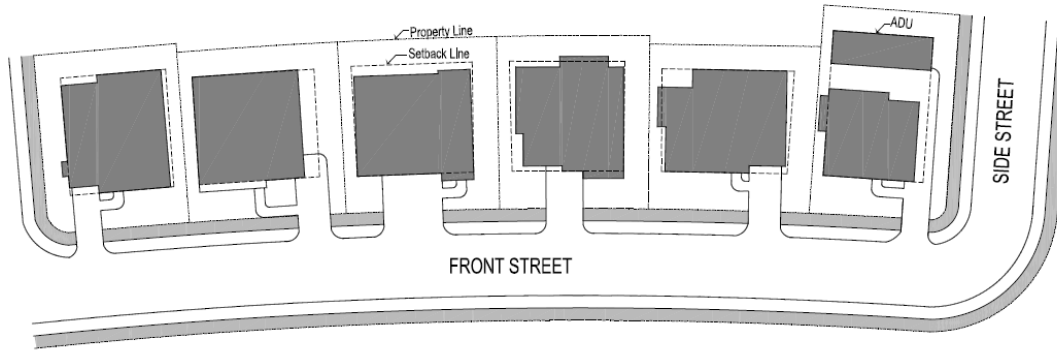
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Arts, Entertainment, and Recreation			
20	Community indoor recreation	Adequate to accommodate peak use.	1. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
21	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
22	Athletic, sports, and play fields		1. A Conditional Use Permit is required.
23	Golf course		
24	Marine recreation		
25	Commercial swimming pool		
Education, Public Administration, Health Care, and Other Institutions			
26	Day care center	Employee (1.0)	1. A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.
27	Family day care provider	Vehicle used by the business (1.0).	1. Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific requirements for family day care providers.
28	Public safety	Adequate to accommodate peak use	1. A Conditional Use Permit is required.
29	Grade schools (K-12)		
30	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280, Churches, Temples, Synagogues and Other Places of Worship, for specific requirements. 2. A Traffic Mitigation Plan is required. See RZC 21.08.280(C)(5).
Agriculture			
31	Crop production	N/A	1. A Conditional Use Permit is required.
32	Equestrian facility		
Other			
33	Home Business	Vehicle used by the business (1.0).	1. See RZC 21.08.340, Home Business, for specific regulations which apply to home businesses.

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
34	Roadside produce stand	N/A	
35	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures for special height, setback and area requirements (SMP).
36	Water-oriented accessory structure		1. See 21.68.070(G), Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).

21.08.090 R-6 Single-Family Urban Residential

(A) Purpose.

The R-6 Single-Family Urban Residential zone provides for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of six dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.

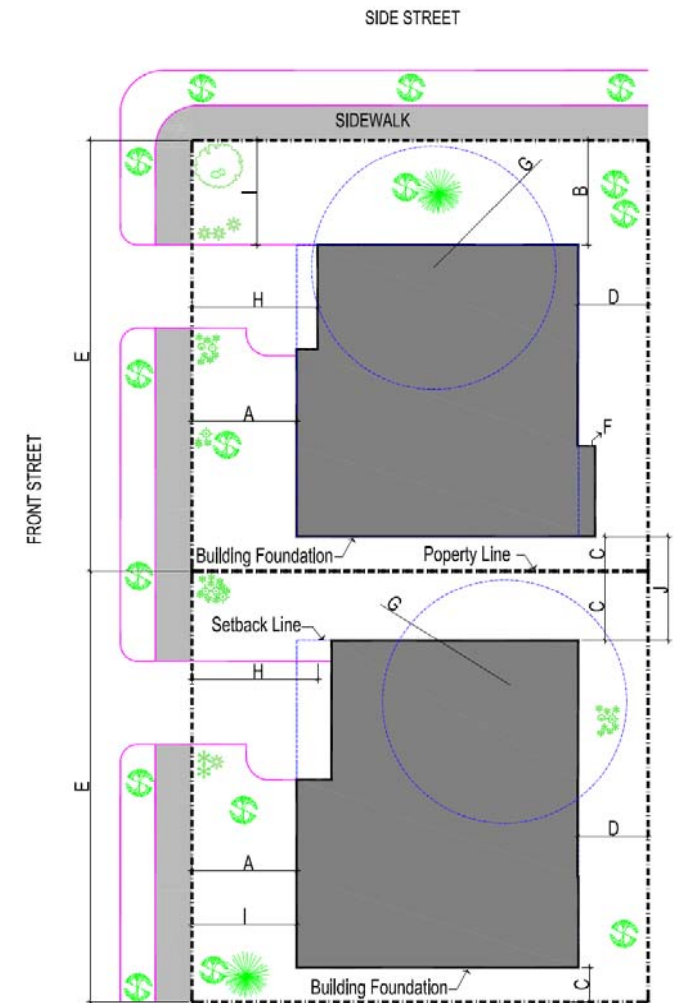


THIS SKETCH SHOWS THE TYPICAL LEVEL OF DEVELOPMENT FOR THE R-6 ZONE. AVERAGE LOT SIZE USED FOR THIS SKETCH IS 4,000 SQUARE FEET.

TYPICAL SUBDIVISION LAYOUT R-6

THIS SKETCH REPRESENTS MAXIMUM ALLOWANCE FOR LOT COVERAGE FOR STRUCTURES, IMPERVIOUS SURFACE, & SETBACKS.

A	FRONT SETBACK MINIMUM 15'-0"
B	SIDE STREET SETBACK MINIMUM 15'-0"
C	SIDE INTERIOR SETBACK 5'-0"/10'-0"
D	REAR SETBACK MINIMUM 10'-0"
E	LOT FRONTAGE MINIMUM 20'-0"
F	ALLOWED PROJECTION OF BUILDING EXTREMITIES INTO SETBACK
G	LOT WIDTH CIRCLE MINIMUM 35'-0" (DIAMETER)
H	GARAGE SETBACK MINIMUM 18'-0"
I	LOT-BY-LOT OPEN SPACE MINIMUM 15'-0"
J	BUILDING SEPARATION 10'-0"



TYPICAL SITE LAYOUT R-6

RZC 21.08: Residential Regulations

(B) Maximum Development Yield.

The following calculation provides a potential maximum development yield for a development utilizing the density bonuses available for the R-6 zone. The calculation is based on a development occurring on a one-acre lot. Please note that accessory dwelling units do not count toward maximum development yield.

Base Density	Available Density Bonuses	Maximum Density
6 dwelling units per gross acre	Cottage Development: Up to 1.75 cottages allowed in place of each standard size dwelling unit	10.5 dwelling units allowed
	Green Building/Green Infrastructure Development: Up to 10 percent of base density	0.60 dwelling units allowed
	Affordable Housing: Up to 15 percent of base density	0.9 dwelling units allowed
		Total = 12 dwelling units per gross acre

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	4,000 sq. feet	
	Required Density	80 percent of net acres	
	Lot Width Circle	35 feet	
	Lot Frontage	20 feet	
	Setbacks <ul style="list-style-type: none"> • Front • Garage • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish 	<ul style="list-style-type: none"> • 15 feet • 18 feet • 5 feet/10 feet • 15 feet • 10 feet • 4 feet • 35 feet 	For zero lot line development, a dwelling unit may be placed on one interior side property line, giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings, small-lot short plats, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.
	Open Space	20 percent of total lot area	
Maximum	Lot Coverage for Structures	45 percent of total lot area	Maximum lot coverage for structures shall be 35 percent in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill.
	Impervious Surface	65 percent of total lot area	
	Building Height	35 feet	30 feet within Shorelines

(D) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the R-6 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	1. Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	1. Permitted use only in Bear Creek, Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170(E)(2)(a)(ii), Small Lot Short Plats, for additional requirements for small-lot short plats.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	1. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply. 2. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	1. Permitted use in Bear Creek, Education Hill, Grass Lawn, North Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration project. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above. 2. Please see RZC 21.08.260, Attached Dwelling Units, for supplemental neighborhood regulations related to density, design, and review and decision procedures.
7	Manufactured home		1. See RZC 21.08.320, Designated Manufactured Homes, for specific regulations which may apply.
8	Retirement residence	See Special Regulations	1. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. 2. Parking requirements are as follows: <ul style="list-style-type: none"> With no skilled nursing facility: Unit (1.0, 1.0) With skilled nursing facility: Worker on largest shift (1.25, 1.25) 3. A Traffic Mitigation Plan is required. See RZC 21.08.370(C)(3)(b)(iii).
9	Residential care facility		1. A Conditional Use Permit is required.

RZC 21.08: Residential Regulations

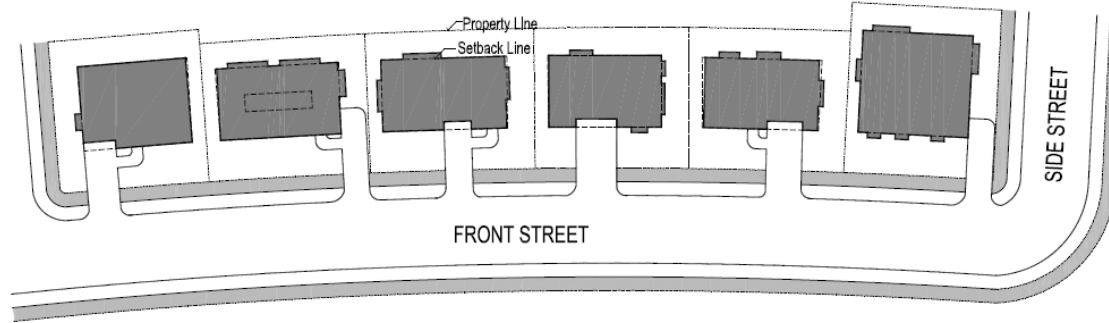
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
10	Adult family home		
General Sales or Service			
11	Bed & Breakfast Inn	Rental room (1.0)	1. No more than two rental rooms permitted.
Transportation, Communication, Information, and Utilities			
12	Local utilities	Adequate to accommodate peak use.	
13	Regional utilities		1. A Conditional Use Permit is required.
14	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.
15	Float plane facility		1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted. (SMP) 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
16	Antenna support structures		1. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit. 2. See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
17	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
18	Antenna array and base station		1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment and Recreation			
19	Community indoor recreation	Adequate to accommodate peak use.	1. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
20	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
21	Athletic, sports, and play fields	Adequate to accommodate peak use.	1. A Conditional Use Permit is required.
22	Golf course		
23	Marine recreation		
24	Commercial swimming pool		
Education, Public Administration, Health Care, and Other Institutions			
25	Day care center	Employee (1.0)	1. A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.
26	Family day care provider	Vehicle used by the business (1.0).	1. Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.
27	Public safety	Adequate to accommodate peak use	1. A Conditional Use Permit is required.
28	Grade schools (K-12)		
29	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply. 2. A Traffic Mitigation Plan is required. See RZC 21.08.280(C)(5).
Agriculture			
30	Crop production	N/A	
31	Equestrian facility		1. A Conditional Use Permit is required.
Other			
32	Home Business	Vehicle used by the business (1.0).	1. See RZC 21.08.340, Home Business, for specific regulations which may apply.
33	Roadside produce stand	N/A	
34	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures, for special height, setback and area requirements (SMP).
35	Water-oriented accessory structure		1. See RZC 21.68.070(G), Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).

21.08.100 R-8 Single-Family Urban Residential

(A) Purpose.

The R-8 Single-Family Urban Residential zone provides for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of eight dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.

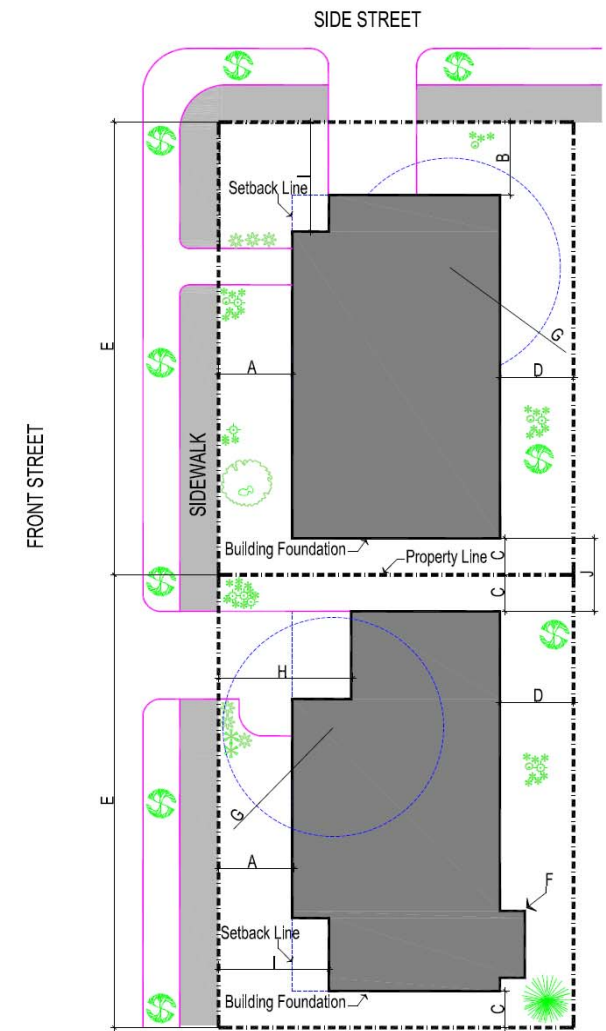


THIS SKETCH SHOWS THE TYPICAL LEVEL OF DEVELOPMENT FOR THE R-8 ZONE. AVERAGE LOT SIZE USED FOR THIS SKETCH IS 3,000 SQUARE FEET.

TYPICAL SUBDIVISION LAYOUT R-8

THIS SKETCH REPRESENTS MAXIMUM ALLOWANCE FOR IMPERVIOUS SURFACE, & SETBACKS.

A	FRONT SETBACK MINIMUM 10'-0"
B	SIDE STREET SETBACK MINIMUM 10'-0"
C	SIDE INTERIOR SETBACK 5'-0"
D	REAR SETBACK MINIMUM 10'-0"
E	LOT FRONTAGE MINIMUM 20'-0"
F	ALLOWED PROJECTION OF BUILDING EXTREMITIES INTO SETBACK
G	LOT WIDTH CIRCLE MINIMUM 30'-0" (DIAMETER)
H	GARAGE SETBACK MINIMUM 18'-0"
I	LOT-BY-LOT OPEN SPACE MINIMUM 15'-0"
J	BUILDING SEPARATION MINIMUM 10'-0"



TYPICAL SITE LAYOUT R-8

RZC 21.08: Residential Regulations

(B) Maximum Development Yield.

The following calculation provides a potential maximum development yield for a development utilizing the density bonuses available for the R-8 zone. The calculation is based on a development occurring on a one-acre lot. Please note that accessory dwelling units do not count toward maximum development yield.

Base Density	Available Density Bonuses	Maximum Density
8 dwelling units per gross acre	Cottage Development: Up to 1.75 cottages allowed in place of each standard size dwelling unit	14 dwelling units allowed
	Green Building/Green Infrastructure Development: Up to 10 percent of base density	0.80 dwelling units allowed
	Affordable Housing: Up to 15 percent of base density	1.20 dwelling units allowed
		Total = 16 dwelling units per gross acre

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	3,000 sq. feet	
	Required Density	75percent of net acres	
	Lot Width Circle	30 feet	
	Lot Frontage	20 feet	
	Setbacks <ul style="list-style-type: none"> • Front • Garage • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish 	<ul style="list-style-type: none"> • 10 feet • 18 feet • 5 feet • 10 feet • 10 feet • 4 feet • 35 feet 	For zero lot line development, a dwelling unit may be placed on one interior side property line, giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390, Zero Lot Line Development, for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, North Redmond, and Willows/Rose Hill. In all neighborhoods, minimum building separation shall be 10 feet for cottages, size-limited dwellings, small-lot short plats, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.
	Open Space	20 percent of total lot area	
	Landscaping	50 percent of total lot area	
Maximum	Lot Coverage for Structures	50 percent of total lot area	
	Impervious Surface	70 percent of total lot area	
	Building Height	35 feet	30 feet within Shorelines

(D) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the R-8 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	1. Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	1. Permitted use only in Bear Creek, Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170(E)(2)(a)(ii) for additional requirements for small-lot short plats.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	1. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply. 2. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5) 2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	1. Permitted use in all neighborhoods with the exception of Willows/Rose Hill. 2. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration project. 3. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
7	Manufactured home	Dwelling unit (2.0)	1. See RZC 21.08.320, Designated Manufactured Homes, for specific regulations which may apply.
8	Retirement residence	See Special Regulations	1. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. 2. Parking requirements are as follows: <ul style="list-style-type: none"> With no skilled nursing facility: Unit (1.0, 1.0) With skilled nursing facility: Worker on largest shift (1.25, 1.25) 3. A Traffic Mitigation Plan is required. See RZC 21.08.370(C)(3)(b)(iii).
9	Residential care facility		1. A Conditional Use Permit is required.
10	Adult family home		

RZC 21.08: Residential Regulations

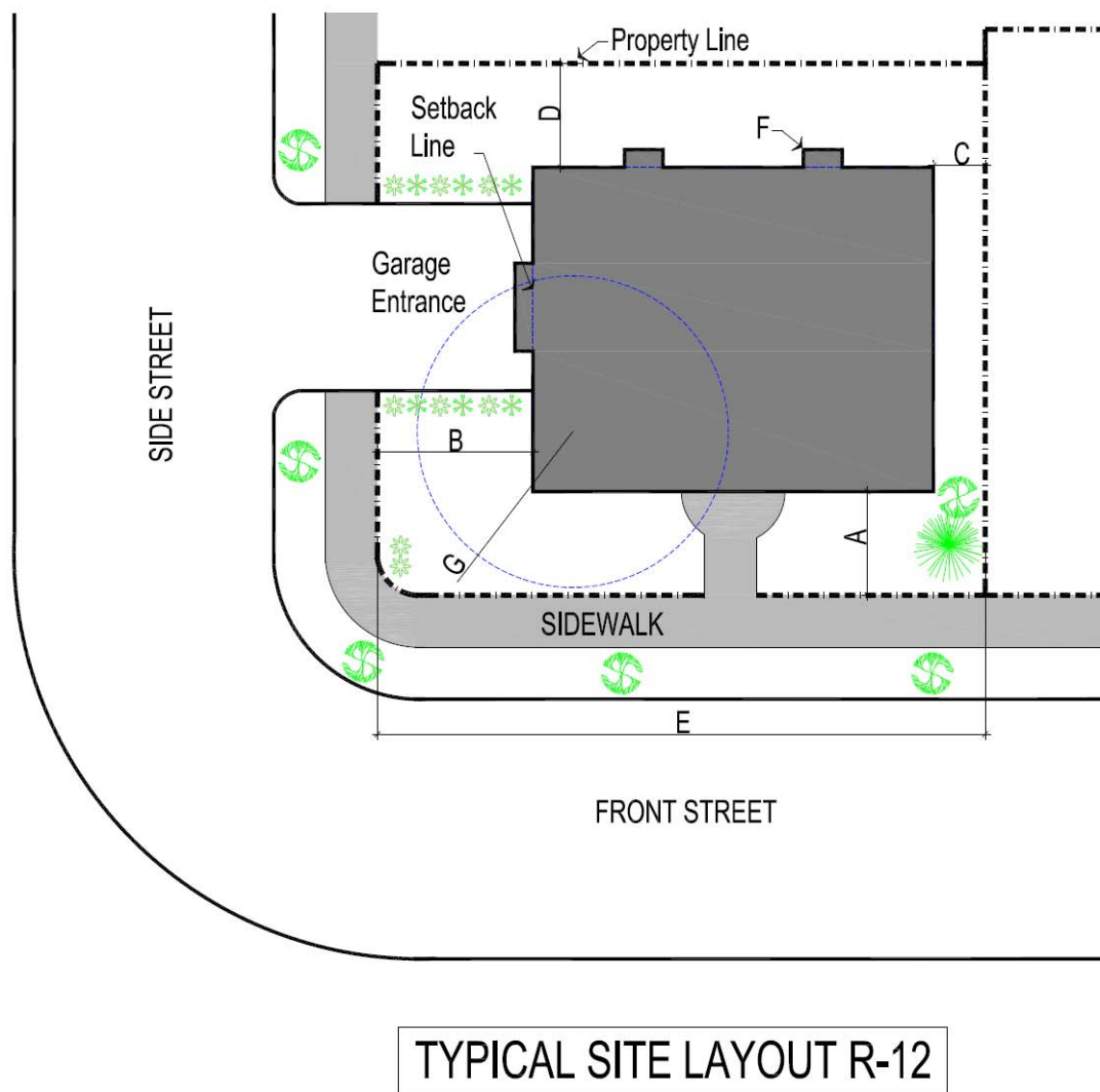
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
General Sales or Service			
11	Bed and Breakfast Inn	Rental room (1.0)	1. No more than two rental rooms permitted.
Transportation, Communication, Information, and Utilities			
12	Local utilities	Adequate to accommodate peak use.	
13	Regional utilities		1. A Conditional Use Permit is required.
14	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.
15	Float plane facility		1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted. (SMP) 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
16	Antenna support structures		1. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit. 2. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
17	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
18	Antenna array and base station		1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment and Recreation			
19	Community indoor recreation	Adequate to accommodate peak use.	1. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
20	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
21	Athletic, sports, and play fields	Adequate to accommodate peak use	1. A Conditional Use Permit is required.
22	Golf course		
23	Marine recreation		
24	Commercial swimming pool		
Education, Public Administration, Health Care, and Other Institutions			
25	Day care center	Employee (1.0)	1. A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.
26	Family day care provider	Vehicle used by the business (1.0).	1. Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.
27	Public safety	Adequate to accommodate peak use	1. A Conditional Use Permit is required.
28	Grade schools (K-12)		
29	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply. 2. A Traffic Mitigation Plan is required. See RZC 21.08.280(C)(5).
Agriculture			
30	Equestrian facility	N/A	1. A Conditional Use Permit is required.
Other			
31	Home Business	Vehicle used by the business (1.0).	1. See RZC 21.08.340, Home Business, for specific regulations which may apply.
32	Roadside produce stand	N/A	
33	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures for special height, setback and area requirements (SMP).
34	Water-oriented accessory structure		1. See RZC 21.68.070(G), Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).

21.08.110 R-12 Multifamily Urban Residential

(A) Purpose.

The R-12 Multifamily Urban Residential zone provides for multifamily residential neighborhoods on lands suitable for residential development with an allowed base density of 12 dwellings per gross acre. This designation provides for stable and attractive residential neighborhoods which have an urban character and a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.



A	FRONT SETBACK MINIMUM 10'-0"
B	SIDE STREET SETBACK MINIMUM 10'-0"
C	SIDE INTERIOR SETBACK 5'-0"
D	REAR SETBACK MINIMUM 10'-0"
E	LOT FRONTAGE MINIMUM 20'-0"
F	ALLOWED PROJECTION OF BUILDING EXTREMITIES INTO SETBACK
G	LOT WIDTH CIRCLE MINIMUM 30'-0" (DIAMETER)

THIS SKETCH REPRESENTS MAXIMUM ALLOWANCE FOR LOT COVERAGE FOR STRUCTURES, IMPERVIOUS SURFACE, & SETBACKS.

(B) Maximum Development Yield.

The following calculation provides a potential maximum development yield for a development utilizing the density bonuses available for the R-12 zone. The calculation is based on a development occurring on a one-acre lot. Please note that accessory dwelling units do not count toward maximum development yield.

Base Density	Available Density Bonuses	Maximum Density
12 dwelling units per gross acre	Green Building/Green Infrastructure Development: Up to 10 percent of base density	1.20 dwelling units allowed
	Affordable Housing: Up to 15 percent of base density	1.80 dwelling units allowed
		Total = 15 dwelling units per gross acre

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	3,000 sq. feet	
	Required Density	75 percent of net acres	
	Lot Width Circle	30 feet	
	Lot Frontage	20 feet	
	Setbacks <ul style="list-style-type: none"> Front Side/Interior (each side) Side Street Rear Alley Lake Sammamish 	<ul style="list-style-type: none"> 10 feet 5 feet; 3 feet for detached single family dwellings 15 feet 10 feet 4 feet 35 feet 	For zero lot line development, a dwelling unit may be placed on one interior side property line, giving it one zero side/interior setback. If it is an interior lot line, the setback from the other side property line shall be 10 feet. See RZC 21.08.390, Zero Lot Line Development for additional requirements.
	Building Separation	15 feet	6 feet for single-family dwellings. 20 feet for stacked housing
	Open Space	20 percent of total lot area	
	Landscaping	50 percent of total lot area	
Maximum	Lot Coverage for Structures	55 percent of total lot area	
	Impervious Surface	70 percent of total lot area	
	Building Height	45 feet	30 feet within Shorelines

(D) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the R-12 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the

Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	1. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2)	1. Permitted use in all neighborhoods. 2. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	1-bedroom dwelling unit (1.5) 2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	1. See RZC 21.08.320, Designated Manufactured Homes, for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	1. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. 2. A Conditional Use Permit is required for Residential Care Facilities. 3. A Conditional Use Permit is required for Long-Term Care Facilities. 4. Parking requirements are as follows: <ul style="list-style-type: none"> • Multifamily housing for senior citizens: Unit (0.5, 2.0) • Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) • Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) • Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) 5. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370(C)(3)(b)(iii).
8	Adult family home		
Transportation, Communication, Information, and Utilities			
9	Local utilities	Adequate to accommodate peak use.	
10	Regional utilities		1. A Conditional Use Permit is required.

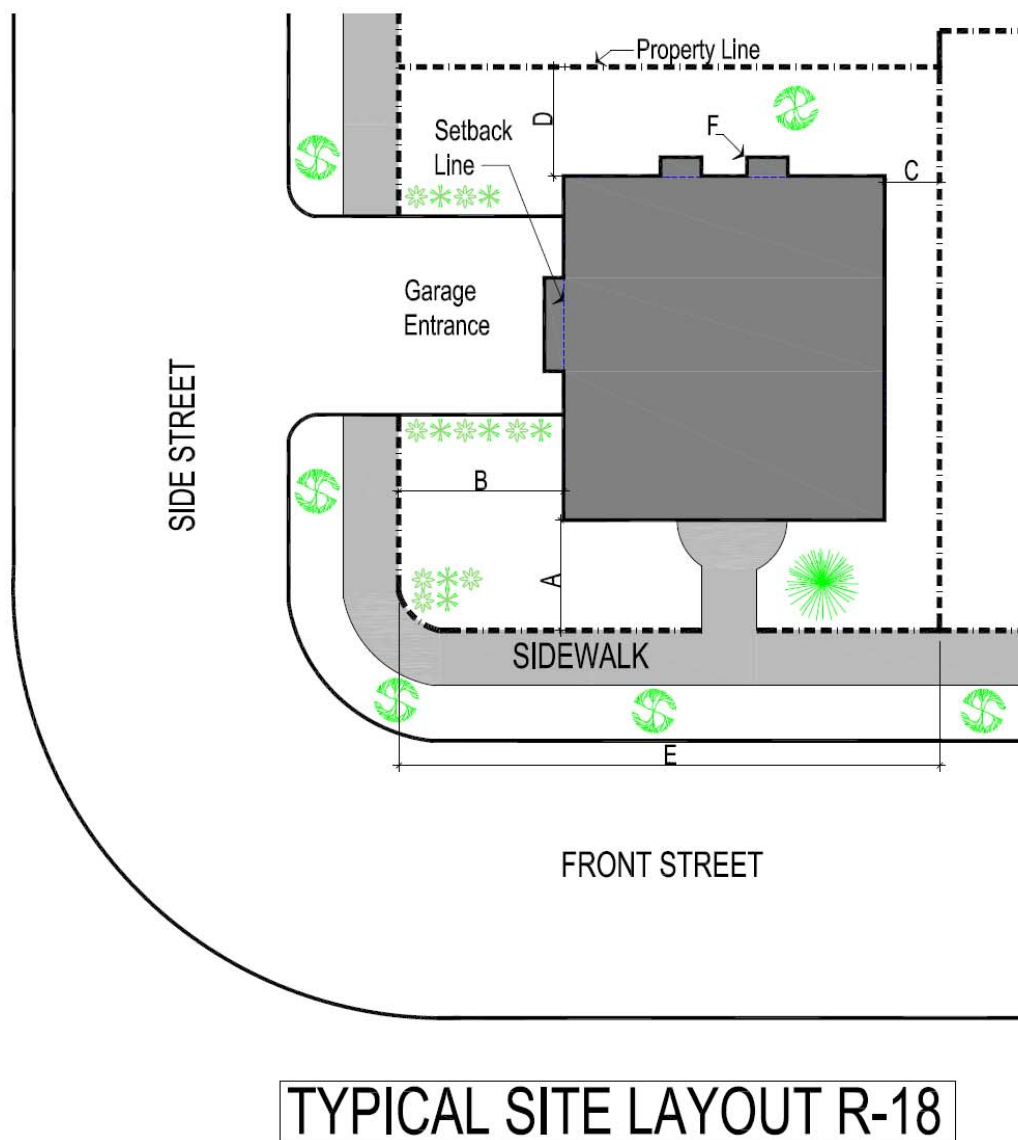
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
11	Float plane facility	N/A	1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted. (SMP) 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
12	Heliport		1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.
13	Antenna support structures		1. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit. 2. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
14	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
15	Antenna array and base station		1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment, and Recreation			
16	Community indoor recreation	Adequate to accommodate peak use.	1. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
17	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
18	Athletic, sports, and play fields		1. A Conditional Use Permit is required.
19	Golf course		
20	Marine recreation		
21	Commercial swimming pool		

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Education, Public Administration, Health Care, and Other Institutions			
22	Day care center	Employee (1.0)	1. A Conditional Use Permit is required. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.
23	Family day care provider	Vehicle used by the business (1.0).	1. Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.
24	Public safety	Adequate to accommodate peak use	1. A Conditional Use Permit is required.
25	Grade schools (K-12)		
26	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply. 2. A Traffic Mitigation Plan is required. See RZC 21.08.280(C)(5).
Other			
27	Home Business	Vehicle used by the business (1.0).	1. See RZC 21.08.340, Home Business, for specific regulations which may apply.
28	Roadside produce stand	N/A	
29	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures for special height, setback and area requirements (SMP).
30	Water-oriented accessory structure		1. See RZC 21.68.070(G), Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).

21.08.120 R-18 Multifamily Urban Residential

(A) Purpose.

The R-18 Multifamily Urban Residential zone provides for multifamily residential neighborhoods on lands suitable for residential development with an allowed base density of 18 dwellings per gross acre. This designation provides for stable and attractive residential neighborhoods which have an urban character and a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.



A	FRONT SETBACK MINIMUM 10'-0"
B	SIDE STREET SETBACK MINIMUM 15'-0"
C	SIDE INTERIOR SETBACK 5'-0"
D	REAR SETBACK MINIMUM 10'-0"
E	LOT FRONTAGE MINIMUM 20'-0"
F	ALLOWED PROJECTION OF BUILDING EXTREMITIES INTO SETBACK

THIS SKETCH REPRESENTS MAXIMUM ALLOWANCE FOR LOT COVERAGE FOR STRUCTURES, IMPERVIOUS SURFACE, & SETBACKS.

(B) Maximum Development Yield.

The following calculation provides a potential maximum development yield for a development utilizing the density bonuses available for the R-18 zone. The calculation is based on a development occurring on a one-acre lot. Please note that accessory dwelling units do not count toward maximum development yield.

Base Density	Available Density Bonuses	Maximum Density
18 dwelling units per gross acre	Green Building/Green Infrastructure Development: Up to 10 percent of base density	1.80 dwelling units allowed
	Affordable Housing: Up to 15percent of base density	2.70 dwelling units allowed
		Total = 23 dwelling units per gross acre

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	2,500 sq. feet	
	Required Density	65 percent of net acres	
	Lot Width Circle	N/A	
	Lot Frontage	20 feet	
	Setbacks <ul style="list-style-type: none"> • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish 	<ul style="list-style-type: none"> • 10 feet • 5 feet • 15 feet • 10 feet • 4 feet • 35 feet 	
	Building Separation	15 feet	6 feet for single-family dwellings. 10 feet for 2-unit to 4-unit attached dwelling units.
	Open Space	20 percent of total lot area	
	Landscaping	50 percent of total lot area	
Maximum	Lot Coverage for Structures	60 percent of total lot area	
	Impervious Surface	75 percent of total lot area	
	Building Height	45 feet	30 feet within Shorelines

(D) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the R-18 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	1. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	1. Permitted use in all neighborhoods. 2. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	1. See RZC 21.08.320, Designated Manufactured Homes, for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	<ol style="list-style-type: none"> Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. A Conditional Use Permit is required for Residential Care Facilities. A Conditional Use Permit is required for Long-Term Care Facilities. Parking requirements are as follows: <ul style="list-style-type: none"> Multifamily housing for senior citizens: Unit (0.5, 2.0) Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370(C)(3)(b)(iii).
8	Adult family home		
Transportation, Communication, Information, and Utilities			
9	Local utilities	Adequate to accommodate peak use.	
10	Regional utilities		1. A Conditional Use Permit is required.
11	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.

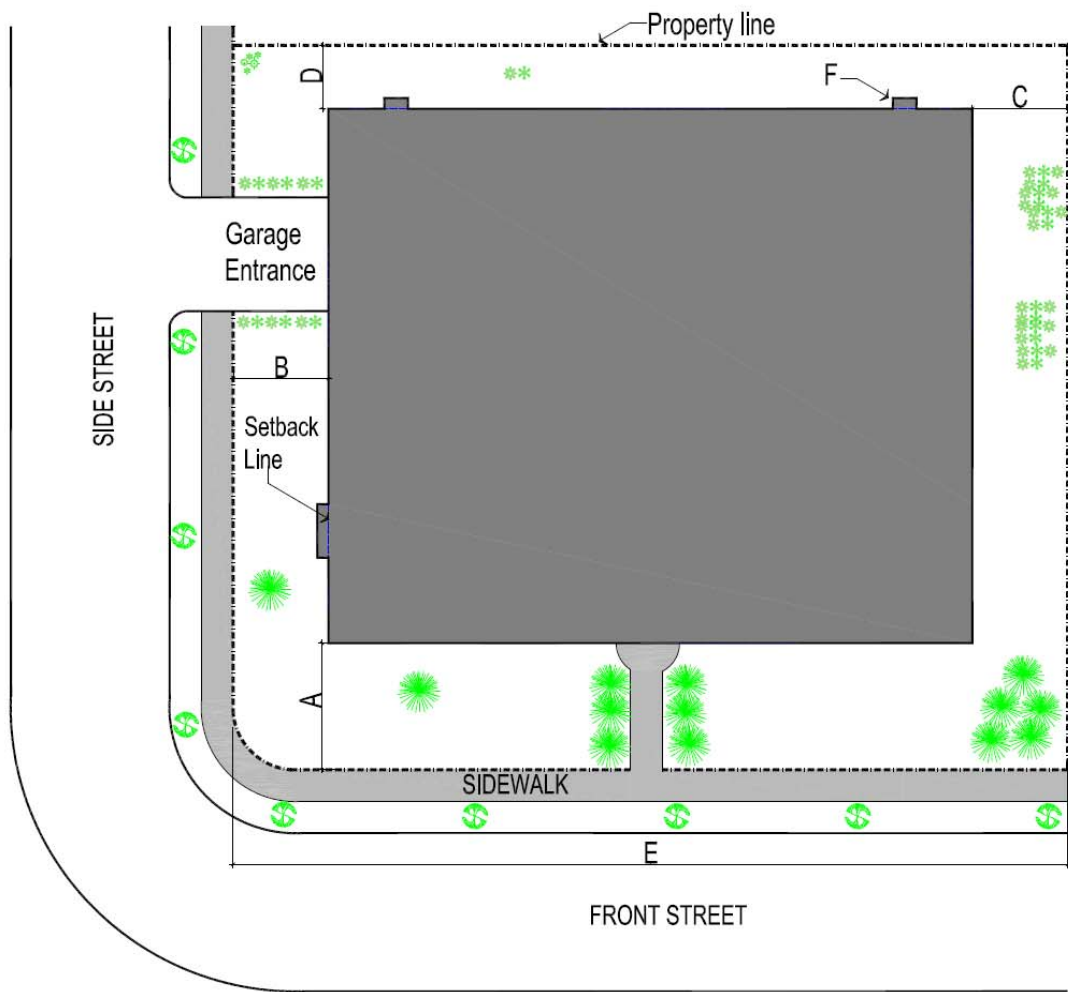
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
12	Float plane facility	N/A	1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted. (SMP) 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
13	Antenna support structures		1. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit. 2. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
14	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
15	Antenna array and base station		1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment, and Recreation			
16	Community indoor recreation	Adequate to accommodate peak use.	1. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
17	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
18	Athletic, sports, and play fields		1. A Conditional Use Permit is required.
19	Golf course		
20	Marine recreation		
21	Commercial swimming pool		

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Education, Public Administration, Health Care, and Other Institutions			
22	Day care center	Employee (1.0)	1. A Conditional Use Permit is required. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.
23	Family day care provider	Vehicle used by the business (1.0).	1. Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.
24	Public safety	Adequate to accommodate peak use	1. A Conditional Use Permit is required.
25	Grade schools (K-12)		
26	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply. 2. A Transportation Mitigation Plan is required. See RZC 21.08.280(C)(5).
Other			
27	Home Business	Vehicle used by the business (1.0).	1. See RZC 21.08.340, Home Business, for specific regulations which may apply.
28	Roadside produce stand	N/A	
29	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures for special height, setback and area requirements (SMP).
30	Water-oriented accessory structure		1. See RZC 21.68.070(G), Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).

21.08.130 R-20 Multifamily Urban Residential

(A) Purpose.

The R-20 Multifamily Urban Residential zone provides for multifamily residential neighborhoods on lands suitable for residential development with an allowed base density of 20 dwellings per gross acre. This designation provides for stable and attractive residential neighborhoods which have an urban character and a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.



TYPICAL SITE LAYOUT R-20

KEY TABLE	
A	FRONT SETBACK MINIMUM 20'-0"
B	SIDE STREET SETBACK MINIMUM 15'-0"
C	SIDE INTERIOR SETBACK 15'-0"
D	REAR SETBACK MINIMUM 10'-0"
E	LOT FRONTAGE MINIMUM 30'-0"
F	ALLOWED PROJECTION OF BUILDING EXTRIMITIES INTO SETBACK

THIS SKETCH REPRESENTS MAXIMUM ALLOWANCE FOR LOT COVERAGE FOR STRUCTURES, IMPERVIOUS SURFACE, & SETBACKS

(B) Maximum Development Yield.

The following calculation provides a potential maximum development yield for a development utilizing the density bonuses available for the R-20 zone. The calculation is based on a development occurring on a one-acre lot. Please note that accessory dwelling units do not count toward maximum development yield.

Base Density	Available Density Bonuses	Maximum Density
20 dwelling units per gross acre	Green Building/Green Infrastructure Development: Up to 10 percent of base density	2.0 dwelling units allowed
	Affordable Housing: Up to 15 percent of base density	3.0 dwelling units allowed
	Total = 25 dwelling units per gross acre	

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	N/A	
	Required Density	65 percent of net acres	
	Lot Width Circle	N/A	
	Lot Frontage	30 feet	
	Setbacks <ul style="list-style-type: none"> • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish 	<ul style="list-style-type: none"> • 20 feet • 5 feet • 15 feet • 10 feet • 4 feet • 35 feet 	
	Building Separation	15 feet	6 feet for single-family dwellings. 10 feet for 2-unit to 4-unit attached dwelling units.
	Open Space	20 percent of total lot area	
	Landscaping	50 percent of total lot area	
Maximum	Lot Coverage for Structures	60 percent of total lot area	
	Impervious Surface	75 percent of total lot area	
	Building Height	60 feet	30 feet within Shorelines

(D) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the R-20 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	1. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5) 2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	1. Permitted use in all neighborhoods. 2. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures		
6	Manufactured home	Dwelling unit (2.0)	1. See RZC 21.08.320, Designated Manufactured Homes, for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	1. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. 2. A Conditional Use Permit is required for Residential Care Facilities. 3. A Conditional Use Permit is required for Long-Term Care Facilities. 4. Parking requirements are as follows: <ul style="list-style-type: none"> • Multifamily housing for senior citizens: Unit (0.5, 2.0) • Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) • Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) • Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) 5. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370(C)(3)(b)(iii).
8	Adult family home		
Transportation, Communication, Information, and Utilities			
9	Local utilities	Adequate to accommodate peak use.	
10	Regional utilities		1. A Conditional Use Permit is required.
11	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.

RZC 21.08: Residential Regulations

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
12	Float plane facility	N/A	1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted. (SMP) 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
13	Antenna support structures		1. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit. 2. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
14	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
15	Antenna array and base station		1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment, and Recreation			
16	Community indoor recreation	Adequate to accommodate peak use.	1. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
17	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
18	Athletic, sports, and play fields		1. A Conditional Use Permit is required.
19	Golf course		
20	Marine recreation		
21	Commercial swimming pool		

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Education, Public Administration, Health Care, and Other Institutions			
22	Day care center	Employee (1.0)	1. A Conditional Use Permit is required. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.
23	Family day care provider	Vehicle used by the business (1.0).	1. Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.
24	Public safety	Adequate to accommodate peak use	1. A Conditional Use Permit is required.
25	Grade schools (K-12)		
26	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply. 2. A Traffic Mitigation Plan is required. See RZC 21.08.280(C)(5).
Other			
27	Home Business	Vehicle used by the business (1.0).	1. See RZC 21.08.340, Home Business, for specific regulations which may apply.
28	Roadside produce stand	N/A	
29	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures for special height, setback and area requirements (SMP).
30	Water-oriented accessory structure		1. See RZC 21.68.070(G), Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).

(B) Maximum Development Yield.

The following calculation provides a potential maximum development yield for a development utilizing the density bonuses available for the R-30 zone. The calculation is based on a development occurring on a one-acre lot. Please note that accessory dwelling units do not count toward maximum development yield.

Base Density	Available Density Bonuses	Maximum Density
30 dwelling units per gross acre	Green Building/Green Infrastructure Development: Up to 10 percent of base density	3.0 dwelling units allowed
	Affordable Housing: Up to 15 percent of base density	4.5 dwelling units allowed
		Total = 38 dwelling units per gross acre

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	N/A	
	Required Density	65 percent of net acres	
	Lot Width Circle	N/A	
	Lot Frontage	30 feet	
	Setbacks <ul style="list-style-type: none"> • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish 	<ul style="list-style-type: none"> • 20 feet • 15 feet • 15 feet • 10 feet • 4 feet • 35 feet 	
	Building Separation	15 feet	
	Open Space	20 percent of total lot area	
	Landscaping	50 percent of total lot area	
Maximum	Lot Coverage for Structures	60 percent of total lot area	
	Impervious Surface	75 percent of total lot area	
	Building Height	60 feet	30 feet within Shorelines

(D) Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the R-30 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	1. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5) 2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	1. Permitted use in all neighborhoods. 2. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures		
6	Manufactured home	Dwelling unit (2.0)	1. See RZC 21.08.320, Designated Manufactured Homes, for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	1. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. 2. A Conditional Use Permit is required for Residential Care Facilities. 3. A Conditional Use Permit is required for Long-Term Care Facilities. 4. Parking requirements are as follows: <ul style="list-style-type: none"> • Multifamily housing for senior citizens: Unit (0.5, 2.0) • Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) • Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) • Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) 5. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370(C)(3)(b)(iii).
8	Adult family home		
Transportation, Communication, Information, and Utilities			
9	Local utilities	Adequate to accommodate peak use.	
10	Regional utilities		1. A Conditional Use Permit is required.
11	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.

RZC 21.08: Residential Regulations

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
12	Float plane facility	N/A	1. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. 2. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070(E), Piers, Docks, and Floats. (SMP) 3. Only one float plane per lot is permitted. (SMP) 4. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.(SMP) 5. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP) 6. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)
13	Antenna support structures		1. A Conditional Use Permit is required. See RZC 21.76.070(K), Conditional Use Permit. 2. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
14	Large satellite dish/amateur radio tower		1. See RZC 21.56, Wireless Communication Facilities for specific development requirements.
15	Antenna array and base station		1. A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment, and Recreation			
16	Community indoor recreation	Adequate to accommodate peak use.	1. Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
17	Parks, open space, trails and gardens		1. Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
18	Athletic, sports, and play fields		1. A Conditional Use Permit is required.
19	Golf course		
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Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
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23	Family day care provider	Vehicle used by the business (1.0).	1. Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.
24	Public safety	Adequate to accommodate peak use	1. A Conditional Use Permit is required.
25	Grade schools (K-12)		
26	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply. 2. A Traffic Mitigation Plan is required. See RZC 21.08.280(C)(5).
Other			
27	Home Business	Vehicle used by the business (1.0).	1. See RZC 21.08.340, Home Business, for specific regulations which may apply.
28	Roadside produce stand	N/A	
29	Pier, dock, float		1. See RZC 21.68.070, In-Water Structures for special height, setback and area requirements (SMP).
30	Water-oriented accessory structure		1. See RZC 21.68.070(G), Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).

21.08.150 General Residential Regulations

(A) Purpose. The purpose of this division of the Zoning Code is to provide for:

- (1) The specific characteristics of residential development that may take place in Redmond;
- (2) A consistent and compatible residential land use pattern;
- (3) The residential housing needs of Redmond citizens;
- (4) The public safety needs of Redmond citizens.

(B) Relationship to Building and Construction Codes. Compliance with the general residential requirements of this Chapter does not relieve a unit owner from complying with any requirement set forth in the City's Building and Construction Codes, RMC Title 15. In the event of a conflict between the requirements in this Chapter and the requirements of the City Building and Construction Code, the most restrictive requirement shall apply.

(C) Fractional Values. Whenever any calculation set forth in these regulations results in a fractional value, the fraction shall be rounded to the nearest whole number.

21.08.160 Permitted Land Uses in Residential Zones

(A) Permitted Uses in Zone Use Charts. Each zone use chart in RZC 21.08.020 through RZC 21.08.140 lists the categories of land uses that may be permitted and any kind of conditional review process which may be required. Land uses not listed are prohibited unless otherwise provided by this chapter or some other provision of the Zoning Code.

21.08.170 Site Requirements for Residential Zones

(A) Purpose. This purpose of this section is to establish basic site requirements for residential zones in Redmond. These requirements implement Redmond's Comprehensive Plan, the Growth Management Act, the Multicounty Planning Policies, and the County-Wide Planning Policies, while also protecting Redmond's residential areas from public nuisances, incompatible uses, and other hazards.

(B) Site Requirements in Zone Use Charts. Each zone use chart in RZC 21.08.020 through 21.08.140 sets forth the basic dimensional standards for residential development in that zoning district. RZC 21.08.150 through 21.08.200 provide additional general requirements applicable to all zoning districts. Some site requirements may be modified as provided in RZC 21.08.150 through 21.08.200 and as provided in RZC 21.08.350, Innovative Housing Demonstration Projects.

(C) Allowed Density.

(1) Purpose. The purpose of the allowed density requirement is to:

- (a) Help maintain a consistent and compatible land use pattern in Redmond's residential neighborhoods;
- (b) Serve Redmond's planned housing needs; and
- (c) Prevent public nuisances that result from a lack of adequate open space and the over utilization of public facilities.

(2) Requirements. The allowed density, as shown in each residential zone use chart in RZC 21.08.020 through 21.08.140, represents the maximum number of dwelling units that may occupy an acre of land, exclusive of bonuses and exclusive of accessory dwelling units.

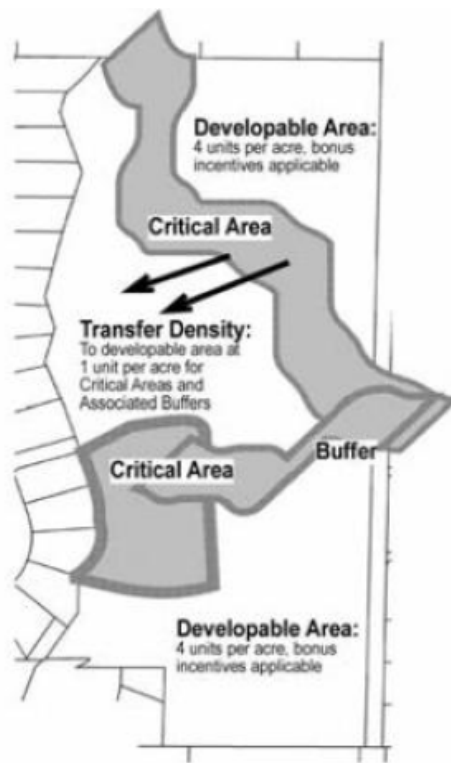
(3) Calculations. When calculating allowed density for any given site in the City, the gross area of the site is multiplied by the allowed density per acre that applies to the zone where the site is located. The result is the maximum number of units (other than ADUs) that may occupy that site.

Calculating Maximum Number of Dwelling Units:

Example:				
R-4 zone: Allowed density of 4 units per acre				
Gross Site Area: 21,780 sq. feet		4/43,560	=	2 maximum allowed dwelling units

- (4) North Redmond Residential Development and Conservation Overlay Density Transfer and Limitations. The Residential Development and Conservation Overlay zone is applied to those properties within the North Redmond Neighborhood and adjacent pre-annexation areas as shown on the Zoning Map. This designation establishes a maximum for the underlying zoning at R-4 in those areas determined to be developable in the Critical Areas Report, submitted at the time of application for development. Additionally, for those areas determined to be critical areas and the associated buffers, densities may be transferred to developable areas at a maximum of one unit per acre. (See Figure 1 below). A rezone for higher densities beyond the established R-4, four units per acre, may not occur. In addition to the allowed density, bonus incentives are applicable as designated in the North Redmond Neighborhood Plan or elsewhere in the Redmond Zoning Code.

Figure 1, North Redmond Residential Development and Conservation Overlay Density Transfer



(D) Minimum Required Density.

- (1) Purpose. The purpose of minimum required density is to:
- (a) Help establish a consistent and compatible land use pattern in Redmond residential neighborhoods;
 - (b) Provide for the efficient use of land;
 - (c) Provide for the efficient use of public facilities and services; and
 - (d) Reduce public nuisances that often result when undeveloped areas are urbanized.

- (2) Relationship to Allowed Density. While allowed density places an upper limit on the number of units that may be located on a site, the minimum required density establishes a lower limit. When taken together, the site calculations for allowed density and minimum required density create an upper and lower range that defines the number of units that may be built on a site, exclusive of accessory dwelling units. One important difference between allowed density and minimum required density is that allowed density is calculated using gross site area while minimum required density uses the net buildable area of a site.
- (3) Requirements. The minimum required number of dwelling units for a site is equal to the site's net buildable area multiplied by the site's allowed or "zoned" density and multiplied again by the minimum required density percentage. The net buildable area calculation is explained below in subsection (D)(4) of this section. The minimum required density percentage, as well as the allowed density, for each residential zone is shown in the zone use charts in RZC 21.08.020 through 21.08.140.
- (4) Net Buildable Area Calculation. Net buildable area, for the purpose of determining the minimum required number of dwelling units for a site, shall be calculated by subtracting areas where building is prohibited or subject to significant restrictions from the gross area of a site. The area remaining after these exclusions from the gross site area represents the net buildable area. The following exclusions from the gross site area, and only these exclusions, may be used in determining net buildable area:
- (a) Critical areas and shoreline areas where development is prohibited or restricted shall be excluded from the net buildable area. These critical areas and shoreline areas shall include: Landslide Hazard Areas; Category I through IV wetlands; Class I through IV streams; floodways; floodplains; critical areas buffers; the area waterward of the line of the ordinary high water mark on Lake Sammamish, regardless of the extent of ownership; lands required to be maintained in open space; and native growth protection easements.
 - (b) Surface water retention areas that are dedicated or otherwise held in common shall also be excluded from the net buildable area.
 - (c) Public rights-of-way, private streets and access corridors, parks and open space that are dedicated or otherwise held in common, and above-ground public facilities shall also be excluded from the net buildable area.
 - (d) For example, where gross site area equals 87,120 square feet or two acres, the following calculation is made to determine net buildable area:

Calculating Net Buildable Area

Example:							
Gross Site Area: 87,120 sq. feet	–	Critical Areas and buffers: 6,100 sq. feet	–	Public rights-of-way: 15,680 sq. feet	=	Net Buildable Area: 65,340 sq. feet (1.5 acres)	

- (e) In order to avoid the expense of technically assessing a site's net buildable area, a builder/developer may elect to apply the minimum required density percentage to the gross area of the site instead of the net buildable area in order to determine the minimum required number of units.
- (5) Minimum Required Density Calculation. The formula for determining a site's minimum required number of dwelling units is shown below.

Calculating Minimum Required Density

Net buildable area	x	Allowed density	x	Minimum required density percentage	=	Minimum required number of units
<p>Example:</p> <p>Gross site area = 87,120 sq. feet (2 acres) Net buildable area = 65,340 sq. feet (1.5 acres) Allowed density = 6 units per acre Minimum required density percentage = 80 percent</p>						
Net buildable area: 1.5 acres	x	Allowed density: 6 units per acre	x	Minimum required density percentage: 80 percent (0.8)	=	Minimum required number of units: 7 (rounded down from 7.2)
<p>Required Unit Range for this Example:</p> <p>Maximum number of units allowed, excluding bonuses = 12 (see allowed density calculation in RZC 21.08.170(C)(3)).</p> <p>Minimum required number of units = 7</p>						

(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 median income for the Seattle Metropolitan Statistical Area (see RZC 21.20, Affordable Housing).

(E) Minimum Average Lot Size.

(1) Purpose. The purpose of the average lot size requirement is to:

- (a) Allow for the development of consistent and compatible land use patterns throughout Redmond's residential neighborhoods; and
- (b) Minimize public nuisances that may result from a lack of adequate open space and the over utilization of public facilities.

(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 21.08.330) 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, 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; and;

(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.) 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.

(D.) 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 median income defined in RZC 21.20, Affordable Housing.

(b) Limitations on Averaging.

- (i) No lot shall be created as a result of lot averaging that results in a lot size that is less than 50 percent of the average lot size standard. For example, with an average lot size of 7,000 square feet in an R-4 zone, no single lot in a proposed subdivision in this zone may be sized at less than 3,500 square feet. For short subdivisions where three or fewer lots are created, no lot shall be created that is less than 75 percent of the average lot size standard.

- (ii) The following critical areas and shoreline areas shall not be included in the average lot size determination for all residential zones: Landslide Hazard Areas; Category I wetlands and their buffers; Class I streams and their buffers; the area waterward of the line of the ordinary high water mark on Lake Sammamish, regardless of the extent of ownership; and floodway areas.

- (iii) Nothing in this section shall be construed to allow for an increase in the allowed density as calculated in RZC 21.08.170(C)(3) and as shown for all residential zones in the zone use charts in RZC 21.08.020 through 21.08.140.

- (c) Areas of Lots with Access Corridor. The calculation of lot area shall not include any area of the lot that serves as an access corridor.

(F) Minimum Lot Width Circle.

- (1) Purpose. The purpose of the minimum lot width circle requirement is to:

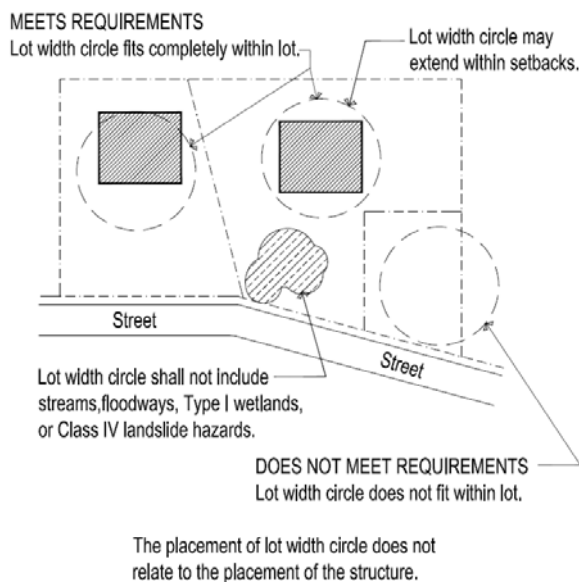
- (a) Ensure that each lot is wide enough to maintain a consistent and compatible land use pattern in residential neighborhoods; and
- (b) Ensure that a minimum buildable area is included in each lot created.

- (2) Requirement.

- (a) The zone use chart for each residential zone (RZC 21.08.020 through 21.08.140) identifies the minimum lot width circle diameter that must fit within each newly created lot. This circle establishes that at least some portion of a lot must be at least as wide as the minimum lot width. The lot width circle shall not include the area waterward of the line of ordinary high water mark on Class I through Class IV streams and Lake Sammamish, regardless of the extent of ownership; floodways; Category I wetlands; or Landslide Hazard Areas. (SMP)

- (b) In the area between Lake Sammamish and West Lake Sammamish Parkway, the minimum lot width circle diameter shall be 45 feet.
- (c) The minimum lot width circle requirement does not apply where structures overlap two or more lot lines.

Figure 2: Minimum Lot Width Circle



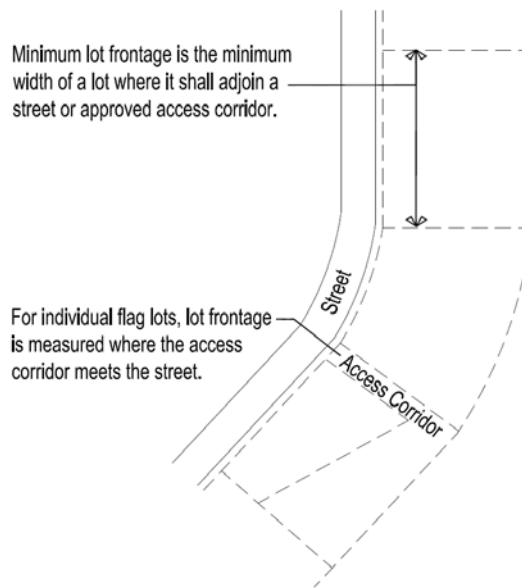
(G) Minimum Lot Frontage.

(1) Purpose. The purpose of the minimum lot frontage requirement is to:

- (a) Prevent congestion by allowing for on-site parking; and
- (b) Reduce public nuisances that result from an inability of emergency vehicles to access a building either because vehicles block the access to a residence or because the lot is not wide enough to allow emergency vehicles to enter from the street.

(2) Requirement. Minimum lot frontage is the minimum width of a lot, as defined by the zone use chart for each residential zone (RZC 21.08.020 through 21.08.140), where it shall adjoin a street or approved access corridor. For individual flag lots, lot frontage is measured where the access corridor meets the street. For private streets and access corridors serving less than three lots and accessing directly onto a public street, lot frontage may be reduced to 14 feet.

Figure 3: Minimum Lot Frontage



(H) Building Setbacks.

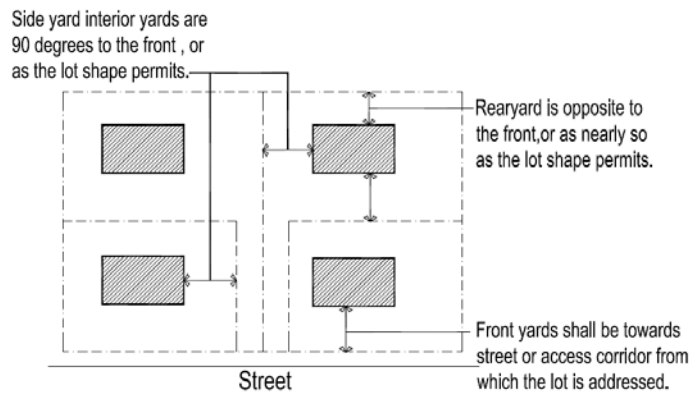
(1) Purpose. The purpose of front, rear, side/interior, and side street setbacks is to:

- (a) Help maintain a consistent and compatible land use pattern for Redmond's residential neighborhoods;
- (b) Provide for adequate light and air to all properties;
- (c) Minimize incompatibilities such as excessive light and noise; and
- (d) Prevent public nuisances such as the potential for fire damage from buildings constructed too close to each other.

(2) Requirements.

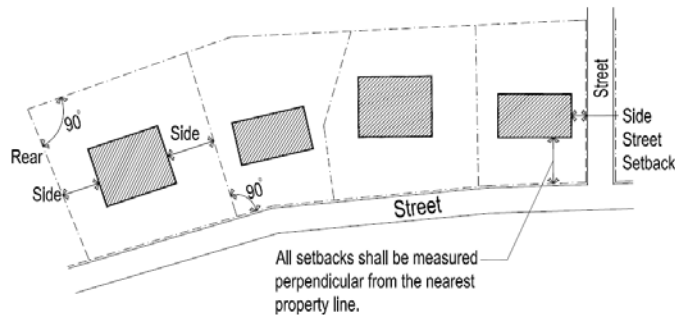
- (a) Lot Orientation. For the purpose of applying setback regulations, the following shall be applied: the front shall be toward the street or access corridor from which the lot is addressed; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are 90 degrees to the front or as nearly so as the lot shape permits. Where a lot does not front on a named street and it is most logical to have the front oriented towards the un-named access corridor, the side towards the un-named access corridor shall be considered the front and all other setbacks will follow suit.

Figure 4: Lot Orientation



- (b) **Measurement.** All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line in a plane horizontal to the ground, or in the case of access corridors for single-family residential development, from the nearest edge of the easement to the foundation line of the structure. Front, side street, side/interior, and rear directions shall be determined as provided in subsection (2)(a) of this section.

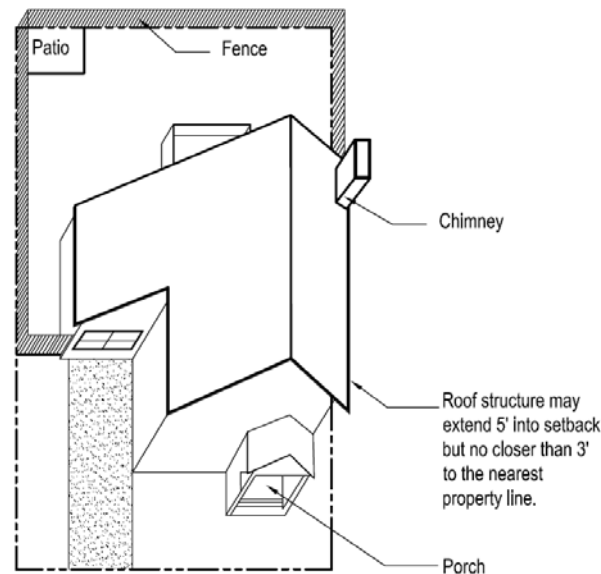
Figure 5: Building Setbacks



- (c) **Side Street Setbacks.** Side street setbacks shall apply whenever a side yard adjacent to a structure faces a public street, private street, or access corridor serving more than two lots.
- (d) **Corner Lots.** Corner lots shall be subject to only one front setback requirement.
- (e) **Side/Interior Setbacks.** In those zones where the side/interior setback is five feet and 10 feet, each lot shall have one five-foot side/interior setback and one 10-foot side/interior setback. Where an abutting property has a five-foot side/interior setback, the side/interior setback on that side shall be 10 feet. In no case shall any property be required to have two 10-foot side/interior setbacks. Where both properties abutting a lot have five-foot side/interior setbacks, only one 10-foot side/interior setback shall be required.
- (f) **Rear Setbacks – Alleys.** When vehicular access to a lot is by an alley, the rear setback shall be four feet from the nearest alley line.
- (g) **Accessory Structure Setbacks.** Side interior and rear setbacks (but not side street) for accessory structures in all residential zones are five feet.

Figure 6: Permitted Encroachments in Setback Areas

Building extremities such as chimneys, decks at least 30" above grade, and porches, bay windows, roof structures and other building extremities may encroach front, rear and side street setbacks. These extremities may project up to 5 feet into an interior side yard setback area.



- (3) Encroachments/Front, Rear, Side Setbacks. Minor structures, appurtenances and improvements may encroach into required front, rear, and side setbacks as follows:
- (a) The following features are permitted to encroach up to three feet into front, rear, and side street setback areas: chimneys, porches, bay windows, roof structures, other building extremities such as gas fireplace enclosures, and decks. No encroachment into a front, rear, or side street setback area may extend closer than three feet to the nearest property line.
 - (b) Encroachments/Side Interior Setbacks. The following features may encroach up to five feet into side interior setback areas: chimneys, porches, bay windows, roof structures, other building extremities such as gas fireplace enclosures, and decks. No encroachment into a side interior setback area may extend closer than three feet to the nearest property line.
 - (c) No encroachments are allowed with the Lake Sammamish waterfront building setbacks, except as provided in subsection (5) of this section, Waterfront Building Setbacks along Lake Sammamish. (SMP)
 - (d) Improvements. Improvements less than 30 inches above grade including decks, patios, walks and driveways are permitted in setback areas. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met.
- (4) Setback Modifications.
- (a) Multifamily/Front Setbacks. A binding site plan, site plan, or preliminary plat may modify front setbacks along access corridors within multifamily developments, provided that front setbacks are maintained from all public streets.
 - (b) Zero Lot Line Development. Within zero lot line developments, buildings may be located within the side yard setback according to the requirements set forth in RZC 21.08.390.
- (5) Waterfront Building Setbacks along Lake Sammamish. (SMP)

(a) Waterfront building setbacks shall be a distance measured from the line of the ordinary high water mark on Lake Sammamish. The ordinary high water mark, as defined in RZC 21.78, Definitions, shall be located for each shoreline property through a site reconnaissance and survey by a licensed surveyor.

(b) See RZC 21.68.060(B), Lake Sammamish Setback, for setback requirements and restrictions. Habitat enhancement features or shoreline protective structures, subject to the requirements of RZC 21.68.080, Shoreline Protective Structures, and in-water structures, subject to the requirements of RZC 21.68.070, In-Water Structures, are permitted. Setback vegetation should consist of native trees, shrubs, or groundcover with an emphasis on encouraging a tree canopy.

(c) Parking is prohibited within the waterfront building setback.

(I) Building Separation.

(1) Purpose. The purpose of the building separation requirement is to:

(a) Helps maintain a consistent and compatible land use pattern for Redmond's residential neighborhoods;

(b) Provide for adequate light and air to all properties;

(c) Minimize incompatibilities, such as excessive light and noise

(d) Prevent public nuisances such as the potential for fire damage from buildings constructed too close to each other; and

(e) Allow for easy access to structures in the event of fire or other emergency.

(2) Requirement. Buildings, except for accessory structures, shall maintain the separation required in the zone use chart for the residential zone in which the building is located. (See RZC 21.08.020 through 21.08.140).

(J) Maximum Lot Coverage for Structures.

(1) Purpose. The purpose of the maximum lot coverage for structures requirement is to:

(a) Help maintain a consistent and compatible land use pattern for Redmond's residential neighborhoods;

(b) Provide for adequate light and air to all properties; and

(c) Prevent public nuisances that may result from a reduction of open space, such as increased storm water runoff and other environmental hazards.

(2) Requirement. The maximum lot coverage for structures requirement sets the maximum percentage of a lot that may be covered with primary and accessory structures. Lot coverage percentages for each residential zone are established in the zone summary for each residential zone. (See RZC 21.08.020 through 21.08.140). Decks exceeding a height of thirty inches above grade, patios, and porches with roofs shall be counted toward the maximum lot coverage of structures.

(K) Maximum Impervious Surface.

(1) Purpose. The purpose of the maximum impervious surface requirement is to:

(a) Maintain open space;

(b) Prevent adverse impacts from storm water runoff;

(c) Replenish ground water resources; and

(d) Minimize flooding.

- (2) Requirement. The maximum impervious surface percentage in the zone use chart for each residential zone (RZC 21.08.020 through 21.08.140) establishes the maximum percentage of a lot's area that may be covered with structures (including outdoor storage), paved areas, and other impervious surfaces.
- (3) Modifications. As part of an approved binding site plan or subdivision, the Technical Committee may allow for increased maximum impervious surface limits on individual lots within a multi-lot development provided that the total amount of impervious surface for the development as a whole does not exceed the limit established for that zone in the zone summary. If a modification is approved, the development shall be conditioned to ensure compliance with the maximum impervious surface limits set by the zone summary for the residential zoning district. (See RZC 21.08.020 through 21.08.140).

(L) Minimum Open Space – Landscaping – Buffers.

- (1) Purpose. The purpose of the minimum open space requirement is to:
 - (a) Maintain community character by providing visual relief, open space, adequate outdoor space for residents of residential developments; and
 - (b) Enhance public safety by providing adequate off-street recreation space for children.
- (2) Requirement. The minimum open space requirement establishes the minimum percentage of a lot or a development that must be set aside as open space, as shown for each residential zone in the zone use chart (see RZC 21.08.020 through 21.08.140).
 - (a) Lot-By-Lot Compliance. Where the minimum open space requirement is met on a lot-by-lot basis, open space shall consist of a contiguous area of natural vegetation, landscaping, or recreation and may include front or backyard areas. Decks and porches shall be counted towards the minimum open space requirement. No portion of the open space created under this option may have a dimension of less than 15 feet.
 - (b) Development-Wide Compliance. The minimum open space requirement may be measured on a development-wide basis as opposed to a lot-by-lot basis. Under this option, individual lots may be developed with as little as 10 percent of total lot square footage in open space (as defined in subsection (2)(a) of this section), provided that the development as a whole meets the open space requirement called for in zone use chart for the residential zone in which the property is located (see RZC 21.08.020 through 21.08.140). Common open space created under this modification shall be dedicated and shall:
 - (i) Serve those lots developed below the open space standard in the zone summary;
 - (ii) Include an active open space area designed for recreation including picnic areas, children's play areas, and sports courts;
 - (iii) Consist of a contiguous area and have no single dimension of less than 25 feet; and
 - (iv) Have a minimum size equal to the total square foot reduction below the open space standard of the Site Requirements Chart for every lot in the development.
 - (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, swimming pools, golf courses, sport courts, 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 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.

(M) Maximum Height of Structures.

- (1) Purpose. The purpose of the maximum height of structures requirement is to:
 - (a) Help to maintain a consistent land use pattern and visual character in residential neighborhoods;
 - (b) Protect important community-recognized view corridors; and
 - (c) In the case of shoreline height limits, to protect habitat values and the aesthetic resources of the shoreline and aid in preserving views in shoreline areas.
- (2) Requirements. The maximum height of structures requirement sets the limit above which structures shall not extend, as set forth in the zone use chart for each residential zone (RZC 21.08.020 through 21.08.140).
 - (a) Hose towers (when associated with a fire station), chimneys, antennae, smoke and ventilation stacks flagpoles, solar panels, and wind turbines may exceed the highest point of the existing or proposed structure by no more than 15 feet.
 - (b) Religious Icons and Structures. Special height exceptions for steeples, bell towers, crosses or other symbolic religious icons are contained in RZC 21.08.280, Churches, Synagogues, Temples and Other Places of Worship.
- (3) Maximum Height of Structures – Height Limits within Shorelines. (SMP) Within the shoreline jurisdiction, the following height limits apply:
 - (a) The maximum height of all structures, except water-oriented accessory structures and piers or docks, shall be 30 feet.
 - (b) Water-oriented accessory structures shall not exceed 10 feet in height.
 - (c) The maximum height of docks is specified in RZC 21.68.070, In-Water Structures.
 - (d) The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 30 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.

21.08.180 Residential Development and Architectural, Site and Landscape Design Regulations

(A) Residential Development – Purpose.

- (1) Purpose: The purpose of this section is to:
 - (a) Maintain the vitality of the City's residential areas by providing design standards for residential development; and
 - (b) Implement the goals and policies of the Neighborhoods Element of the Redmond Comprehensive Plan.

(B) Residential Architectural, Site & Landscape Design - General Provisions.

- (1) Purpose. The purpose of this section is to establish residential design standards for all areas of the City that:
 - (a) Provide variety and visual interest in new residential development in a manner that is compatible with the neighborhood character;
 - (b) Create engaging and active streetscapes through design and vegetation that brings living space toward the street;

RZC 21.08: Residential Regulations

- (c) Ensure that dwelling units are of a scale that is proportional to their lot size and location;
- (d) Incorporate landscaping to help provide a transition between new and existing development, to enhance building and site appearance, and to maintain and enhance the environmental quality of the neighborhood;
- (e) Encourage public safety for citizens of the neighborhood through building and site design;
- (f) Design homes that feature living space as the dominant feature of the street elevation;
- (g) Promote the use of resource conserving and low impact development techniques.
- (h) Assist applicants and decision makers reviewing development applications; and
- (i) Comply with RZC 21.58.010, Design Standards – Purpose and Intent.

(2) Applicability.

- (a) The residential design standards of this division apply to all applications for new attached and detached single-family development in all areas of the City. Where a regulation applies to only one of the City's neighborhoods, the regulation so indicates. The City's neighborhoods are shown on Map 8.3 set forth at the end of this chapter. For a list of neighborhood specific regulations, see subsection (c) below.
- (b) All applications for residential development which result in a building permit for construction of a new single-family detached or attached dwelling unit, unless otherwise exempted by this division, shall comply with the provisions of this section and RZC 21.58.020(B)-(D). Dwellings built prior to the adoption of residential design standards for the neighborhood in which the dwelling is located are not considered nonconforming dwellings and are not subject to the limitations on nonconforming structures set forth in RZC 21.76.100(F), Legal Nonconformances and Structures.
- (c) Specific neighborhood requirements for the Bear Creek Neighborhood are set forth in RZC 21.08.180(E)(2) (Building Character, Proportionality and Massing). Specific neighborhood requirements for the Education Hill Neighborhood are set forth in RZC 21.08.180(D)(2) (Building Orientation) and RZC 21.08.180(F)(2) (Landscaping Standards). Specific neighborhood requirements for the Grass Lawn Neighborhood are set forth in RZC 21.08.180(D)(2) (Building Orientation). Specific neighborhood requirements for the Idylwood Neighborhood are set forth in RZC 21.08.180(D)(2) (Building Orientation) and RZC 21.08.180(E)(2) (Building Character, Proportionality and Massing). Specific neighborhood requirements for the North Redmond Neighborhood are set forth in RZC 21.08.180(D)(2) (Building Orientation); RZC 21.08.180(E)(2) (Building Character, Proportionality and Massing); RZC 21.08.180(F)(2) (Landscaping Standards); and, RZC 21.08.180(G)(3) (Streets and Pathways). Specific neighborhood requirements for the Willows/Rose Hill Neighborhood are set forth in RZC 21.08.180(D)(2) (Building Orientation) and RZC 21.08.180(F)(2) (Landscaping Standards);

(C) Variety and Visual Interest in Building and Site Design.

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

- (a) Promote building and site design that is consistent with the neighborhood character of each of the City's residential neighborhoods; and
- (b) Provide variety and visual interest by using various combinations of building elements, features and treatments and variation in site design elements while remaining consistent with neighborhood character.

(2) Design Criteria.

(a) Variety in Building Design.

- (i) The same combination of building elements, features and treatments shall not be repeated for more than 20 percent of the total dwelling units in any new residential development. Dwelling units with the same

RZC 21.08: Residential Regulations

combination of features and treatments shall not be located side-by-side with each other or directly across a street from each other.

- (ii) Dwelling units in developments of five or more lots may have the same combination of features as long as the details are varied to achieve visual interest. Dwelling units in developments of less than five lots shall not repeat the same combination of primary and secondary features. The development of a new dwelling unit on a single lot shall not repeat the same design of an existing home that is located side-by-side with it or directly across a street from it.

- (iii) In making the determinations required in subsections (i) and (ii), of this section, architecture within new residential developments will be evaluated by the Administrator as a combination of at least three primary features and at least three secondary features per dwelling unit. The primary features may include:

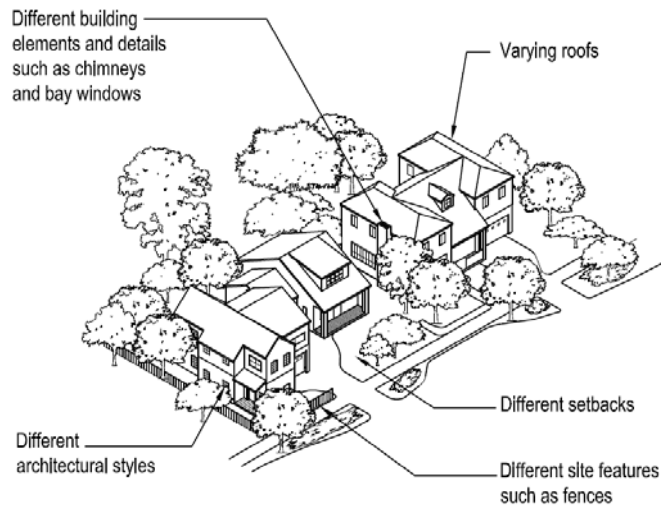
- (A.) Variation in structure height by a minimum of at least 10 percent;
- (B.) Varying roof pitch, shape, and orientation between adjacent structures;
- (C.) Variation in structure width of greater than five feet;
- (D.) Variation in dwelling unit type or size by a minimum of at least 10 percent;
- (E.) Variation in garage orientation (i.e., front, side, alley, detached);

Secondary features may include:

- (A.) Variation in setbacks from the street of greater than four feet;
- (B.) Entry enhancement and differentiation;
- (C.) Variation in building materials, colors, and detailing;
- (D.) Façade articulation and modulation.
- (E.) Visible window trim and mullions

Other secondary building elements, treatments, features, or site designs which meet or exceed the intent of this section may be approved by the Administrator.

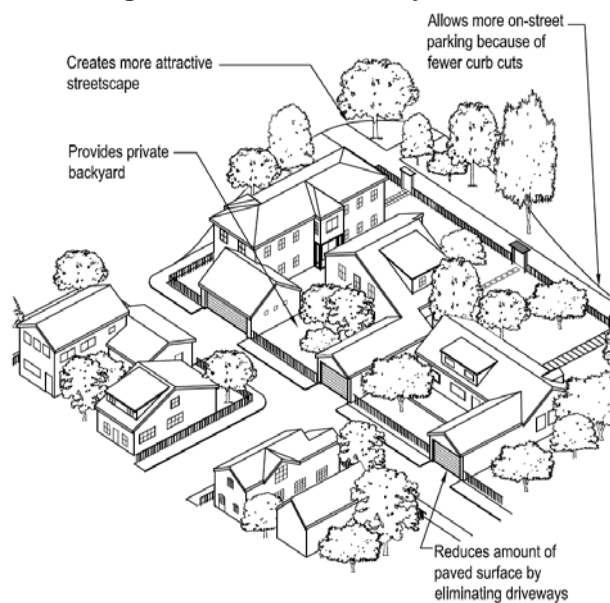
Figure 7: Variety in Building and Site Design



(b) **Variety in Site Design.** Variation in site design shall be achieved through the use of various site planning methods and techniques. Examples of techniques to provide variety in site design include, but are not limited to:

- (i) Variation in lot sizes or orientation;
- (ii) Variation in type of driveway (shared or not shared);
- (iii) Alleys (See Figure 7 below);
- (iv) Variation in landscape design; and,
- (v) Other similar site design features which achieve variety and visual interest and meet or exceed the intent of this section may be approved by the Administrator.

Figure 8: Benefits of Alley Access



(D) Building Orientation.

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

- (a) Provide active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents;
- (b) Incorporate features into dwelling, site, and streetscape design that bring the primary living area of the dwelling toward the street; and
- (c) Except for properties located on arterials, ensure that garages are not the dominant feature as viewed from the street (See Figure 8 below).

(2) Design Criteria.

(a) Setbacks on Arterials.

With the exception of the North Redmond Neighborhood, for structures located on properties facing an arterial, main living areas may be located toward the rear of the property for noise attenuation, as approved by the Administrator. Minimum setbacks shall be as provided in the zone use chart for the residential zone in which the property is located.

In the North Redmond Neighborhood only, the following arterial setback requirements apply in lieu of the setbacks provided in the zone use chart for the residential zone in which the property is located:

- (i) Landscape buffers shall be required along Redmond-Woodinville Road, NE 124th/128th Streets, and NE 116th Street to reduce both the visual and noise impacts of traffic on residential development and to enhance the parkway and green, vegetated qualities of the Redmond-Woodinville Road. Buffers shall blend with the natural surroundings by use of berms, terraces, trees, and plant material, and shall be designed with minimal maintenance requirements.
- (ii) All buildings on the east side of Redmond-Woodinville Road (SR 202) shall be set back a minimum of 75 feet. This setback shall be measured from the edge of the proposed right-of-way. Accessory structures, including fences, are prohibited in this setback.
- (iii) All residential buildings and accessory structures greater than 30 inches above the grade, on the west side of Redmond-Woodinville Road (SR 202), within the Wedge subarea, shall be set back a minimum of 35 feet. The following conditions also apply:
 - (A.) This setback shall be measured from the edge of the proposed right-of-way.
 - (B.) Multi-story vegetation that is canopy-forming at maturity shall be provided and maintained within the setback, at a depth no less than 15 feet measured east to west adjacent to the western edge of the Redmond-Woodinville Road right-of-way.
 - (C.) The multi-story vegetation shall be preserved within a tract. The location, purpose and limitation of this tract shall be designated on the face of the plat, binding site plan or similar recording drawing in a format provided by the City Attorney.
 - (D.) The multi-story vegetation shall meet the requirements of RZC 21.32.080, Types of Planting, Type II – Visual Screen, and RZC 21.08.180(F)(2)(vii), Vegetation for the Wedge Subarea Common Areas.
 - (E.) The Administrator may approve alternative methods that meet the intent of this section and provide for privacy and screening when site conditions such as critical areas indicate a need for flexibility.
- (iv) Other Road Setbacks. Buildings shall be set back a minimum of 15 percent of the depth of a parcel before subdivision along the north side of NE 116th Street and the south side of NE 124th/128th Street. Setbacks may be reduced if the setback area is landscaped and established as a permanent open space corridor, but buildings are not located closer than 50 feet from the edge of the proposed right-of-way.

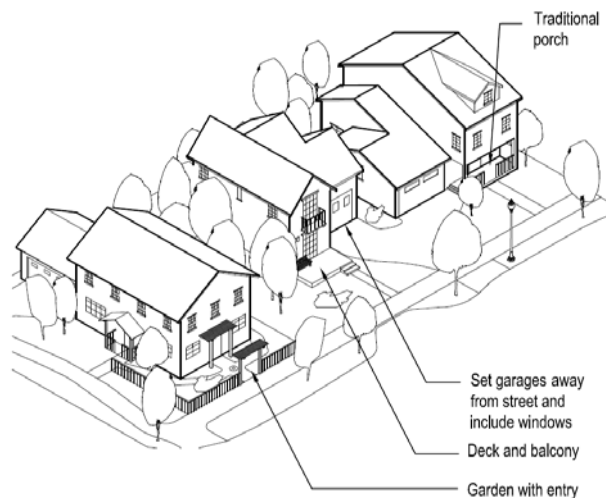
RZC 21.08: Residential Regulations

Setbacks may be further reduced (but no less than required in the zone summary for the residential zoning district in which the property is located) for development on parcels two acres or less in size. Accessory structures are prohibited in this setback with the exception of non-sight-obscuring fences (such as post and rail) and improvements less than 30 inches in height (such as patios). These improvements shall be allowed up to 25 feet into the setback. Trail systems that provide for pedestrian access shall also be allowed in the setback.

The minimum setback for all structures that are 30 inches above the grade and adjacent to 172nd Avenue NE shall be 20 feet.

- (b) **Garage Placement.** Except for properties located on arterials, new dwelling units with attached garages facing the front street shall be designed so that the garage is not the dominant feature as viewed from the street. Design techniques which meet the intent of this section may include, but are not limited to:
 - (i) Setting the garage back a minimum of five feet from the front street elevation of the dwelling;
 - (ii) Recessing a garage under a second story, projecting roofline, or balcony a minimum of five feet.The front street elevation of a side-loaded garage shall have a minimum of one opening (i.e., window or door).
- (c) **Garage Doors.** On new dwelling units, garage doors facing the front street shall include windows, multiple garage doors (for example, one door per parking stall) or other architectural treatments that reduce the mass of the garage door surfaces and meet the intent of this section.
- (d) **Transition Areas.** In the Education Hill, Grass Lawn, Idylwood, North Redmond, and Willows/Rose Hill neighborhoods, a minimum 80-square-foot area must be provided in the front yard that is oriented toward the front street and includes a porch (minimum dimension eight feet on all sides), patio, deck, garden with entry, walkway with arbor, or other feature(s) that meets the intent of this section. The transition area may consist of a combination of landscape and structural elements.
- (e) **Alleys.** There shall be a minimum four-foot yard setback for garages that are accessible from an alley. For the purpose of providing visual appeal and interest, when an alley is adjacent to a rear yard, yard landscaping shall extend to the edge of the alley or a landscape strip between the alley and the fence shall be provided.
- (f) **Other Methods.** The Administrator may approve other methods of building orientation that meet the purposes of this section.

Figure 9: Building Orientation – Three Options for Providing Living Space Oriented Toward the Street

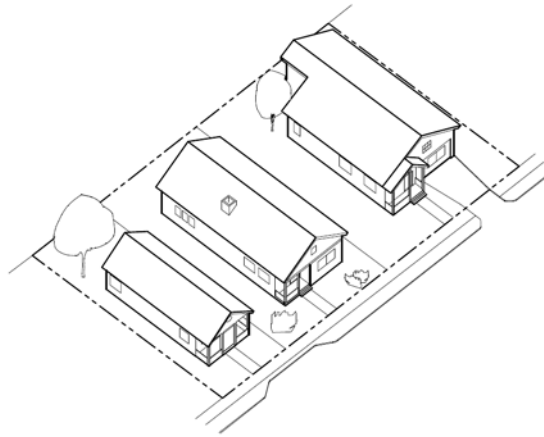


(E) Building Character, Proportionality and Massing.

(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 9);
- (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.

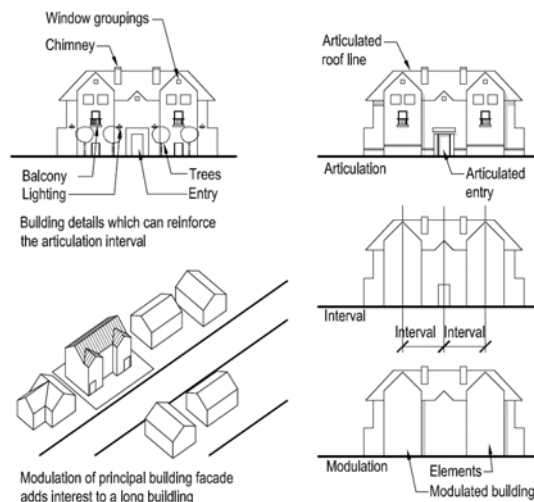
Figure 10: Single-Family Dwellings Proportional to Their Lot Size



(2) Design Criteria.

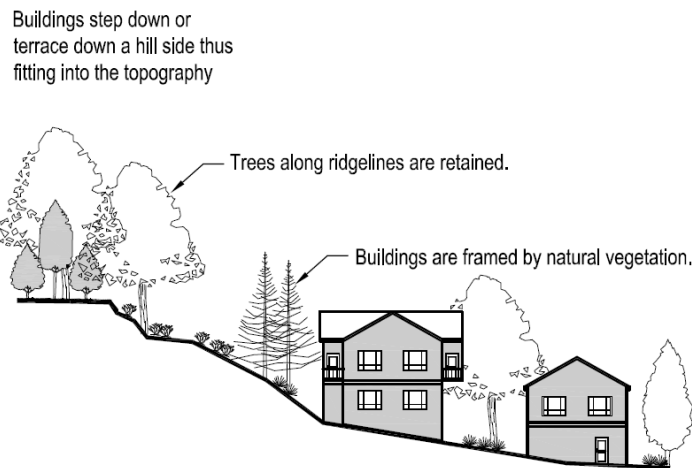
- (a) Building Height in North Redmond Wedge Subarea. Residential structures within the North Redmond Wedge Subarea shall not exceed a height of 30 feet, measured from the average existing grade prior to construction.
- (b) Modulation and Articulation. Modulation and articulation shall be used to reduce 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 10)

Figure 11: Modulation and Articulation



- (c) Consideration of Existing Topography. Buildings should be designed to fit the topography, such as stepping down a hillside or terrace. (See Figure 11)

Figure 12: Consideration of Existing Topography



(d) Open Space.

- (i) A minimum of 25 percent of the required open space for residential developments of 30 dwelling units or more shall be located as common open space.
- (ii) Common open space shall be designed to achieve at least five of the following:
 - (A.) Provide visual relief from the massing of development; and, in the Idylwood Neighborhood, by preserving predevelopment vegetation or installing site-appropriate perimeter landscaping including a variety of species, heights, and maturation.
 - (B.) Serve the recreational needs of residents of the development.
 - (C.) Create children's play area(s) that is visible and accessible for use by the residents.
 - (D.) Provide habitat for wildlife.
 - (E.) Create open space that includes trails accessible to the residents.
 - (F.) Provide open space that is centrally located and adjacent to a majority of the residences.
 - (G.) Create linkages with open space on neighboring properties.
 - (H.) Create a buffer between the new development and existing nearby homes.
 - (I.) Create a play area/park that is open and accessible for use by the surrounding neighborhood.
- (iii) Common open space shall be usable area for passive or active recreation, provided such uses do not include impermeable surfaces. Uses may include, but not be limited to, picnic tables, benches, trails and linkages, scenic viewing areas, children's play equipment, or sports courts that are paved with permeable materials.
- (iv) Where possible, common open space shall be interconnected within the development and with open space on adjacent developments. Easements shall be provided at appropriate locations toward the end of cul-de-sacs or along lengthy streets to provide pedestrian access to open space and/or to adjacent developments in accordance with RZC 21.08.180(G).

- (v) In the Idylwood Neighborhood, the minimum open space requirement shall be 25 percent for developments using lot size reduction or density bonuses available through RZC 21.08.330, Green Building and Green Infrastructure Incentive Program.
- (vi) In the Idylwood Neighborhood, residential development of more than one dwelling is encouraged to implement one or more of the following open space enhancements:
 - (A.) Preserve a greater amount of open space than the required amount in permanent easements that are recorded on the face of the plat;
 - (B.) Perform on-site enhancements and restoration to designated open space;
 - (C.) Establish or collaborate in the creation of community-oriented “green” space such as a shared pea-patch; or
 - (D.) Design and implement on-site rain gardens for helping to increase storm water infiltration and to reduce storm water runoff amounts and flow rates.
- (e) Low Impact Development within North Redmond Wedge Subarea and Bear Creek Neighborhood. Sustainable and low impact development (LID) techniques shall be incorporated into new residential development within the Wedge Subarea and Bear Creek Neighborhood. Refer to RZC 21.08.330, Green Building and Green Infrastructure Incentive Program, for definitions and guidelines, with the exception of the additional density incentive. Additional density by way of the Green Building and Green Infrastructure Incentive Program shall not be allowed within the Wedge subarea.
 - (i) All of the following Green Building and Green Infrastructure techniques are required within the Wedge subarea; bioretention or infiltration (where feasible) and at least two other techniques are required in the Bear Creek neighborhood:
 - (A.) Site assessment;
 - (B.) Green Building Certification – 3-star/LEED Certification minimum;
 - (C.) Drought-tolerant landscaping;
 - (D.) Native vegetation retention – refer to points awarded for flexibility in meeting this requirement;
 - (E.) Native soil preservation;
 - (F.) Native soil restoration;
 - (G.) Impervious surface area reduction – refer to points awarded for flexibility in meeting this requirement;
 - (H.) Minimal excavation foundation – where feasible;
 - (I.) Bioretention or infiltration – where feasible.
 - (ii) The following incentives may be used within the Wedge subarea, in accordance with the Green Building and Green Infrastructure Incentive Program:
 - (A.) Sustainable development award;
 - (B.) Priority building permit processing;
 - (C.) Online and print recognition;
 - (D.) Lot size reduction of 15 percent, 25 percent or 30 percent;

(E.) Clustered node;

(F.) Alternative road standard.

(iii) All incentives described in the Green Building and Green Infrastructure Incentive Program are available within the Bear Creek neighborhood.

(F) Landscaping Standards.

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

- (a) Require that vegetation be included in residential landscaping areas to soften the bulk and mass of buildings, to add visual interest, to provide visually appealing streetscapes, and to maintain and enhance the environmental quality of the neighborhood;
- (b) Provide for landscaping that supports wildlife and minimizes opportunities for invasion by noxious plants as defined by the City;
- (c) Promote water conservation by encouraging drought-tolerant vegetation, and improve water quality by using LID standards;
- (d) Promote maintenance of landscaping and mature trees and proper plant selection for new landscaping relative to the location and soil conditions so that plant materials can flourish;
- (e) Promote pedestrian safety by separating walkways from streets with a landscaped area and providing motorized and non-motorized connections between developments and throughout the neighborhood;

(2) Design Criteria.

(a) Landscaping and Landscape Plan Required.

- (i) In the Education Hill, North Redmond, and Willow/Rose Hill Neighborhoods, landscaping for the front yard shall be provided for all new residential development.
- (ii) A landscape plan shall be prepared or approved by a Washington-licensed landscape architect, certified nurseryman, or certified landscape technician. Construction of individual units that are not part of a new short plat or long subdivision is required to provide a landscape plan but are exempt from this requirement to have the plan certified. The landscape plan shall include the elements specified in subsections (2)(a)(ii), (iii), (iv) and (v) of this section.
- (iii) Landscaping consisting of native vegetation shall be required in all common areas within any new residential development. Applicants are strongly encouraged to comply with the Design Guidelines in the Redmond Design Manual.
- (iv) Street trees shall be selected that will result in a tree canopy at maturity along streets internal to or adjoining residential developments in accordance with the Street Tree Plan as a requirement of development, subdivision, and short subdivision.
- (v) Plant materials shall be selected that are appropriate for the site and soil conditions, excluding noxious weeds as defined by the City.
- (vi) In addition to tree preservation requirements in RZC 21.72, the preservation of significant trees is deemed a high priority for the North Redmond Neighborhood. New residential developments in the North Redmond Neighborhood are encouraged to preserve as many significant trees as is feasible for the development. For these purposes, a higher priority shall be placed on the preservation of fir, cedar, and maple species and lesser priority shall be placed on the preservation of poplar, cottonwood, alder, and other pioneer species. The following bonuses are available to developments on which a minimum of 50 percent of the land area is covered, canopy plus five feet, by higher priority tree species, and a minimum of 50 percent of the significant trees are being preserved:

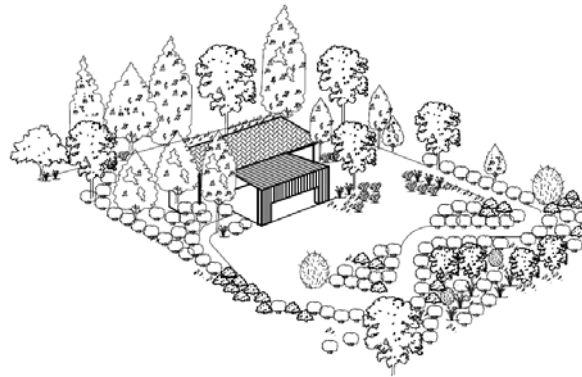
RZC 21.08: Residential Regulations

- (A.) Developments that preserve a minimum of 50 percent of the significant trees in the higher priority category shall be entitled to a five percent bonus density.
- (B.) Developments that preserve a minimum of 75 percent of the significant trees in the higher priority category shall be entitled to a 10 percent bonus density.

(vii) In the North Redmond Wedge Subarea, the following additional requirements shall apply:

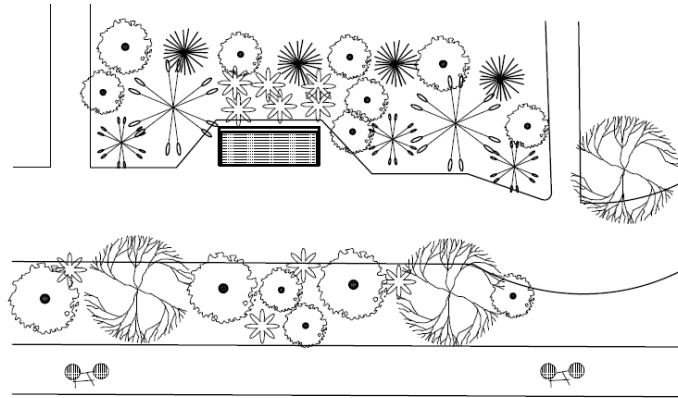
- (A.) Vegetation for common areas within the Wedge subarea shall be planted to establish a multi-story canopy at maturity and shall include a ratio of two coniferous species to one deciduous species.
- (B.) Vegetation for common areas shall be planted to achieve a density equal to Type 2 Visual Screening, RZC 21.32.080, Types of Planting, Type II – Visual Screen.
- (C.) Vegetation shall consist of native, habitat, and drought-tolerant species; unless the Administrator determines that the plants would not survive long term.
- (D.) Species shall be planted to achieve a naturalized appearance by ensuring a variety of species and by installing in a minimum grouping of three plants per vegetated cluster or vegetated area (See Figure 12).

Figure 13: Naturalized Plant Design, Groupings, and Variety of Species



- (E.) Street trees within the Wedge subarea and within the Redmond-Woodinville Road corridor from NE 124th Street to 154th Place NE/NE 109th Street shall be planted in groups of three and shall vary species to achieve a natural appearance. Vegetation planted in proximity to major transmission lines shall follow the respective vegetation management guidelines (See Figure 13).

Figure 14: Planting to Achieve a Natural Appearance



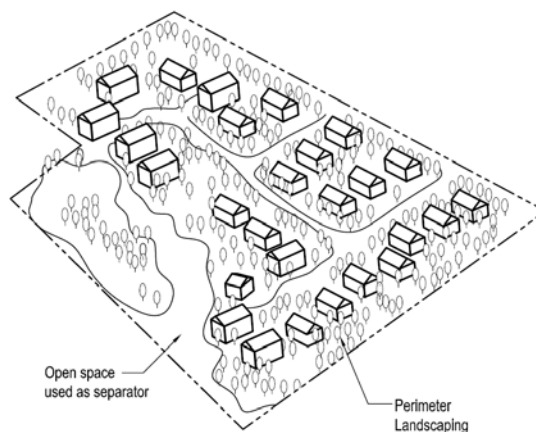
(viii) In the Willows/Rose Hill Neighborhood, the following additional requirements shall apply to drainage swales:

- (A.) Drainage swales shall be designed to convey storm water and to provide a natural looking and informal landscaped edge that separates walkways from vehicle lanes. Subdivisions shall include, and short subdivisions are encouraged to include, drainage swales landscaped to enhance storm water quality and control.
- (B.) Drainage swales shall be designed to minimize maintenance required by the City and adjacent property owners. The adjacent property owner is responsible for landscape maintenance, including irrigation of the swale as needed. The City will provide maintenance regarding the function of the drainage facility and a description of best management practices for swales for property owners.
- (C.) Plantings are recommended for their hardiness, including the ability to withstand drought and wet conditions.

(b) Landscaping Transition.

- (i) For new subdivisions, short subdivisions, and other residential developments, landscaping shall be provided along the perimeter of the site that incorporates native vegetation and softens the transition between new and existing dwelling units when the new dwellings are directly adjacent to lots with existing dwellings or the dwellings can be viewed from public streets or park areas. (See Figure 14)

Figure 15: Two Options for Providing Separation around New Subdivisions



- (ii) Softening shall be achieved as part of perimeter landscaping through the following methods:

RZC 21.08: Residential Regulations

- (A.) Dedication and maintenance as a common tract is preferred in order to provide maximum reduction of impacts and continued management of the space. Otherwise, maintenance will be provided by the individual landowners of the specific lots where perimeter landscaping has been provided.
- (B.) If perimeter landscaping is provided on individual lots or as part of common areas, a note shall be placed on the face of the plat (or on a separate instrument when the development is not a subdivision or short subdivision) stating that the purpose of the landscaping is to fulfill a requirement of development approval and that the landscaping shall not be removed.
- (C.) A performance bond shall be required for the landscaped area. If a specific tree is counted as a saved tree, then a saved tree maintenance bond shall be required.
- (D.) Perimeter landscaping shall be provided in the side internal to the new development when there is an existing or planned fence alignment.
- (E.) In the event that a fence is in place or planned, planting shall occur with 20 feet maximum spacing between trees; a minimum of two trees per lot; and all trees shall be a minimum of eight feet in height at the time of planting.
- (F.) If a fence is not in place and is not specified as part of the development project, planting shall occur with 20 feet maximum spacing between trees; a minimum of two trees per lot; and at least 50 percent of the shrubs to be planted shall consist of evergreen, native, non-invasive species selected from the list of such species contained in the City's design manual.

(iii) The Administrator may approve other methods that achieve the intent of the landscaping transition requirement, such as increased setbacks that soften the transition from existing to new dwelling units.

(c) Storm Water Management Facilities.

- (i) Storm water ponds and surface infiltration facilities shall be designed to be attractive in appearance and function. The shape of these facilities shall be designed to approximate natural ponds and water bodies using curvilinear lines to create natural-appearing edges where possible.
- (ii) All surface ponds shall be landscaped, with native vegetation or other vegetation that is drought-tolerant, provides desired screening or wildlife habitat, or for other purposes as needed for the individual site. Unobstructed maintenance access shall be provided.
- (iii) If fencing is required, its design and materials shall be selected to complement the immediate surroundings and the visual character of the neighborhood. Fencing shall allow the passage of small wildlife species below it. Galvanized steel chain link fences are prohibited.
- (iv) Privately maintained storm water detention vaults as approved by the Technical Committee may be used. Privately maintained storm water facilities are encouraged to be designed for multiple uses including, but not limited to, gardens, play areas, or sports courts.
- (v) All storm water facilities shall meet the requirements of the Stormwater Technical Notebook adopted by the City.

(G) Streets and Pathways.

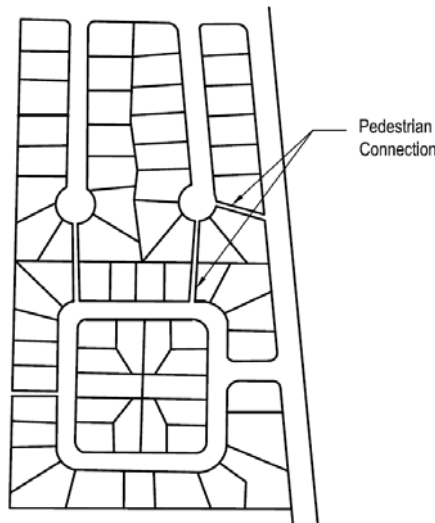
(1) Purpose. The purpose of this section is to:

- (a) Promote non-motorized connections throughout the neighborhood along safe and scenic corridors, including pathways that are separated from arterial streets;
- (b) Provide connectivity within new developments and to adjacent developments, open space, and streets by discouraging the use of cul-de-sacs that inhibit connectivity and by discouraging the designation and construction of new private streets;

RZC 21.08: Residential Regulations

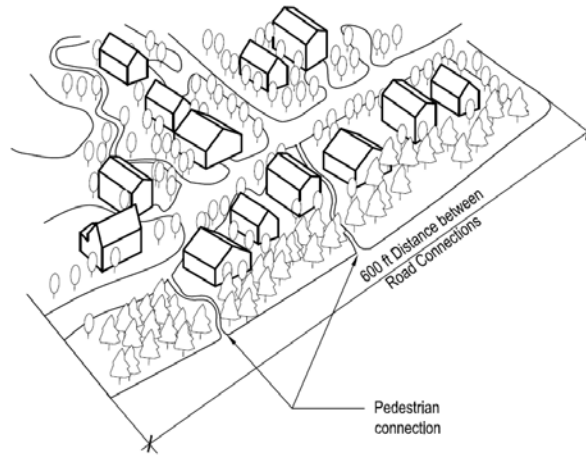
- (c) Design streets to implement traffic calming measures that support the pedestrian environment;
 - (d) Enhance neighborhood character and reduce storm water requirements by providing for natural looking landscaped street edges that do not sharply define the private property from the public area and street and that contain landscaped drainage swales;
 - (e) Ensure consistency with the neighborhood transportation connections maps; and
 - (f) In the North Redmond Wedge Subarea, preserve and enhance the character of Redmond-Woodinville Road, from NE 124th Street to the crossing of the Puget Sound Energy Trail, as a green entryway to the City. Maintain a character that demonstrates dense, multi-story vegetation, Redmond's history, and links the agricultural Sammamish Valley with Redmond's urban character.
- (2) General Requirements. General requirements for streets are found in Appendix 2 of the Zoning Code. New streets shall be generally aligned as shown in the Transportation Connections Maps contained in the Neighborhood Element of the Redmond Comprehensive Plan and in the Transportation Master Plan in order to provide connectivity within the City. Minor modification in consideration of topography, existing vegetation, existing structures, or to align with other existing or planned streets in the neighborhood is permitted, provided the intent of connecting streets and developments is achieved.
- (3) Design Criteria.
- (a) Where possible, narrow street design shall be utilized to reduce non-permeable surface area and promote traffic calming, subject to review and approval by the Technical Committee and by the Redmond Fire Department.
 - (b) Where cul-de-sacs are utilized, pedestrian connections to open space, adjacent streets, or adjacent developments shall be provided at appropriate locations toward the end of the cul-de-sac (See Figure 15).

Figure 16: Pedestrian Connections at Cul-de-sacs



- (c) When there is more than a 600-foot distance between road connections in a new development, pedestrian connections shall be provided at the end of cul-de-sacs or between lots to adjacent developments (where existing connections or undeveloped land exists) and/or through open space or trail linkages (See Figure 16).

Figure 17: Pedestrian Connections Provided Between 600-Foot Distant Road Connections



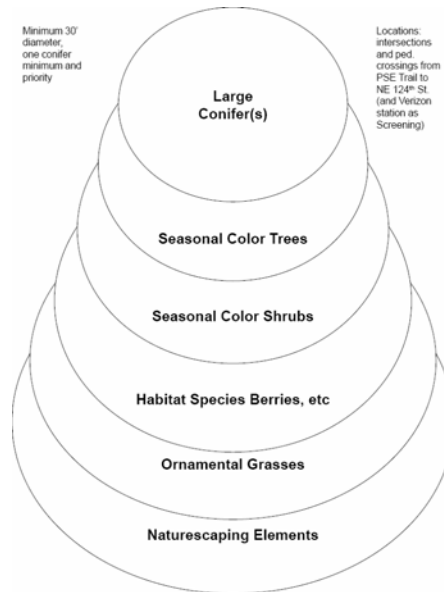
- (d) At least one ingress and one egress connection shall be provided to every adjacent trail, open space, or contiguous development(s).
- (e) Street trees shall be provided on all new streets and shall be selected from species that, at maturity, will provide a tree canopy along the street. Selected trees shall be selected from street trees identified in the City's Recommended Street Tree List and the City's Street Tree Plan.
- (f) In the North Redmond Wedge Subarea, Redmond-Woodinville Road, from NE 124th Street to the intersection of Redmond-Woodinville Road at 154th Place NE/NE 109th Street, shall include:
 - (i) Vegetated treatments at locations depicted on the Green Corridor Treatment Areas Map that is found in the North Redmond Neighborhood Plan section of the Redmond Comprehensive Plan. A recommended species guide, including "The Plant List," may be obtained from Redmond's Planning Department. Treatments shall be designed and installed to:
 - (A.) Have proper overhead clearance and comply with sight distance for roadway traffic;
 - (B.) Be drought-tolerant and easy to maintain;
 - (C.) Provide visual interest and include various native species;
 - (D.) Complement the scale of the treatment area, be narrower in form, and spaced closely within the natural tolerance of each species;
 - (E.) Tolerate urban conditions including salt, wind, and pollution; and
 - (F.) Provide seasonal interest with seasonally flowering species and varying colors.
 - (ii) Planting shall follow the treatment area template, Figure 17, as space permits.
 - (A.) Multi-story, canopy-forming, native vegetation through the following design and installation techniques:
 - (B.) Street trees shall be selected and installed in groupings of three various species to achieve a naturalized character.
 - (C.) Vegetation within required medians, along the street edge, and along both sides of sidewalks, where feasible, within the right-of-way.
 - (D.) Vegetation at bus stops.

(E.) Vegetation on publicly owned land at street intersections and at the ingress and egress of non-motorized connections such as trails and paths.

(iii) Benches to provide resting locations throughout the corridor shall be installed one-quarter mile apart, inclusive of benches provided at bus stops and public parks and trails. The Administrator may approve alternative locations and amenities that meet the intent of this section.

(iv) Character street lighting shall be incorporated into the corridor. Pedestrian-scale character lighting shall be provided at street intersections, at locations depicted on the Green Corridor Treatment Areas Map found in the North Redmond Neighborhood Plan section of the Redmond Comprehensive Plan, and at entrances to private development. Design, orientation, screening, and shading shall prevent light trespass.

Figure 18: Treatment Area Template



(g) Access to private developments within the North Redmond Wedge Subarea from 154th Place NE shall be minimized by combining access routes as defined on the North Redmond Supplemental Connections Map. Minimal and limited trespasses of critical areas along the west side of 154th Place NE from the intersection with Redmond-Woodinville Road north to the City limits may occur through RZC 21.64, Critical Areas. In addition to critical areas requirements, the trespass shall also meet the following requirements unless, with the exception of RZC 21.64, Critical Areas, other techniques that meet the intent of this section are approved by the Administrator:

(i) Trespass may occur only for vehicular and non-vehicular access and utilities.

(ii) Easements, corridors, and alignments associated with these trespasses shall be combined where feasible.

(iii) Trespass shall be offset with enhancement and restoration to soils and vegetation on-site.

(iv) The trespass, as conditioned, will result in the minimum possible impacts to affected critical areas, existing soils, and existing vegetation.

(h) Street lighting within the North Redmond Wedge subarea, west of the Redmond-Woodinville right-of-way, shall be selected and configured to minimize light pollution, minimize light trespass as viewed from the Sammamish Valley, and ensure no light trespass at water bodies.

21.08.190 Sammamish River Residential/East Sammamish Valley Regulations

(A) Sammamish River Residential.

RZC 21.08: Residential Regulations

- (1) Purpose. The purpose of this subsection is to facilitate coordinated residential development and retain permanent open space for the Sammamish River Residential area which is bounded by the Sammamish River Trail, the Puget Power transmission lines, Redmond-Woodinville Road, and NE 90th Street. The Sammamish River Residential area covers approximately 100 acres of land as indicated on Map 8.1, entitled "Sammamish River Residential." The criteria below are intended to encourage development that is sensitive to local environmental characteristics. The purpose of this subsection shall also be to provide for a Development Rights Transfer/Open Space Program to preserve the sloped areas as permanent open space.
- (2) Applicability. Development in the Sammamish River Residential area shall meet the criteria listed in subsection (3) of this section, Development Criteria for Sammamish River Residential. If additional density is proposed through the density incentive program, the requirements listed in subsection (4) of this section, Development Rights Transfer/Open Space Program, shall be met and a Land use Permit is required.
- (3) Development Criteria for Sammamish River Residential. The following criteria shall be applied to the Sammamish River Residential area for all development.
 - (a) Circulation, Vehicular Requirements.
 - (i) Development of a right-of-way to extend 160th Avenue NE from NE 90th to the intersection of Redmond-Woodinville Road at approximately the NE 106th alignment shall be required. Vehicular circulation improvements to this segment of roadway shall be designed to minimize congestion from occurring to the south of NE 90th Street and to provide a throughway from Redmond Woodinville Road (at 106th Avenue NE) to NE 90th Street.
 - (b) Open Space/Landscaping Requirements.
 - (i) Landscaping treatment along the Puget Sound Energy Trail, and the Sammamish River Trail shall be designed to act as a buffer between the trails and the residential uses and to prevent a walled corridor of buildings. This may be through the use of additional landscape separation or increased density of plantings. Adjacent to the Sammamish River Trail, an average 50-foot landscape buffer with a minimum width of no less than 30 feet is required. Critical areas regulations also apply.
 - (ii) Methods of construction or placement of buildings shall preserve the wooded hillside along the east perimeter of the Sammamish River Residential area.
- (4) Development Rights Transfer/Open Space Program
 - (a) Density Bonus Incentive. The area identified for the transfer of open space incentive program includes the hillside areas west of Redmond-Woodinville Road and just south of the Puget Power right-of-way as shown as "Hillside" on Map 8.1, Sammamish River Residential. That portion of the hillside area that is preserved as permanent open space shall be allowed to transfer its underlying density at a rate double the existing density of the transferring portion. The transferred density shall be allowed to develop on the area indicated as the receiving area on Map 8.1, Sammamish River Residential.
 - (b) Density Bonus Criteria. All of the following criteria shall be met in addition to the development criteria for the Sammamish River Residential area.
 - (i) The hillside area described in subsection (4)(a) of this section from which development rights are being transferred shall be preserved as permanent open space. Documentation to secure the open space shall be recorded as a condition of approval.
 - (ii) Development in the receiving area utilizing the density bonus must meet all site requirements of the R-12 zone.

Insert map 8.1.

(B) East Sammamish Valley Master Plan Requirement.

(1) Applicability. Except for the real property within King County Parcel Number 352605-9065, all of the land between the King County-owned land along the Sammamish River, south of the north quarter section line of the southwest quarter of Section 35, Township 26 N., Range 5 E.W.M., west of the Woodinville-Redmond Road, and north of the Puget Power right-of-way and the King County park property shall be included in a subdivision or master planned development.

(2) Requirements. The development shall comply with Policy N-SV-2 in the Comprehensive Plan.

(C) 160th Avenue NE and Redmond-Woodinville Road Triangle Senior Housing Density Bonus.

The land within the triangle between 160th Avenue NE (extended), Redmond-Woodinville Road, and the Puget Power right-of-way is zoned R-6. Clustering may increase the density to eight units per acre on this land. A density bonus of four additional units per acre shall be granted if the units allowed by the density bonus are targeted to persons 55 years old or older. To obtain the bonus, the buildings shall have the appearance of single-family homes and shall be no higher than three stories. If the bonus in this section is used, the bonus provided in RZC 21.20.070, Affordable Senior Housing, shall not be used.

21.08.200 Southeast Redmond Neighborhood Regulations

(A) Southeast Redmond Residential Map.

Insert Map 2, Southeast Redmond Residential here

(B) Southeast Redmond Residential Requirements.

The following requirements shall apply to all areas depicted on Map 8.2, Southeast Redmond Residential:

- (1) Developers will be encouraged to include extra sound proofing where exterior walls front heavily traveled streets or commercial activity and to provide gas burning fireplaces rather than wood-burning fireplaces in residential construction to increase energy efficiency and reduce air pollution hazards.
- (2) Housing within the R-12 Zone. At least 70 percent of the housing within the R-12 zone identified within the Southeast Redmond neighborhood shall be developed in accordance with site requirements and development standards of the R-12 zone. Up to 30 percent of the R-12 area may be developed in accordance with the site requirements and development standards of the R-8 zone. The transfer of residential density within the Southeast Redmond R-12 zone to allow a range of housing products no higher than 18 units per gross acre is permitted to encourage clustering of housing units and the incorporation of neighborhood amenities. These transfers shall not enable the entire housing area to exceed an average density of 12 units per gross acre except when density bonuses for affordable housing are used. Ground oriented housing is strongly encouraged within this range of housing densities.
- (3) Master Planning Requirement.
 - (a) Master Plan Areas. Before any development occurs within the R-12 zone, north of the Lakeside Master Planned Residential Development (MPRD96-001), approval of a master planned development, as provided in RZC 21.76.070(P) shall be required.
 - (b) The master plan shall not allow more than 22 percent of the area to be devoted to housing at eight units per gross acre.
 - (c) Approval Process. The master plan shall demonstrate how the proposed housing will meet the provisions of the Southeast Redmond Neighborhood Plan Policies as well as the provisions of this section.

21.08.210 Special Residential Regulations Generally

(A) Purpose. The purpose of the special residential regulations in RZC 21.08.210 through 21.08.380 is to:

- (1) Anticipate variations from the site requirement rules that are sought in order to achieve a zero lot line, attached dwelling unit, manufactured/mobile home, or senior housing development;
- (2) Establish requirements for accessory activities that are allowed in residential zones and related to residential uses; and
- (3) Aid residents in activities, such as establishing a home business or creating an accessory dwelling unit.

(B) Relationship to Building and Construction Codes. Compliance with the general residential requirements of this Chapter does not relieve a unit owner from complying with any requirement set forth in the City's Building and Construction Codes, RMC Title 15. In the event of a conflict between the requirements in this Chapter and the requirements of the City Building and Construction Code, the most restrictive requirement shall apply.

21.08.220 Accessory Dwelling Units

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

- (1) Provide a housing type that responds to changing needs and lifestyles (e.g., small families, retired couples) and that allows persons of all ages and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family development ;
- (2) Enhance opportunities for ownership housing;
- (3) Better utilize existing infrastructure and community resources;

RZC 21.08: Residential Regulations

- (4) Add to Redmond's stock of affordable dwelling units; and
- (5) Protect neighborhood character and stability by ensuring that ADUs are compatible with surrounding land uses according to the conditions of this division and by blending new development with existing residential development.

(B) Applicability. The provisions of this section apply to all accessory dwelling units.

(C) Requirements.

- (1) Number of ADUS. One ADU shall be allowed on each residential lot as in conjunction with any new or existing detached single-family dwelling unit in the City of Redmond.
- (2) Location.
 - (a) An ADU may be added to or included within the primary unit, or located in a detached structure on the same lot as the primary dwelling unit.
 - (b) Detached ADUs and the primary dwelling unit must each conform to all setback, height, and lot coverage restrictions and any other standards or regulations required of a detached dwelling unit in a residential zone.
- (3) Size/Scale.
 - (a) The total square footage of a detached ADU shall not exceed 40 percent of the total square footage of the primary dwelling unit and the accessory dwelling unit combined excluding any garage area, and in no case shall it exceed 1,000 square feet.
 - (b) In no case shall the ADU exceed 1,500 square feet in total area. If an ADU occupies an entire single floor, the Technical Committee may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this section are met.
- (4) Subdivision. An ADU shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit.
- (5) Occupancy - ADUs. Either the primary dwelling unit or the ADU must be occupied by an owner of the property. The owner-occupied unit shall not be rented to others. A permit authorizing an ADU shall not be issued until the City receives proof of recordation of an instrument requiring owner occupancy, on-site parking, and compliance with the requirements of this section.
- (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.
- (7) Exterior Modification ADUs. Only one entrance on the front of the primary dwelling unit is permitted. Additional entrances are permitted on the side and rear of the primary structure. The Technical Committee may allow both entrances to the primary and accessory units to be located on the front of the structure where design, site layout, and construction considerations significantly hinder other options. Additions to an existing structure or the development of a newly constructed detached ADU shall be designed consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit.
- (8) Home Business. Home business shall be allowed, subject to existing regulations, in both the ADU and the primary unit.
- (9) Applicable Codes - ADUs. The portion of the single-family dwelling in which the accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the exception of the ceiling height requirements of the International Building Code. The Building Official may waive the ceiling height requirements of this chapter if it is determined that the structure was built in compliance with past building code requirements.

- (D) Cancellation. Cancellation of the ADU approval may be accomplished by the owner recording a document with the King County Department of Public Records and Elections against the title removing the ADU restriction described in subsection (C)(5) of this section. The cancellation document will confirm that the property has reverted to use as a single dwelling unit and that the former ADU is not to be used as a separate dwelling unit. The property owner shall provide proof of recordation to the Planning Director. Cancellation may also occur as a result of an enforcement action.

21.08.230 Accessory Structures

- (A) Purpose. The purpose of the accessory structures provisions is to allow for the opportunity to add additional structures to residential property for the purpose of increased storage space, work space, or other uses that would not qualify it as a dwelling unit.
- (B) Applicability. Accessory structures are allowed in all residential zones of the City, as an accessory use to an existing dwelling unit.
- (C) Requirements.
- (1) Height. Accessory structures may not exceed 22 feet in height, with the exception of accessory structures which contain accessory dwelling units, which shall not exceed 28 feet in height.
 - (2) Size.

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

Total square footage for accessory structures which contain accessory dwelling units may not exceed 60 percent of the total square footage (excluding garage) of the primary dwelling unit.

In no case shall the total square footage of the accessory dwelling unit portion of an accessory structure exceed 1,000 square feet.
 - (3) Building Separation. Unless the International Building Code or International Fire Code dictates otherwise, there shall be no minimum building separation for accessory structures.
 - (4) Location. Accessory structures are prohibited within the front yard setback, with the exception of garages where lot size or lot configuration are not supportive of lessening the dominant appearance of a garage, such as where lot width measured at the front street is less than 50 feet, where steep grades are present., or when compliance with this section would endanger or impair pedestrian and vehicular safety.

21.08.240 Affordable Housing

Please see RZC 21.20, Affordable Housing.

21.08.250 Animal Boarding: Kennels, Shelters, and Equestrian Facilities

- (A) Purpose. The purpose of these regulations in this section is to assure that the impacts of noise, odor, and sanitation associated with animals or animal boarding activities are minimized.
- (B) Requirements for Animal Kennels and Shelters. The following development criteria shall apply to all animal kennels and shelters in the zones in which they are approved or in the permit process under which the use is regulated. Additional criteria can be found in sub-sections (2) and (C), below.
- (1) The applicant shall comply with requirements set forth in Chapter 7.04 RMC, Animal Control.
 - (2) Development Criteria for Semi-Rural Zone (RA-5 Zone).
 - (a) Kennels shall be allowed as either indoor or outdoor facilities.

RZC 21.08: Residential Regulations

- (b) Location. All animal containing structures and runs shall be set back a minimum distance of 50 feet from the property line. The structures may be required to be set back, landscaped, or designed in such a fashion to screen them from neighboring residential uses.
 - (c) Mitigation of Noise. In order to mitigate potential noise impacts, animal-containing structures constructed of materials such as chain link, which do not provide sound proofing, may be required to meet greater setbacks distances from adjoining uses. These standards include but are not limited to the construction of fences, and installation of landscaping to meet Type I landscape requirements.
 - (d) Number of Animals. The planned maximum number of animals to be sheltered shall be indicated on the application. This maximum may be lowered by the Technical Committee if it cannot be shown that the development has adequate lot size and facility design to accommodate the planned number of animals in a fashion that ensures that neighboring properties will not be impacted by noise, odor, sanitation, and runoff problems.
- (C) Requirements for Equestrian Facilities. The following development criteria shall apply to private or commercial equestrian facilities such as stables, facilities for breeding and training and riding academies in the zones in which they are permitted. The keeping of horses or other large domestic animals for private use on individual residential lots is regulated by Chapter 7.04 RMC, Animal Control.
- (1) Minimum Lot Requirement. The minimum land area for an equestrian facility shall be no less than five acres. The required land area may be reduced or increased in the R-2 through R-8 zones through a Conditional Use permit. The required land area will be based on how the proposal meets the intent of each of the requirements of this subsection.
 - (2) Setback Requirements. All buildings used to house or train animals shall have a minimum setback of 50feet from the nearest property line. Upon a written mutual agreement between property owners along a common interior lot line, areas for roaming or grazing, horse paddock areas and structures or pens may be permitted to extend into a common interior lot line; provided, that the structure or pen complies with all other setback regulations in that zone. Small tool sheds or other storage facilities similar to accessory structures for a single-family residence shall have a minimum setback of five feet from the nearest property line. All other buildings shall meet the setback requirements of the zone in which they are located.
 - (3) Odor and Sanitation. Stable manure shall not create a health hazard or an ongoing odor problem for neighboring properties. A plan for storage, reuse, or composting of manure shall be required that shows any or all of the following: use of absorbent bedding or odor absorbing chemicals in stalls, the location, method of storage or composting proposals for waste materials, a schedule for manure removal, plans for use of manure as a fertilizer on the property including a proposed buffer area.
 - (4) Pasturage/Paddocks/Exercise Facilities. The number of animals allowed to use pasturage shall be controlled to prevent overgrazing and erosion. If foals are to be kept at the facility, a sufficiently sized pasture area shall be available and used for extended periods of daily turnout of young animals. Setbacks or limited access may be required from streams. Paddock areas shall be designed to prevent erosion and cleaned as needed to prevent runoff of waste materials. Provision shall be made to properly exercise animals boarded in stalls; exercise wheels, paddocks for turnout, or an exercising schedule may be required.
 - (5) Parking. A parking plan shall be submitted showing sufficient parking area or spaces to accommodate users, employees, visitors, or spectators. A ratio of one space for each five users, visitors, or spectators shall be required, including spectators for horse shows or similar events. In addition, the parking plan must delineate trailer parking area and an emergency access route.
 - (6) Noise, Dust, Special Events. The use of public address systems to conduct instruction of the riders or announce at spectator events shall be controlled to prevent conflicts with nearby residential uses. In residential zones, limited hours of operation may be required for the use of the loudspeaker system and shall be consistent with the development regulations for noise. Cleanup shall be required after an event or show. The number of large special events may be limited under conditions of approval in the Land Use Permit process.

- (7) Lighting. Parking lot lighting and lighting on structures or signs shall comply with the development regulations for lighting and signage and with the Design Standards of RZC 21.60.
- (8) Number of Animals. The planned maximum number of animals to be sheltered shall be indicated on the application. The City may lower this maximum if it cannot be shown that the development has adequate lot size and facility design to accommodate the planned number of animals in a fashion that ensures the neighboring residential properties will be minimally impacted with noise or odor problems.

21.08.260 Attached Dwelling Units

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

- (1) Enhance opportunities for ownership housing;
- (2) Reduce development costs related to construction and the provision of utilities which in turn may help to reduce housing prices;
- (3) More effectively set aside critical areas and natural resources as open space than would otherwise be allowed through the subdivision process; and
- (4) Achieve the planned density for a site that may not otherwise be met due to environmental and other physical constraints.

(B) Applicability.

- (1) Generally. Unless otherwise specified in subsections (B)(2) and (B)(3) of this section, attached dwelling units are allowed through a conditional use permit process in zones R-4 through R-6. Attached dwelling units are allowed outright in zones R-8 through R-20, and three-unit attached dwelling units and four-unit attached dwelling units are allowed outright in the R-30 zone unless otherwise provided in subsections (B)(2) and (B)(3).

(2) Willows/Rose Hill Neighborhood.

- (a) Two-unit attached dwelling units are an allowed use on individual lots in Single-Family Urban zones in the Willows/Rose Hill Neighborhood, provided, that a minimum of 70 percent of the total dwelling units within the single-family portion of each residential subarea of the Willows/Rose Hill Neighborhood shall remain detached single-family dwellings.
- (b) Three-unit attached dwelling units and four-unit attached dwelling units may be allowed on individual lots in Single-Family Urban zones only as part of the demonstration project provided for in Policy N-WR-E-4 of the Redmond Comprehensive Plan to evaluate compatibility with the Willows/Rose Hill Neighborhood.

(3) Bear Creek, Education Hill, Grass Lawn, North Redmond, and Overlake Neighborhoods.

- (a) Two-unit attached dwelling units are an allowed use on individual lots in Single-Family Urban zones in the Education Hill Neighborhood.
- (b) Three-unit attached dwelling units and four-unit attached dwelling units are allowed on individual lots in Single-Family Urban zones, with public notification and at least one neighborhood meeting required. The public notification and neighborhood meeting is not required in R-8 zones.

(C) Requirements. Attached dwelling units are subject to all of the land use, density, site requirements and development standards of the underlying zone with the following exceptions:

- (1) Minimum Lot Size. The minimum lot size for attached dwelling units in R-4, R-5 and R-6 zones shall be based on a percentage of the average lot size of the underlying zone as presented in the zone use chart for the residential zone. (See RZC 21.08.020 through 21.08.140).
 - (a) The minimum lot size for a two-unit attached dwelling unit is equal to 150 percent of the average lot size for the underlying zone.

RZC 21.08: Residential Regulations

- (b) The minimum lot size for a three-unit attached dwelling unit is equal to 200 percent of the average lot size for the underlying zone.
- (c) The minimum lot size for a four-unit attached dwelling unit is equal to 250 percent of the average lot size for the underlying zone.

(2) Lot Division.

- (a) For ground-oriented, side-by-side attached dwelling units, a single lot that meets the minimum lot size requirement of this section may be divided into separate lots and ownerships as part of the approval process. If separate lots are created, interior side setback standards no longer apply.
- (b) Where structures are built over property lines, or property lines are created which divide structures, and ownership is or can be divided, the entire structure shall meet the requirements of the City's Building and Construction Codes, RMC Title 15, based on the gross square footage of the structure before division and not based on the square footage of the individual units after division. A perpetual joint ownership and management agreement shall be created to manage contracts for the monitoring, maintenance, and emergency repair service for all fire protection systems for the entire structure.

(3) Density.

- (a) Bear Creek, Education Hill, Grass Lawn, North Redmond Neighborhoods.
 - (i) The allowed number of dwelling units for two-unit attached dwelling units shall be determined solely by the minimum lot size and lot division provisions of subsections (C)(1) and (C)(2) of this section.
 - (ii) The allowed number of dwelling units for three-unit attached dwelling units and four-unit attached dwelling units shall not exceed the allowed number of detached single-family dwelling units, exclusive of any other bonuses.
- (b) All other Areas. The allowed number of dwelling units for two-unit, three-unit, and four-unit attached dwelling units shall not exceed the allowed number of detached dwelling units.

(4) Design.

- (a) Attached dwelling units in Single-Family Urban zones shall be visually separated from existing single-family uses located outside of the proposed subdivision. Visual separation shall be achieved through a combination of site planning, landscaping, fencing and natural screening.
- (b) All attached dwelling units in the Single-Family Urban zones shall have the following design features in addition to those required by the City's adopted design standards:
 - (i) A pitched roof covered with nonmetallic material.
 - (ii) An entry which can be seen from the street and is noticeable from the street.
 - (iii) Frames around each window.
 - (iv) The height, bulk, and scale shall be consistent with the nearby residential uses.
- (c) Attached dwelling units shall meet the following design requirements in addition to those required by subsections (a) and (b) above:
 - (i) Maintain the traditional character and quality of detached single-family dwelling units by using design elements such as single points of entry noticeable from the street, pitched roofs, visible trim or framing around windows, porches, and chimneys.
 - (ii) Be consistent in height, bulk, scale and style with nearby single-family residential uses.

RZC 21.08: Residential Regulations

(iii) Locate surface parking for attached dwelling units in groups of no more than three stalls to appear more consistent with parking for single-family detached dwellings in the area. If parking areas include more than three stalls, they should be visually separated from the street or common areas through site planning, landscaping, or natural screening.

(d) New applications for three-unit and four-unit attached dwelling units in the Education Hill Neighborhood shall be accepted for sites no less than 500 feet of each other and new applications for duplex structures shall be accepted for sites no less than 250 feet of each other until an evaluation of compatibility with the neighborhood subarea is completed. See Education Hill Neighborhood Plan Policy N-EH-20 and N-EH-21 in the Redmond Comprehensive Plan.

(5) Review and Decision Procedures.

(a) Bear Creek, Education Hill, Grass Lawn, North Redmond and Overlake Neighborhoods.

(i) Review and decision for two-unit attached dwelling units shall occur through the Type I process.

(ii) Review and decision for three-unit and four-unit attached dwelling units shall occur through the Type II process.

(b) Willows/Rose Hill Neighborhood.

(i) Review and decision for two-unit attached dwelling units shall occur through the Type I process, subject to the requirements of this section and RZC 21.08.180, Residential Architectural, Site and Landscape Design Standards.

(ii) Review and decisions for three-unit and four-unit attached dwelling units shall occur through the Type III process.

(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 and some other requirements specifically provided for in this section apply:

(a) Two-unit attached dwelling units made affordable to households earning 80 percent or less of King County median income are allowed on individual lots in R-4, R-5 and R-6 zones through the conditional use permit process unless otherwise provided by a neighborhood plan or neighborhood specific regulations.

(b) Two-unit attached dwelling units meeting the affordability requirements of this section shall not be subject to the density requirements set forth in the zone summary for the residential zone district, or the minimum lot size requirements of subsection (C)(1) of this section, but shall be subject to the minimum lot size requirements of the underlying zone as set forth in the zone use chart for the residential zone. See RZC 21.08.020 through 21.08.140.

(c) Each two-unit attached dwelling unit meeting the affordability requirements of this section must include at least three bedrooms.

(d) No more than two two-unit attached dwelling units meeting the affordability requirements of this section may be sited adjacent to each other in the same development. Adjacency is defined as nearest, immediately adjoining, and having a common boundary. Therefore, two-unit attached dwelling units shall be separated by other land uses, dedicated open space, or streets. Where a tract or easement is used as a separator, such tract or easement shall be:

(i) Dedicated or otherwise restricted in use so that it will remain in place for as long as the duplexes are present;

(ii) No less than 35 feet in width, the minimum width for a local access street; and

- (iii) Contiguous with and connected to a new or existing sidewalk, pedestrian path, or bikeway, and publicly accessible.

For projects five acres or less in size, no more than two occurrences of a two-unit attached dwelling unit with tract or easement separation shall be allowed. For projects greater than five acres in size, no more than four occurrences of a two-unit attached dwelling unit with tract or easement separation shall be allowed.

- (e) Two-unit attached dwelling units meeting the affordability requirements of this section shall not be subject to the attached dwelling unit design requirements of subsection (C)(4) of this section, with the exception of subsection (C)(4)(c) of this section, which has standards requiring that attached dwelling units shall be of a similar design and appearance to single-family homes located in the area.
- (f) A covenant agreement, in a form to be approved by the City, must be recorded for all two-unit attached dwelling units allowed under this section and meeting the affordability requirements of this section. This covenant agreement shall appear on the deed to the property requiring all affordable housing units created under this section to remain as affordable for a 30-year period. This covenant agreement shall run with the land, binding on the assigns, heirs and successors of the applicant.

21.08.270 Bed and Breakfast Inns

- (A) Purpose. The purpose of the bed and breakfast inn regulations is to allow for limited temporary lodgings in residential neighborhoods for commercial purposes, while at the same time ensuring that bed and breakfast inns within residential zones are compatible with the residential character of the neighborhood and the surrounding residences.
- (B) Applicability. Bed and breakfast inns with up to two guest rooms are permitted outright in the RA-5 through R-8 zones and in the RIN zone. Bed and breakfast inns with up to eight rooms are permitted outright in the RA-5 zone. A conditional use permit is required for bed and breakfast inns with up to eight rooms in the R-1 zone. Bed and breakfast inns with more than eight guestrooms are not permitted.
- (C) Requirements for Bed and Breakfast Inns.
 - (1) Applicable Codes. Bed and breakfast inns shall be considered transient facilities pursuant to Chapter 246-360 WAC. Bed and breakfast inns must meet all applicable City, County, and State Health and Fire Codes.
 - (2) Employees. No more than two nonresident employees may be employed at the bed and breakfast inn. The owner and operator of the facility shall reside on-site.
 - (3) Parking. One off-street parking space shall be provided for each lodging room included in the bed and breakfast inn and for each employee of the operation.
 - (4) Home Business. Where a bed and breakfast inn is conducted as a home business, all standards in RZC 21.08.240, Home Business, must be met, except that a maximum of 50 percent of the floor area of the residence may be used for the bed and breakfast inn; and, the maximum number of eight trips allowed for home businesses shall not apply.
 - (5) Conditions. The Administrator may impose additional conditions on the bed and breakfast inn in order to mitigate potential impacts that the operation might create.

21.08.280 Churches, Temples, Synagogues, and Other Places of Worship

- (A) Purpose. This section is intended to ensure that the unique impacts associated with church, temple, synagogue, and mosque uses are addressed while still allowing for a wide range of possible locations for religious assembly.
- (B) Calculation of Seating Capacity. For the purposes of this regulation, a seat shall be defined as either:
 - (1) One individual fixed seat; or

- (2) A length of 18 inches on a pew or bench; or
 - (3) A measurement of seven square feet per person for the area seating the general assembly with movable chairs or other portable seating fixtures. The total area includes aisle space, but excludes areas such as stage and podium areas, space for musical instruments, and lobbies.
- (C) Requirements. The following development criteria shall apply to places of worship and related activities without regard to the zone in which it is located or the permit under which the use is processed:
- (1) Lighting for parking lot areas, structures, statuary and signage shall comply with the development regulations for parking, lighting and signs and the Design Standards of RZC 21.60.
 - (2) The use shall comply with the parking regulations for assembly uses, except that in no event shall parking be in excess of one space per three seats in a residential zone.
 - (3) The storage of buses or vans over 10,000 pounds gross weight is permitted on-site under the following conditions:
 - (a) The location of the parking areas for these vehicles is indicated on the site plan at the time of application;
 - (b) Vehicles must be leased or owned by the owner or tenant of the site, must be in operable condition, and must have a current vehicle registration;
 - (c) Vehicles shall not intrude into public rights-of-way or obstruct sight visibility from any driveway;
 - (d) Structural and/or natural screening, as approved by the City, shall screen the vehicles from neighboring properties. The screening requirement or amount of screening may be eliminated or reduced in light industrial zones to the extent that the storage of vehicles is treated uniformly with other uses in the same zone.
 - (4) Places of Worship within Shorelines. Within the shoreline jurisdiction, site development shall comply with the general standards of the zone in which it is located, except as otherwise provided in subsection (D) below. The maximum building height, exclusive of steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop is 35 feet. An additional building height allowance of 15 feet is allowed for symbolic religious icons located on the building. (SMP)
 - (5) A traffic mitigation plan shall be submitted for approval by the City. The plan shall address traffic control, parking management (including the mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. In addition to on-site parking requirements, parking in excess of the maximum may be permitted on existing off-site satellite parking lots, subject to City approval of a joint use agreement. Off-site parking in residential zones shall be limited to lots shared with existing institutional uses, such as schools.
 - (6) The maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons shall be 15 feet.
 - (7) The proposed structure(s) shall comply with the applicable design criteria contained in RZC 21.60, Design Standards, for the zone in which the use is located.
 - (8) Additional standards are applicable to the use. The underlying zoning and size of the facility shall determine which additional criteria shall apply. The additional criteria for residential zones can be found below, depending on seating capacity.
- (D) Development Criteria for Seating Capacities in a Residential Zone.
- (1) Places of worship with a seating capacity of less than 250 seats:
 - (a) The facility shall be located within 1,200 feet, as measured along the centerline of the right-of-way, of an arterial (collector, minor or principal);

- (b) The facility shall be located on a paved road having two lanes with a minimum width equal to the public works standard for a local access street;
 - (c) Buildings shall maintain a minimum setback of 20 feet from all property lines; building setbacks shall be increased by five feet for every one foot in building height over 30 feet;
 - (d) The maximum building height does not exceed 50 feet inclusive of steeples, bell towers, crosses, or other symbolic religious icons;
 - (e) The minimum lot size shall be the same as that required in the zone in which the proposed facility is located;
 - (f) The maximum lot coverage of structures may not exceed 35 percent; total impervious surfaces may not exceed 75 percent of lot area;
 - (g) No more than two large vehicles may be stored on-site at a given period of time; and
 - (h) Structures, parking lots and lighting shall be designed to avoid excessive light and glare impacts on adjacent properties. Restrictions on light pole height and type, deflectors and other such measures may be required as necessary to prevent overspill and excessive intensity of light.
- (2) Places of worship with a seating capacity of between 250 to 750 seats:
- (a) The proposed facility must be located adjacent to at least one arterial (collector, minor or principal);
 - (b) Buildings shall maintain a minimum setback of 20 feet from all property lines;
 - (c) The maximum building height may not exceed 50 feet, inclusive, of steeples, bell towers, crosses, or other symbolic religious icons. However, building setbacks shall be increased five feet for every one foot in building height over 30 feet;
 - (d) The maximum lot coverage of structures may not exceed 35 percent; total impervious surfaces may not exceed 75 percent of the lot area; and
 - (e) No more than two large vehicles may be stored on-site at a given period of time.

21.08.290 Cottage Housing Developments

(A) Purpose. The purpose of the cottage housing requirements is to:

- (1) Provide a housing type that responds to changing household sizes and ages (e.g., retirees, small families, single-person households);
- (2) Provide opportunities for ownership of small, detached dwelling units within a single-family neighborhood;
- (3) Encourage creation of more usable open space for residents of the development through flexibility in density and lot standards;
- (4) Support the growth management goal of more efficient use of urban residential land; and
- (5) Provide guidelines to ensure compatibility with surrounding land uses.

(B) Applicability. The requirements in this division apply to all cottage housing developments in the City. Cottage housing may be located in the various residential neighborhoods of the City as provided in subsection (F)(1) of this section.

(C) Cottage Housing Development Size. Cottage housing developments shall contain a minimum of four and a maximum of 12 cottages located in a cluster, on no less than one-half acre, subject to density requirements listed below, to encourage a sense of community among the residents. A development site may contain more than one cottage housing development.

(D) Special Site Requirements for Cottage Housing Developments.

RZC 21.08: Residential Regulations

(1) Density, Lot Coverage, Height, Setback and Parking Requirements.

(a) Intent. The site requirements chart establishes the basic dimensional requirements for cottages. Development standards are intended to define design parameters of cottages to achieve compatibility with adjacent single-family residential uses. For site requirements not specified below that may apply, see the zone summary for the R-6 zoning district.

(b) Requirements – Cottage Housing Developments Site Requirements Chart.

Cottage Housing Developments: Site Requirements

	Site Requirement	Notes
Cottages Allowed in Place of Each Standard Single-Family Home Allowed by the Density of the Zone.	1.75 for cottages of 1,000 square feet or less in floor area; 1.5 for cottages 1,001 square feet to 1,200 square feet in floor area; 1.25 for cottages between 1,201 square feet and 1,500 square feet in floor area.	In no case shall the number of cottages allowed in place of each standard sized home exceed two.
Minimum Lot Frontage (in feet).	20'	May be reduced to 14 feet on private access corridors serving less than three lots and accessing directly onto a public street.
Setbacks for All Structures from Adjacent Property Lines Along the Perimeter of the Site (except front or any public street setback)	10'	Except standard architectural projections up to a maximum of 18 inches in depth and six feet in width, and eaves up to 1.5 feet. When access to a cottage development is from an alley or access corridor, a minimum rear setback of 4 feet is allowed.
Front or any Public Street Setback	15'	Front orientation shall be determined by the lot on which the cottage housing development is located as it addresses a public street or access corridor.
Minimum Distance Between Structures (including accessory structures)	10'	Except standard architectural projections up to a maximum of 18 inches in depth and six feet in width, and eaves up to 1.5 feet.
Maximum Lot Coverage for Structures	40 percent	
Maximum Impervious Surface Area	60 percent	
Minimum Open Space	See subsection (D)(3) of this section, Required Minimum Open Space	
Maximum Height for Cottages and Accessory Structures	18'	
Maximum Height for Cottages with Minimum Roof Slope of 6:12	25'	All parts of the roof above 18 feet shall be pitched. The maximum height of any portion of the roof, except chimneys or cupolas, shall not exceed 25 feet anywhere on the

RZC 21.08: Residential Regulations

		site.
Parking Spaces per Cottage	Minimum 1.5 Maximum 2.0	The Technical Committee may reduce parking requirements based on the applicant's demonstration of site-specific factors that justify a lower standard, such as opportunities for transit service or anticipated number of residents.

(2) Cottage Floor Area.

(a) Intent.

- (i) Scale of Development. To ensure that the overall size, including bulk and mass of cottage structures and cottage housing developments, remain smaller and incur less visual impact than standard-sized single-family dwellings, particularly given the allowed intensity of cottage dwellings.
- (ii) Variety. To provide variety in cottage housing developments through a mixture of building sizes and building footprints.

(b) Requirements.

- (i) The total floor area of each cottage shall not exceed 1,500 square feet. Attached garages shall be included in the calculation of total floor area.
- (ii) Cottage areas that do not count toward the total floor area calculation are:
 - (A.) Unheated storage space located under the main floor of the cottage.
 - (B.) Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18 inches in depth or six feet in width.
 - (C.) Attached roofed porches.
 - (D.) Detached garages or carports.
 - (E.) Spaces with a ceiling height of six feet or less measured to the exterior walls, such as in a second floor area under the slope of the roof.

The Administrator may approve other exemptions similar in nature provided the intent of this section is met.

Although the areas set forth above are not included for purposes of calculating total floor area under this section, nothing in this section exempts such areas from being counted in total floor area for the purpose of any other code, including, but not limited to the City Building Code, RMC 15.08 and the City Fire Code, RMC 15.06.

- (iii) The maximum main floor area for cottages is 80 percent of the total floor area. For the purposes of this calculation, the area of interior stairway may be allocated between floors served.
- (iv) The total square foot area of a cottage dwelling unit may not be increased. A note shall be placed on the title to the property for the purpose of notifying future property owners that any increase in the total square footage of a cottage is prohibited for the life of the cottage or duration of City cottage regulations.

(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 storm water ponds, wetlands, streams, lakes, and 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.

(ii) Cottages shall:

(A.) Be oriented around and have the main entry from the common open space.

(B.) Be within 60 feet walking distance of the common open space.

(iii) Private open space shall:

(A.) Provide private area around the individual dwellings to enable diversity in landscape design.

(B.) Be a minimum of 300 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. It shall be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

(C.) Additionally, cottages shall have a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side.

(4) Screening.

(a) Intent. To ensure that cottage housing developments do not create adverse visual impacts for residents of the cottage housing development and adjacent properties, and to maintain a single-family character along public streets. This subsection sets out requirements and guidelines for minimizing potential impacts resulting from the parking structures and other storage and waste facilities.

(b) Parking Requirements. Parking shall be:

(i) Located on the cottage housing development property.

(ii) Screened from public streets and adjacent residential uses by landscaping or architectural screening.

(iii) Located in clusters of not more than five adjoining spaces.

(iv) Prohibited in the front yard setback area. (See note in Cottage Housing Developments Site Requirements Chart.)

(v) Prohibited within 40 feet of a public street, except: single-loaded parking is allowed in a maximum 50-foot-wide area when set back a minimum of 15 feet from a public street. (See Figure 18 below)

RZC 21.08: Residential Regulations

(vi) Allowed between or adjacent to structures only when it is located toward the rear of the principal structure and is served by an alley or private driveway.

(vii) A pitched roof design is required for all parking structures. If a parking structure is attached to a cottage unit, review by the Design Review Board shall be required.

(viii) The Administrator may approve other methods provided the intent of this section is met.

(c) Screening Requirements.

(i) Boundaries between cottage dwellings and neighboring properties shall be screened with landscaping to reduce the appearance of bulk or intrusion onto adjacent properties, or otherwise treated (e.g., through setbacks or architectural techniques) to meet the intent of this section.

(ii) Common waste and other storage receptacles shall not be placed in the front yard setback area.

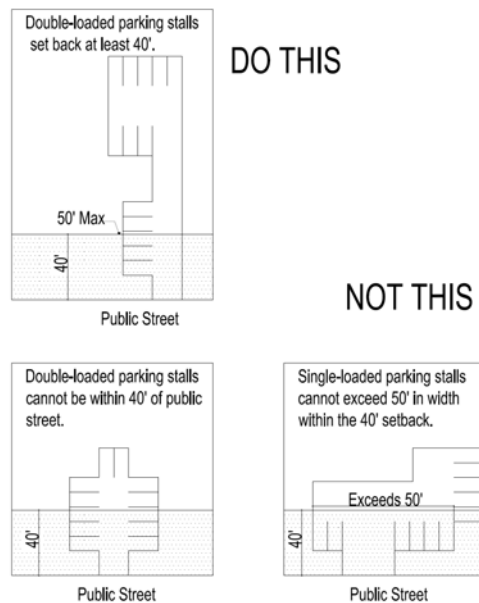
(iii) Common waste and other storage receptacles shall be architecturally screened and/or screened with landscaping so as to mask their appearance to residents, adjacent properties, and the public right-of-way.

(5) Accessory Dwelling Units. RZC 21.08.220 provides for accessory dwelling units (ADUs) in residential areas. For the purposes of this section, additional requirements for ADUs are as follows:

(a) The number of accessory dwelling units (ADUs), either attached or detached, that are permitted in a cottage housing development shall be based on the underlying density calculation for standard-sized dwellings that would be attributed to that site. For example, if the density calculation for a site indicates that three standard size homes would be allowed, then three ADUs plus the number of cottages allowed would be the total number of dwelling units permitted on the site.

(b) The size of an accessory dwelling unit shall be subordinate to that of the primary, or cottage dwelling. For any ADU, the total square footage of the ADU shall not exceed the lesser of (i) 500 square feet or (ii) 40 percent of the total square footage of the primary dwelling unit and the accessory dwelling unit combined. ADUs attached to a cottage shall count in the 1,000 square foot maximum floor area. ADUs in a detached structure do not count in the 1,000 square foot maximum floor area.

Figure 19: Cottage Housing Parking Requirements



Double-load or single-load in excess of 50 feet width not allowed within 40-foot setback.

- (c) Accessory dwelling units (ADUs) are allowed in cottage housing developments only when proposed at the time of initial cottage development application.
- (d) Accessory dwelling units are not allowed with cottages in the Willows/Rose Hill or Education Hill Neighborhood.
- (6) Community Buildings. A cottage housing development may contain community building(s) that are clearly incidental in use or size and related to the dwelling units. Such community buildings shall be located on the same site as the cottage housing development and be commonly owned by the residents.
- (7) Existing Dwellings. An existing detached or attached single-family dwelling that is incorporated into a cottage housing development as a residence and is nonconforming with respect to the standards of this section shall be permitted to remain on a site used for a cottage housing development. However, the extent of the noncompliance may not be increased unless the proposed change is determined by the Administrator to be consistent in character, scale and design with the cottage housing development. If the existing dwelling meets the requirements of this section with regard to size and is able to conform to other site standards, it may be counted as a cottage in the density calculation for the site. If the existing dwelling does not meet the size limitation for a cottage, then it shall count as one standard size dwelling.

(E) Neighborhood Meeting.

A neighborhood meeting is required for all cottage developments. Requirements for neighborhood meetings are set forth in RZC 21.76.060(C).

(F) Supplemental Neighborhood Requirements.

(1) Applicability.

(a) Cottage housing developments are allowed in:

- (i) Single-Family Constrained and Single-Family Urban zones in the North Redmond and Willows/Rose Hill Neighborhood, except properties zoned R-8; and
- (ii) Single-Family Urban zones in the Bear Creek, Education Hill and Overlake Residential Neighborhoods.

- (b) Developments of less than four cottages are allowed in the Willows/Rose Hill and North Redmond Neighborhoods.
- (c) Cottage housing developments shall not exceed eight cottages, not including accessory structures, within the East Education Hill subarea as defined by Map N-EH-2 in the Neighborhoods Element of the Redmond Comprehensive Plan.

(2) General Requirements.

- (a) Density in the Residential Innovative Zone. When cottages are used to fulfill the requirements for smaller dwelling units in the Residential Innovative zone, 1.5 cottages will be allowed in place of each smaller unit.
- (b) Design Standards. Supplemental design standards applicable to cottages are contained in the zone use charts for the R-4 zone (RZC 21.08.060), RIN zone (RZC 21.08.070), R-5 zone (RZC 21.08.080), R-6 zone (RZC 21.08.090), and R-8 zone (RZC 21.08.100).
- (c) Location Criteria.
 - (i) NE Rose Hill Subarea. No more than five cottage housing development applications or 40 cottages (whichever occurs first) shall be accepted for sites within 500 feet of each other in the NE Rose Hill Subarea until an evaluation of compatibility with the neighborhood subarea is completed.
 - (ii) Education Hill. Cottage housing developments shall be located on-sites with a minimum distance of 500 feet from each other in the Education Hill Neighborhood until an evaluation of compatibility with the

RZC 21.08: Residential Regulations

neighborhood subarea is completed. See Education Hill Neighborhood Policy N-EH-20 in the Redmond Comprehensive Plan.

- (3) Requirements for Cottage Housing of Less Than Four Dwellings. The requirements in RZC 21.08.290, Cottage Housing Developments, shall also apply to the development of one, two or three cottages in the Willows/Rose Hill and North Redmond Neighborhoods with the following exceptions and conditions:
 - (a) Setbacks. All setbacks shall conform to those listed in the zone use chart for the R-6 zone district in RZC 21.08.090, RZC 21.08.170(H)(2)(e), Side/Interior Setbacks, shall apply. Refer to subsection (D), Cottage Housing Developments Site Requirements Chart, for specific requirements concerning encroachments.
 - (b) Cottage Floor Area. Subsection (D)(2)(b) of this section, concerning mix of building footprints, shall not apply.
 - (c) Required Minimum Open Space. Open Space requirements shall conform to RZC 21.08.170(L), Minimum Open Space – Landscaping – Buffers, according to the underlying zoning in which the cottage is located. Additionally, if the development consists of three cottages, the dwellings should be clustered around a common open space consistent with subsection (D)(3)(b) of this section.
 - (d) Parking Location and Screening. Subsection (D)(4)(b)(v) concerning parking location shall not apply.
- (4) Demonstration Project. Consistent with Policy N-WR-E-4 of the Redmond Comprehensive Plan, a neighborhood demonstration project in the Willows/Rose Hill Neighborhood that incorporates innovative housing, including cottages, will undergo review of project design through community input and a Type III Review Process, including review by the Design Review Board. If the project can demonstrate adherence to the overall design intent of the cottage regulations, flexibility in standards for cottages may be allowed.

21.08.300 Critical Areas Residential Density Bonus

- (A) Purpose. The purpose of this density bonus is to encourage the preservation of critical areas by allowing density to be transferred from these areas to other portions of the site.
- (B) Bonus.
 - (1) Bonus. For properties zoned R-1, a 50 percent increase in density shall be given if all of the allowed density including the bonus is transferred from all of the following areas:
 - (a) Class II, Class III, and Class IV landslide hazard areas;
 - (b) Critical erosion hazard areas;
 - (c) Type I, Type II, and Type III wetlands;
 - (d) Streams;
 - (e) Critical wildlife habitats;
 - (f) Any buffers required by RZC 21.64, Critical Areas;
 - (g) Major concentrations of significant trees. RZC 21.78, Definitions, defines significant trees;
 - (2) The amount of the bonus shall be determined by multiplying the acreage within the areas listed above by the allowed density in the R-1 zone, one unit per acre, to get the number of housing units allowed as of right by the R-1 zone. This unrounded number shall then be increased by 50 percent to get the bonus. The bonus number shall then be rounded to the nearest whole number. To use the bonus, both the housing units allowed by right and the housing units allowed by the density bonus shall be transferred from the areas listed in subsection (1) of this section, Bonus.

- (3) The receiving areas for this density transfer shall be outside the areas listed in subsection (1) of this section, Bonus. If the receiving area is zoned R-1, it shall be continuous to and in the same ownership as the land from which the density is transferred. If not in the R-1 zone and contiguous to, and in the same ownership as, the land from which the density is transferred, the properties shall be in one or more of the following zones: R-4, R-5, R-6, R-8, R-12, R-18, R-20, R-30, and any of the Downtown zoning districts. If the density transfer will increase the density of the receiving property by 50 percent or more, a master plan shall be approved using the master planned development process for the receiving property before the transferred density may be used. The receiving areas may also be in any of the above zones that have a "p" designation. Except for transfers within the R-1 zone and contiguous to and in the same ownership, the properties on which the bonus and the underlying density are used may be in the same ownership as the property from which the density is transferred or in a different ownership.
- (4) Optionally, the property owner may elect to transfer both the number of housing units allowed as of right and the bonus from all of the property zoned R-1. In that case, the bonus shall be determined by multiplying the area in acres of the property zoned R-1 by the allowed density in the R-1 zone, one unit per acre, to get the allowed number of housing units allowed as of right by the zone. This unrounded number shall then be increased by 50 percent to include the bonus. The bonus number shall then be rounded to the nearest whole number. To use the bonus, both the number of housing units allowed by right and the number of housing units allowed by the density shall be transferred from the area zoned R-1. If this option is used the receiving area shall comply with subsection (3) of this section, and shall not be zoned R-1.
- (5) In all cases where this bonus is used, covenants or other legally binding agreements that run with the land shall preclude development of the land from which the density is transferred. If they are satisfactory, the Administrator and City Attorney shall approve the covenants or other legally binding agreements before they are recorded. The covenants or other legally binding agreements shall be recorded before the transferred density may be used.

21.08.310 Day Care Centers

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

(B) Development Standards.

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

- (a) Day care centers shall comply with all building, fire, safety, and health codes, and all applicable development standards.
- (b) Day care centers shall obtain a business license and maintain the use license as long as the use operates.
- (c) Day care centers shall obtain all required state approvals.
- (d) In the RA-5 zone, stand-alone day care centers are prohibited.
- (e) Day care centers shall not be located closer than 300 feet from another existing day care operation in residential zones.
- (f) The minimum lot size shall be 20,000 square feet in all residential zones.
- (g) Play equipment used in the day care operations shall be placed no closer than 10 feet from any property line.
- (h) Off-street parking for each employee shall be provided.
- (i) Building design, site plans and landscaping shall be of a character which is appropriate for the area.
- (j) Day care centers may be approved in new or existing churches and other places of worship, and no additional approval will be required, provided all other requirements of this section are met.
- (k) Day care centers located in residential zones shall operate within the hours of 5:30 a.m. to 9:00 p.m.

RZC 21.08: Residential Regulations

21.08.320 Designated Manufactured Homes, Manufactured Homes and Mobile Homes

- (A) Purpose. The purpose of regulations related to designated manufactured homes, manufactured homes, and mobile homes is to allow for opportunities for reduced building and infrastructure costs for households interested in affordable housing options.
- (B) Applicability. Designated manufactured homes may be sited on individual residential lots in the same manner to the same manner and to the same extent as a detached single-family dwelling unit.

Manufactured homes and mobile homes may be sited only within manufactured home parks or mobile home parks. Manufactured home parks and mobile home parks are allowed through the subdivision and binding site plan processes in zones RA-5 through R-18.

- (C) Requirements for Designated Manufactured Homes. Designated manufactured homes must be attached to a foundation in accordance with state regulations. Designated manufactured homes shall be subject to all of the land use, density, site requirements and development standards of the underlying zone.
- (D) Requirements for Manufactured Home Parks and Mobile Home Parks. New manufactured home parks and mobile home parks are subject to all of the land use, density, site requirements and development standards of the underlying zone with the following exceptions:
- (1) Size. A manufactured home park or mobile home park shall be at least three acres in area.
 - (2) Allowed Uses. A manufactured home park or mobile home park may include either mobile or manufactured housing provided that the mobile homes meet the minimum livability and safety requirements set forth in the Redmond Building Code. A manufactured home park or mobile home park may also include: an office for the use of a manager, a common laundry facility for use of the tenants, a common recreation facility for primary use of the tenants, a common storage area, or an on-site day care facility.
 - (3) Separation. A minimum of 10 feet of separation shall be maintained between all units which shall include modular or site built additions, decks, porches or roof structures excluding decks, patios, or walkways less than 30 inches above grade. Exceptions may be made to allow carports constructed of non-flammable materials, in which case the minimum separation shall be five feet from that carport to the neighboring unit. Accessory structures shall maintain the following separations:
 - (a) Ten feet to mobile homes or manufactured homes on adjacent spaces;
 - (b) Five feet to accessory structures of mobile homes or manufactured homes on adjacent spaces;
 - (c) Five feet to the mobile home, manufactured home, or other accessory structures on the same space, except for a carport or garage which may be attached to the mobile home or manufactured home; this separation may be waived when accessory structures are constructed of non-flammable materials.
 - (4) Coverage/Impervious Surface Area. A manufactured home park or mobile home park shall be exempt from the structure coverage and impervious surface area requirements set forth in the zone summary for the applicable residential zone. See RZC 21.08.020 through 21.08.140.
 - (5) Parking. Two spaces per unit shall be required. At least one of the spaces shall be off-street parking and shall be located on or adjacent to each mobile home or manufactured home pad.
 - (6) Screening. A manufactured home park or mobile home park shall have site screening compliant with RZC 21.32, Landscaping, and may include fencing, so that the manufactured home park or mobile home park is visually separated from surrounding residential uses.
 - (7) Access and Driveways.
 - (a) Internal roads and sidewalks shall provide access to each mobile home or manufactured home space and shall be constructed in accordance with the adopted City of Redmond road standards for residential local access streets or private streets.

RZC 21.08: Residential Regulations

- (b) Private streets may be used provided that such streets do not directly connect two or more points of vehicular access to the park, provided that no roadway shall exceed 150 feet in length without providing a fire vehicle turnaround area, and provided that the roadway is not intended to accommodate required parking.
 - (c) Driveways must be spaced to maximize the distance between one driveway and another and between driveways and road intersections. Driveways shall be aligned wherever possible with existing driveways on the opposite side of the street. Joint use of driveways is allowed.
- (8) Skirting and foundations. All mobile homes supported by piers shall be fully skirted. All manufactured homes must be attached to a foundation in accordance with state regulations.
- (9) Recreational Vehicles. No spaces or pads in a manufactured home park or mobile home park may be used to accommodate recreational vehicles. A manufactured home park or mobile home park may include a storage area for recreational vehicles owned by the residents of the park provided the storage area contains no utility hook-ups and recreational vehicles within the storage area are not used as living quarters.

(E) Nonconforming Mobile Home Parks.

- (1) Standards. Mobile home parks established prior to the effective date of this code shall continue to be governed by all standards relating to density, setbacks, landscaping and off-street parking in effect at the time they were approved.
- (2) New Structures. The replacement of mobile homes in existing mobile home parks shall be governed by the site requirements in effect when the parks were approved. Where internal setbacks are not specified, the average of the prevailing setbacks on the pads to either side of the proposed new or replacement structure shall apply. New accessory structures must meet the setback requirements of conforming mobile parks unless the existing setbacks create an inability to meet these standards in which case the accessory structure shall be made of a fireproof material. Replacement mobile homes in nonconforming mobile home parks must be fully secured to the ground as required by the Redmond Building Code, fully skirted, and the structure must meet the minimum livability and safety requirements of the Redmond Building Code.
- (3) Recreational Vehicles. No spaces or pads in an existing mobile home park shall be used to accommodate recreational vehicles except where the spaces or pads were specifically for recreational vehicles at the time the park was established.
- (4) Enlargement. A nonconforming mobile home park may be enlarged provided the proposed enlargement meets the standards set forth for new mobile home parks in this section.

21.08.330 Green Building and Green Infrastructure Incentive Program

(A) Purpose.

- (1) The purposes of these provisions are to:
 - (a) Reduce the negative impact of residential development on the natural environment;
 - (b) Reduce development costs related to construction and the provision of utilities; and
 - (c) Manage storm water in a way that mimics natural storm water management.

These objectives are met by providing incentives to implement green building and green infrastructure development techniques in residential development. Thus, instead of mitigating the impacts of residential development, this division encourages applicants to reduce impacts in the first place, mitigating the remainder in accordance with existing regulations.

(B) Applicability.

- (1) The provisions of this division may be applied to developments that are primarily residential in nature in all residential zones. They may apply to a range of projects, from new single-family homes to multi-building multifamily residential developments, applied in conjunction with the requisite land use permit, such as a subdivision, binding site plan, or site plan approval.
- (2) An application submitted under this division authorizes those fee simple and common lot housing types that are specified in this division, specified as permitted or conditional use types in RZC 21.08.020 through 21.08.140, or specified in any neighborhood specific regulation. This division does not eliminate the requirement to obtain a conditional use permit if such a permit would otherwise be required, unless specifically noted in this division.
- (3) Not all incentives established in this division apply to all types of land development.

(C) Required Elements.

(1) Site Review.

- (a) As part of the pre-application conference or other initial land use entitlement application meeting with the City, the applicant shall prepare a site plan generally identifying the following:
 - (i) Areas of predominantly native, noninvasive vegetation;
 - (ii) Other general vegetation characteristics, such as health, density, suitability to existing location, whether or not it appears to be naturally occurring, whether it connects to off-site native vegetation, and whether and how it appears to be reclaiming previously disturbed land;
 - (iii) Natural hydrologic features such as streams, wetlands, seeps, and springs;
 - (iv) Slope characteristics;
 - (v) Wellhead Protection Zone number(s).
 - (b) The review described in subsection (1)(a) of this section shall be general in nature and is expected to require minimal, if any, consultation with technical experts.
 - (c) The applicant shall attach to the general site review a brief report describing how the site's features lend themselves to the application of green infrastructure (i.e., low impact development) techniques. The report shall include, at a minimum, a list of potentially appropriate techniques and a brief description of how the site analysis supports the applicant's conclusion that those techniques may be appropriate. A list of potential techniques can be found in the Low Impact Development Technical Guidance Manual for Puget Sound, or its successor.
- (2) All proposals incorporating native soil preservation or restoration, permeable materials, green (vegetated) roofs, minimal excavation foundations, or bioretention (described below in subsection (E) of this section, Techniques Explained), shall require a "Site Assessment for LID" consistent with the requirements of the Redmond Stormwater Technical Notebook. The "Site Assessment for LID" is optional for proposals submitted under this division that do not incorporate the techniques listed above.
 - (3) Operations and Maintenance. A maintenance agreement shall be prepared and distributed to property owner(s) for projects employing on-site storm water management facilities that will be privately maintained. The maintenance agreement shall conform to the requirements of the Redmond Stormwater Technical Notebook, Chapter 2, Section 2.5.10, or its successor. The agreement shall legally bind current and future property owners to maintain the storm water facilities in perpetuity. Notice of the agreement shall be provided on the face of the plat, if applicable.
 - (4) Notice. The following notice shall be recorded against properties, excluding commonly owned tracts, on which privately maintained storm water management facilities will be located: "This property contains a storm water

RZC 21.08: Residential Regulations

management facility, such as a green roof or rain garden, that the owner of this property is required to maintain. Storm water management facilities help collect, treat, and discharge or infiltrate rainwater. These facilities protect public health and safety, and protect the health of the natural environment. For more information about the facilities located on your property, refer to the storm water facility maintenance agreement provided by the developer of this property, a copy of which is on file with the City of Redmond.”

- (D) Techniques and Incentives. Techniques and Incentives Tables. The tables below summarize the sustainable development techniques for which points are awarded, and the incentives toward which points may be used. Following the tables, subsections (E) and (F) of this section explain the techniques and incentives in detail. Definitions and descriptions of on-site natural storm water management techniques can be found in the Redmond Stormwater Technical Notebook. All references to the Redmond Stormwater Technical Notebook in this division are references to the most recent edition of the Notebook or its successor document, as well as documents that the Notebook references.

Green Building and Green Infrastructure Incentive Program Techniques

Technique	Points Awarded
1. Site assessment	2 (when optional)
Assessments plus identification of amenities	1 additional
2. Green Building Certification	
3-star/LEED certified	1
4-star/LEED silver	2
5-star/LEED gold	3
3. Drought-tolerant landscaping	1
4. Native vegetation retention	
20 percent	1
30 percent	2
50 percent	3
5. Native soil preservation	1
6. Native soil restoration	2
7. Impervious surface area reduction	
10 percent	1
20 percent	2
8. Permeable materials	
50 percent	1
100 percent	2
9. Green (vegetated) roofs	
First 10,000 sq. feet of green roof area proposed under this program	1 point per 1,000 sq. feet of green roof area
Next 20,000 sq. feet of green roof area proposed under this program	1 point per 2,000 sq. feet of green roof area
25 percent of roof area	1
50 percent of roof area	2
10. Roof rainwater collection	1
11. Minimal excavation foundation	
First 10 structures constructed under this program using this technique	1 point per structure
Next 20 structures constructed under this program using this technique	1 point per two structures
Thereafter, developments using this technique for all structures	3
12. Bio-retention or infiltration	
50 percent detained or infiltrated	1
75 percent detained or infiltrated	2
100 percent detained or infiltrated	3

Green Building and Green Infrastructure Incentive Program Incentives

Incentive	Points Required
1. Sustainable development award	0
2. Priority building permit processing	0
3. Online and print recognition	2
4. Unit type flexibility	
Duplex	3
Triplex	4
Fourplex	5
5. Lot size reduction	
15 percent	2
25 percent	3
30 percent	4
6. Density bonus	
5 percent	3
10 percent	5
7. Clustered node	4
8. Alternative road standard	2
Note: Storm water infrastructure requirements are based in part on impervious area. Use of the methods in the Techniques Table above is likely to reduce infrastructure costs – an additional incentive.	

(E) Techniques Explained. Many of the techniques below are described in more detail in the most recent edition of the Redmond Stormwater Technical Notebook.

(1) Site Assessment. (Three points possible)

- (a) In addition to the required site review described in subsection (C)(1) of this section, no later than the time of land-use entitlement formal application submittal, the applicant shall prepare a “Site Assessment for LID” consistent with the requirements of the Redmond Stormwater Technical Notebook. The “Site Assessment for LID” is required when certain natural storm water management techniques are used (see subsection (C)(2) of this section). When this technique is optional, it shall be worth two points.
- (b) No later than the time of land use entitlement formal application submittal, the applicant may describe in written and graphic form how some or all of the elements identified in subsection (E)(1)(a) of this section will be used as amenities for future residents. This shall at a minimum include identification of open space tracts, nonmotorized trail corridors, or both, that would not ordinarily be required. (One point)

(2) Green Building Certification. Use the table below to determine the appropriate type of green building certification for the proposed development. Applicants may certify using BuiltGreen, LEED, or another program determined by the Technical Committee to be of similar rigor.

Green Building Certification

Development Type	Certification Level	Points Awarded
Single-family development	BuiltGreen 3-star/LEED for Homes certified	1 if all new units are certified
	BuiltGreen 4-star/LEED for Homes silver	2 if all new units are certified
	BuiltGreen 5-star/LEED for Homes gold1	3 if new all units are certified
Multifamily development	BuiltGreen 3-star/LEED for New Construction certified	1 if all buildings are certified
	BuiltGreen 4-star/LEED for New Construction silver2	2 if all buildings are certified
	BuiltGreen 5-star/LEED for New Construction gold2, 3	3 if all buildings are certified

- 1 One unit or 20 percent of all units, whichever is greater, shall be certified at the 5-star/LEED gold level; all others shall meet or exceed the 4-star/LEED silver level.
- 2 Applicants may certify using BuiltGreen only if 4-star or 5-star levels are available for the particular development type. Otherwise, proponents must certify using LEED or a similarly rigorous protocol.
- 3 One residential building, or buildings comprising at least 20 percent of the residential units, whichever is greater, shall be certified at the 5-star/LEED gold level; all others shall meet or exceed the 4-star/LEED silver level.

(3) Drought-Tolerant Landscaping. (One point)

- (a) All required street and open space tract landscaping areas shall be landscaped with drought-tolerant, noninvasive vegetation appropriate for site conditions, including but not limited to levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing or future dwellings. Recreation areas, such as for pick-up games and picnicking, and private yard areas, except as noted in subsection (E)(3)(b) of this section, are specifically exempt from this requirement. In those areas, the use of noninvasive drought-tolerant landscaping is encouraged. Applicants shall choose from the Drought-Tolerant Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator.
 - (b) A minimum of 51 percent of the planted area in the front yard of each lot shall be native and appropriate for site conditions, including but not limited to levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing or future dwellings. Plantings shall include a mix of trees or shrubs and living ground cover. Applicants shall choose from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator. Native plantings shall be identified on landscaping plans.
 - (c) Landscaping plans are required and shall be completed by a certified landscape architect or certified nurseryman.
- (4) Native Vegetation Retention. Twenty percent (one point), 30 percent (two points), or 50 percent (three points) of the native vegetation area (native vegetation is defined in RZC 21.78, Definitions) shall be retained in native vegetation and set aside in native growth protection areas.
- (a) For calculation purposes, total native vegetation area shall include the following, in order from highest priority to lowest priority:
 - (i) Critical areas and associated buffers;
 - (ii) Forested stands of native trees, including a five-foot buffer from the exterior dripline;
 - (iii) Contiguous areas of native vegetation;
 - (iv) Other native trees, including a five-foot buffer from the dripline; and
 - (v) Noncontiguous areas of native vegetation.
 - (b) Once calculated, native vegetation shall be preserved in the following ways, in order from highest priority to lowest priority:
 - (i) In critical areas tracts;
 - (ii) In native growth protection easements;
 - (iii) As common open space;
 - (iv) On individual lots in areas no less than 100 square feet, where no dimension is less than 10 feet, and where the native vegetation is delineated with a split rail fence.

RZC 21.08: Residential Regulations

- (c) When a lower priority area is proposed for retention instead of a higher priority area, the applicant shall:
 - (i) Provide a written explanation of why the higher priority area is not proposed to be retained; and
 - (ii) Enhance the lower priority vegetation according to a native revegetation plan.
- (d) When native vegetation is proposed to be preserved in a lower priority manner before a higher priority manner, the applicant shall provide a written explanation of why the higher priority method of preservation is not proposed; the applicant shall demonstrate that the proposed preservation scheme meets the objectives of this division at least as well as the scheme described in subsection (E)(4)(c) of this section.
- (e) When required, a native revegetation plan shall conform to the following:
 - (i) Plants shall be selected by a qualified professional based upon-site suitability and shall include a multilayer canopy at maturity of large trees (covering 50 percent of the plan area), small trees, and shrubs unless the professional determines in written form that the revegetation area is not suitable for such a mix;
 - (ii) In native growth protection areas larger than 0.5 acres, the ratio of evergreens to deciduous trees shall be 2:1;
 - (iii) Plantings shall be native to western Washington and suitable for the site and for suburban residential areas. Applicants shall choose species from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose species that meet the requirements of this subsection, as determined by the Administrator. Trees shall measure at least two-and-one-half inches in caliper (deciduous) or six feet in height (evergreen) at time of planting.

(5) Native Soil Preservation. (One point)

- (a) The applicant shall preserve native soils in accordance with the guidelines contained in the Redmond Stormwater Technical Notebook.
- (b) Restoring previously disturbed soils as described in the Notebook is required to earn two points.

(6) Native Soil Restoration. (Two points)

- (a) In addition to preserving native soils in accordance with the guidelines contained in the Stormwater Technical Notebook, the applicant shall amend all soils that have been previously disturbed or that will be disturbed during construction of the proposed development in accordance with the guidelines contained in the Redmond Stormwater Technical Notebook.
- (b) Points may be awarded for subsection (E)(5) of this section, or this subsection, but not both.
- (c) The use of this technique is required in the North Redmond neighborhood in order to use the density bonus incentive. In the North Redmond neighborhood, native soil restoration is required to use the five percent density bonus; native soil restoration and native vegetation retention at the 50 percent level are both required to use the 10 percent density bonus.

(7) Impervious Surface Area Reduction. Maximum impervious surface area created through a residential development proposal pursuant to the requirements set forth in the zone use chart for the residential zone in which the property is located (RZC 21.08.020 through 21.08.140), shall be reduced by either at least 10 percentage points (one point) or at least 20 percentage points (two points) of the total site area (e.g., maximum impervious surface in the R-4 zone would be reduced from 60 percent to 50 percent for one point or 40 percent for two points). Impervious surface area may be calculated on a development-wide basis to provide lot-by-lot flexibility, per RZC 21.08.170(L)(2)(b).

(8) Permeable Materials Use to Reduce Effective Impervious Surface Area.

- (a) Permeable materials shall be used for 50 percent (one point) or 100 percent (two points) of proposed impervious surfaces, including but not limited to patios, walkways, sport courts, and sidewalk areas, subject to the provisions in subsections (8)(b) through (d) of this section.
- (b) Permeable materials may be used on all soil types where information has been generated by a certified professional (e.g., a geotechnical engineer) and approved by the Public Works Director, demonstrating that the pervious material will function as designed.
- (c) Permeable materials are allowed to replace pollution-generating impervious surfaces only in Wellhead Protection Zones 3 and 4, in accordance with the Stormwater Technical Notebook. Permeable materials may only replace non-pollution-generating impervious surfaces in Wellhead Protection Zones 1 and 2, in accordance with the Stormwater Technical Notebook.
- (d) Permeable materials shall be considered a storm water facility and so must be included in the required maintenance agreement.
- (e) In instances where the City prohibits permeable materials in the right-of-way, impervious surfaces within the right-of-way shall not count against the applicant when calculating the number of points earned through this subsection.

(9) Green Roofs.

- (a) Vegetated roofs shall be designed according to the guidelines of the Redmond Stormwater Technical Notebook.
- (b) Compliance with this storm water management technique shall require review and approval by the Building Official.
- (c) The first 10,000 square feet of green roof area proposed under this division shall earn one point per 1,000 square feet; the next 20,000 square feet of green roof area shall earn one point per 2,000 square feet; thereafter, applicants shall earn one point when designed for 25 percent of total project roof area and two points when designed for at least 50 percent of total project roof area.

(10) Roof Rainwater Collection. (One point)

- (a) Rainwater from all roofs shall be collected for nonpotable water purposes (i.e., rainwater harvesting). Construction, design, and maintenance specifications for rainwater collection shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.
- (b) This technique is only allowed when consistent with state law.

(11) Minimal Excavation Foundation.

- (a) Construction, design, and maintenance specifications of minimal excavation foundations shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.
- (b) The first 10 structures constructed using minimal excavation foundations shall earn one point per structure; the next 20 structures constructed using minimal excavation foundations shall earn one point per two structures; thereafter, developments incorporating minimal excavation foundations for all residential structures shall earn three points.

(12) Bioretention or Infiltration.

- (a) Where soils permit infiltration, infiltration elements shall infiltrate at least 50 percent (one point), 75 percent (two points) or 100 percent (three points) of the 50-year storm.
- (b) Where soils do not permit infiltration, bioretention elements, such as rain gardens and bioretention swales, shall detain at least 50 percent (one point), 75 percent (two points) or 100 percent (three points) of the six-month storm.

(F) Incentives Explained

- (1) Sustainable Development Award. The City shall develop and maintain a Sustainable Development award, to be awarded annually to no more than one project that best implements the provisions of this division. the City reserves the right not to grant an award in a given year. (Zero points)
- (2) Priority Building Permit Processing. Building permit applications for single-family residential structures that seek BuiltGreen 4-star or LEED silver certification or higher shall be eligible for the City's Green Residential Pilot Permitting Program or its successor. (Zero points)
- (3) Online and Print Recognition. The applicant may request that the City publish a "Featured Sustainable Development" article in a City newsletter and on the City website, and that the City publish a press release publicizing the sustainable development techniques used in the project. (Two points)
- (4) Unit Type Flexibility. (Three points for incorporating duplexes; four points for duplexes and/or triplexes; five points for duplexes, triplexes, and/or fourplexes)
 - (a) Two-unit, three-unit, and four-unit attached dwellings may be included in proposed subdivisions as permitted uses.
 - (b) Such structures shall comply with RZC 21.08.260, Attached Dwelling Units, except that such structures shall not be required to access directly to an arterial.
 - (c) In no case shall the allowed density be exceeded unless allowed by neighborhood regulations, nor shall neighborhood or subarea requirements for attached dwelling unit permitting or separation be superseded.
 - (d) When average minimum lot size is reduced through this division, the reduced average minimum lot size shall serve as the baseline for calculating the required minimum lot size for lots with attached dwelling units.
- (5) Lot Size Reduction. In residential zones where minimum average lot sizes apply, the minimum average lot size may be reduced up to 30 percent, depending on the number of points used, according to the table in subsection (D) of this section. The proposed average lot size of all lots included in a development shall define all other site requirements (as shown in zone use chart for the residential zone in which the property is located, RZC 21.08.020 through 21.08.140 with the exception of provisions relating to allowed density, which shall remain with the underlying zone, and of provisions otherwise modified by this division). For example, a subdivision in an R-4 zone with an average lot size of 4,900 square feet would be subject to the site requirements, with the noted exceptions, of an R-5 zone since that is the nearest zone to which the average lot size would apply. (Two points for 15 percent lot size reduction; three points for 25 percent; four points for 30 percent)
- (6) Density Bonus. Eligible developments shall be permitted a five percent or 10 percent density bonus, provided that the overall impervious surface of the development is not increased over what is allowed by this division. Use of cottages, size-limited dwellings, attached structures, and carriage units is encouraged to achieve the bonus. (Three points for up to five percent density bonus; five points for up to 10 percent)
- (7) Clustered Node. Applicants may propose clusters of up to three residential structures containing no more than five dwelling units. Clusters may include two unit attached dwelling units or three unit attached dwelling units, but not four unit attached dwelling units.
 - (a) Structures within nodes shall be subject to a six foot building separation requirement or the minimum separation required by the building code, whichever is greater. Citywide and neighborhood-specific building separation and setback requirements apply to the perimeter of the clustered node.
 - (b) Minimum lot size, minimum lot width circle, and minimum lot frontage requirements do not apply within the node. Minimum lot sizes for lots within the node do count toward the minimum average lot size calculation. Points for reducing lot sizes are not required to propose a clustered node.

- (c) A clustered node must be separated from another clustered node on all sides by a single-family detached home, or lot or tract meeting size requirements for such, a street, or the height of the tallest structure within the clustered node, whichever is greatest.
- (d) Dwelling units within clustered nodes shall share vehicular access.
- (e) Applicants are encouraged to use techniques such as zero lot line, yard use easements, and other creative structure arrangement techniques to provide functional private open space.
- (f) Density bonus points are required when clustered nodes result in project densities that are in excess of the underlying maximum zone density. (Four points)

(8) Alternative Road Standard. Applicants may propose local access streets that are consistent with the Green Infrastructure Street preliminary drawing, which is available from the Development Services Center. When this street is proposed, at least one on-street parking space shall be provided per dwelling unit proposed. The applicant may propose a lower standard if he/she submits a parking study demonstrating that a lower standard would adequately serve the development and not adversely impact the safety of residents in or near the development. (Two points)

(G) Neighborhood and Supplemental Requirements

- (1) Nothing in this division shall supersede neighborhood-specific regulations or neighborhood plan policies and objectives except where specifically noted.
- (2) Single-family developments proposed through this division must meet residential architectural and site design standards specified in RZC 21.08.180.

21.08.340 Home Business

- (A) Purpose. The purpose of the home business regulations is to allow for limited commercial activity within residences while ensuring that all commercial activity remains incidental to the residential use and does not interfere with the residential character of the neighborhood through noise, traffic, safety hazards, or other public nuisances that may be generated.
- (B) Applicability. Home businesses are allowed in all residential zones of the City as an accessory use to an existing dwelling unit. A business license shall be required for all home businesses. In addition, the Administrator may impose conditions to mitigate any potential adverse impacts on surrounding uses and may consider the need to limit the hours of operation of a home business.
- (C) Requirements. The following standards shall apply to all home businesses. An applicant wishing to apply for a business license for a home business must demonstrate compliance with these standards prior to obtaining a business license.
 - (1) Location. A home business shall be carried on wholly within the principal building or within an accessory structure. No home business, or any storage connected with a home business shall be allowed outside of the principal building or accessory structure, except as allowed for family day care providers. Where an accessory dwelling unit exists, a home business may be conducted in both the primary dwelling unit and the accessory dwelling unit.
 - (2) Number. Any number of home businesses may be conducted within any single dwelling unit, including an accessory dwelling unit and all accessory structures, provided that the combined impacts of any and all businesses do not exceed the limits set forth in this section.
 - (3) Size. No more than 25 percent of the gross floor area of the principal dwelling unit may be used for the home business. In the case of home businesses being conducted within accessory structures or detached accessory dwelling units, there shall be no size restriction placed upon the usable area for the home business.
 - (4) Residency. A home business must be conducted by a family member who resides in the dwelling unit. Floor space in either the primary dwelling unit or an accessory structure may not be rented out to persons not residing

within the primary dwelling unit or accessory dwelling unit for business purposes. No more than one person outside the family group that resides on the premises shall engage in any business located on the premises.

- (5) **Restricted Materials.** No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials shall be used or stored on the site.
- (6) **Maintaining Residential Character.** The business shall be conducted in a manner which will not alter the normal residential character of the premises by exterior alteration of the property, expansion of parking, construction, creation of a separate entrance, the use of color, materials, lighting, signs (other than on the applicant's vehicle), exterior storage of materials, goods or merchandise, or by the emission of sound, electric interference, vibration, dust, glare, heat, smoke, odors or liquids.
- (7) **Business Traffic.** Visitors, customers, and/or deliveries shall be limited to two per hour. In any case, no combination of visitors, customers, and/or deliveries may exceed a total of eight per day.
- (8) **Vehicles.** Vehicles larger than 10,000 pounds gross weight shall not be operated out of the premises or park on the property or adjacent streets. No more than one vehicle used in the business may be parked on the premises or operated out of the premises.
- (9) **Parking.** The home business shall not displace or impede the use of required parking spaces for primary or accessory dwelling units.
- (10) **Utility Demand.** Utility demand (water, sewer, or garbage) shall not exceed normal residential levels.
- (11) **Applicable Codes.** Structures must meet City building, construction, fire and land use regulations.
- (12) **Motor Vehicle-Related Home Businesses**
 - (a) Office-only activities for motor vehicle-related uses may be allowed as home businesses, provided all other requirements of this section are met.
 - (b) Office-only motor vehicle-related home businesses and stock-in-trade within the residence may be allowed, provided that the following activities related to the office use are performed at other locations: washing and waxing, paint stripping and detail application, window repair or replacement, and repairing and tuning of boats.
 - (c) Except as provided in subsections (C)(9) and (C)(12)(b) of this section and for businesses legally licensed as such within the City of Redmond as of June 14, 1995, no motor vehicle-related businesses shall be allowed as home businesses, including, but not limited to: auto, truck, or heavy equipment repair; body work, welding, detailing, or painting; or taxicab, van shuttle, limousine, or other transportation services.
- (13) **Family Day Care Providers**
 - (a) Family day care providers are permitted as home businesses.
 - (b) Family day care providers shall obtain a business license and maintain the City of Redmond license as long as the use operates.
 - (c) The family day care provider shall not care for more than 12 children at any time.
 - (d) Family day care facilities are required to adhere to all standards prescribed in this section for home businesses, except that:
 - (i) Family day care facilities are exempt from the limitations on business traffic to and from the facility as specified in subsection (C)(7) of this section.
 - (ii) The amount of gross floor area within the principal dwelling unit that may be devoted to the family day care business shall be the minimum number of square feet required by the State, or 25 percent of the total gross floor area, whichever is the greater.

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

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

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

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

21.08.350 Innovative Housing Demonstration Projects

(A) Purpose. The purpose of the Innovative Housing Demonstration Projects chapter is to:

- (1) Allow development of a limited number of projects to evaluate opportunities to increase the availability of innovative housing in Redmond's single-family neighborhoods;
- (2) Increase housing supply and the choice of housing types available in the community;
- (3) Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes and mixes of income levels;
- (4) Promote high-quality design;
- (5) Allow flexibility in site and design standards while promoting projects that are compatible with existing single-family developments; and
- (6) Help identify a work plan and any zoning code amendments that are necessary to support the development of innovative housing choices within single-family neighborhoods in Redmond.

(B) Applicability

- (1) Applicable Zones. The innovative housing regulations provided in this division apply to all properties in Single-Family Urban zones. When a development complying with these regulations is approved, the property shall be allowed to develop according to the approval, notwithstanding any contrary site requirements in the applicable zone use chart. All other provisions of the Zoning Code shall apply. Developments not considered under the requirements of this division shall be required to meet all requirements of the underlying zone and all other provisions of the Zoning Code.
- (2) Duration. The regulations codified in this division apply for a limited duration only. These regulations, and the authority to apply for an innovative housing project, will expire August 23, 2013, or when five projects developed under this division are completed, whichever occurs first. Nothing in this subsection prevents the Redmond City Council from extending the date or altering the number of projects that can be developed under these regulations, but if no such extension or alteration is approved, no further projects may be applied for after the expiration date. Following expiration of the ordinance codified in this division, City staff shall produce a report evaluating how well the project achieved the goals of the ordinance and the goals of the enabling Comprehensive Plan policy language.
- (3) Number of Developments. No more than five innovative housing projects may be approved under these regulations, and no more than two projects demonstrating the same single housing type may be approved within any calendar year or within any single neighborhood. Any innovative housing development proposals located in the Willows/Rose Hill Neighborhood shall not preclude construction of the innovative housing development detailed in the Willows/Rose Hill Neighborhood Plan.

(C) Project Requirements and Preferences

- (1) In addition to the other requirements of this section, all innovative housing projects must meet the requirements set forth in the following table:

Innovative Housing Project Requirements	
Housing Types	Any attached or detached single-family housing type, as defined by the Redmond Zoning Code, provided that attached dwelling units are not permitted in the North Redmond Wedge subarea.
Design Standards	<p>RZC 21.60 (Design Standards) shall apply while allowing flexibility when necessary to meet the intent of this section.</p> <p>Except as otherwise provided in this section, the proposal must be consistent with surrounding development with respect to building heights, roof forms, property lines, parking location and screening, and lot coverage.</p> <p>The proposal must provide elements that contribute to the sense of community within the development, such as front entry porches, common open space, and common buildings or common space between buildings.</p>
Site Requirements	<p>Modifications to the minimum lot size, setbacks, lot coverage, minimum lot width circle, minimum lot frontage, minimum building separation, and maximum impervious surface area may be considered if it is demonstrated that said modifications are required for construction of the proposed housing type.</p> <p>Any modification to the lot standards shall minimize adverse impacts on adjoining properties.</p>
Unit Size Limits	<p>There shall be no minimum size requirements for the individual units, provided units meet the minimum livability standards as defined by the Building Code.</p> <p>For projects that include “size limited” housing units, a covenant restricting any increases in unit size after initial construction shall be recorded against the property.</p>
Number of Units	<p>Projects proceeding under this section shall be allowed no more than two times the density that is allowed by the underlying zone.</p> <p>Limitations on the number of units allowed per lot are waived.</p> <p>Existing single-family homes may remain on the subject property and will be counted as units in the total unit count.</p>
Access Requirements and Utilities	<p>The applicant shall work directly with the Public Works and Fire Departments to determine general flexibility for utility standards, road widths, public versus private, and turn-around requirements.</p> <p>The applicant shall verify with the Public Works Department that adequate water, sewer, and storm water capacity exists to service the proposed development.</p>
Development Size	A maximum of 12 units shall be permitted as part of any innovative housing demonstration project.
Ownership Structure	<p>Subdivision.</p> <p>Condominium.</p> <p>Single owner for entire project (to allow rental).</p>
Community Buildings	Shall be clearly incidental in use and size to the primary residential units.

	Shall be commonly owned by the residents of the development, unless otherwise approved by the Technical Committee.
Affordability	The provisions of RZC 21.20.030, Affordable Housing - General Requirements and Incentives, and RZC 21.20.070, Affordable Senior Housing, shall not be waived through this division.
Parking	<p>Unless otherwise approved, the following minimum parking standards shall apply:</p> <ul style="list-style-type: none"> • One stall per unit for units under 700 sq. feet in size. • One and one-half stalls per unit for units 700 to 1,000 sq. feet in size. • Two stalls per unit for units over 1,000 sq. feet in size. <p>Shall be provided on the subject property.</p> <p>Shall be located in clusters of not more than six adjoining spaces.</p> <p>Shall not be located in the front yard setback, except on a corner lot where it shall not be located in the front yard between the entrance to any cottage and the front property line.</p> <p>May be located between or adjacent to structures if it is located toward the rear of the structure and is served by an alley or driveway.</p> <p>All parking structures shall have a pitched roof design with a minimum slope of 4:12.</p>

(2) Preference shall be given to projects that meet the following:

Innovative Housing Project Preferences

Housing Types	Ownership housing is preferred, but projects that include a component of rental housing, such as accessory dwelling units as part of the single-family development, are also encouraged.
Site Requirements	Projects which meet ordinary lot standards for the zone in which the development is located are preferred.
Unit Size Limits	Projects that include a mix of unit sizes within a single development are preferred, including homes that provide ground floor master suites or similar configurations with all living areas on one level.
Locations	The City encourages projects located near transit service.
ADA Compliance	Developments which include a portion of the units that are fully accessible under the provisions of the Americans with Disabilities Act, exclusive of such requirements under the Building Code, are strongly encouraged.
Affordability	Except as provided below, developers are strongly encouraged to include housing units that provide for a broad mix of income levels, including a portion of the units that are affordable to households earning 80 percent or less of the King County median income.
Parking	Should be screened from public streets and adjacent residential uses by landscaping or architectural screening.
Trip Generation	The review panel may consider the number of vehicle trips that will be generated by a proposed innovative housing demonstration project in determining its appropriateness for the location.
Sustainability	Projects in which all of the dwelling units are constructed to the Built Green 4-star standard or other equivalent standard, or which incorporate other sustainable development techniques that are part of the Green Building/Green Infrastructure Program.

(D) Allowed Flexibility

- (1) **Flexibility in Application of Standards.** In order to meet the goals of the Innovative Housing Demonstration Program and the purposes set forth in subsection (A) of this section, flexibility shall be allowed in the application of the standards and requirements of the Zoning Code. Standards listed in this subsection and the Project Requirements table set forth in subsection (C)(1) of this section will apply to innovative housing demonstration projects and will prevail in the event of a conflict between such standards and requirements and the otherwise applicable provisions of the Zoning Code. Unless otherwise specified in the Project Requirements table in subsection (C)(1) of this section, all other regulations and requirements of the Zoning code shall apply to innovative housing demonstration projects.
- (2) **Impact Fees.** Impact fees under the Redmond Municipal Code shall be determined based on the impacts associated with the proposed innovative housing demonstration project, and may be adjusted administratively upon demonstration that the impacts will be the same or less than those associated with traditional development in the underlying zoning district.
- (3) **Utility Fees.** Storm water fees and utility hook-up fees shall be determined based on the actual anticipated usage or on a per-unit basis, whichever is less.

(E) Procedures

- (1) **Neighborhood Meeting.** Applicants for innovative housing projects are required to hold a neighborhood meeting between two and eight weeks following submittal of the application. City staff shall be invited to attend the meeting. Notice of the meeting shall be mailed at least 21 days prior to the meeting to all property owners and residents within 500 feet of the proposed project and to any other person known to the City to have expressed an interest in the innovative housing program. The notice shall include a description of the project, including a description of any modification or flexibility in site design standards that has been requested.
- (2) **Availability of Application.** The application shall be available for public review at the Development Services Center for a minimum of fourteen days prior to the neighborhood meeting.
- (3) **Comments from Neighborhood Meeting.** The applicant shall consider the comments received at the neighborhood meeting and shall consider recommendations from City staff, if any, regarding potential revisions to the project to address neighborhood concerns. The applicant shall either (a) submit a revised application incorporating any such revisions, or (b) advise the City that no revisions will be made, within 90 days from the date of the neighborhood meeting. If the applicant does not resubmit or notify the City within the 90 day period, the City will process the application as submitted without revisions.
- (4) **Authorization to Proceed.**
 - (a) After receipt of revised application or after 90 days has passed from the date of the neighborhood meeting, the City shall schedule the application for review by a review panel consisting of the following representatives to be appointed by the Mayor:
 - (i) One member of the Redmond Planning Commission;
 - (ii) Two members of the Redmond Design Review Board;
 - (iii) One member of the Redmond Technical Committee;
 - (iv) One citizen representative, to be selected according to the following order of priority:
 - (A.) A member of any active Citizen Advisory Committee (CAC) for the neighborhood in which the project is located;
 - (B.) A member of a Neighborhood Citizen Committee for the neighborhood in which the project is located.
 - (C.) A member of any former CAC for the neighborhood in which the project is located; or

(D.) A member of any active CAC for any neighborhood other than the one in which the project is located.

(v) In instances where there is no representative who meets the criteria set forth in subsection (E)(4)(a)(iv) of this section, a second member of the Planning Commission shall be appointed to serve on the review panel.

(vi) In addition to the five representatives identified above, a Youth Advocate member is encouraged to participate on the review panel as a non-voting member.

(b) The review panel shall decide which proposals will be authorized to proceed to the next level of review. The review panel shall consider the recommendations of staff and the Technical Committee and shall authorize the application to proceed if the application:

(i) Complies with all applicable project requirements set forth in subsection (C)(1) of this section; and,

(ii) Complies with at least five of the project preferences set forth in subsection (C)(2); and,

(iii) Is consistent with and fulfills the purposes and of the innovative housing regulations as set forth in subsection (A) of this section.

(c) The decision of the review panel authorizing an application to proceed does not constitute approval of the project, but is merely a preliminary determination that the project sufficiently satisfies the purposes and requirements of the innovative housing demonstration regulations to merit further review. If the review panel decides not to authorize a project to move forward to the next level of review, the project shall be ineligible to proceed further under the innovative housing regulations.

(d) Decisions of the review panel are appealable as follows:

(i) Any person may appeal a decision of the review panel authorizing an application to proceed to the next level of review or a decision denying such authorization. All appeals must be in writing and must be filed at the Development Services Center within 14 days after issuance of the review panel's decision.

(ii) All appeals shall be heard by the City Council using the Type V review process set forth in RZC 21.76.060(O). An appeal of a decision granting authorization to proceed shall be consolidated with the review of the application under subsection (E)(5) below. An appeal of a decision denying authorization to proceed shall proceed immediately through the appeal process.

(5) Review of Application.

(a) Within six months following authorization from the review panel to proceed, the applicant shall submit applications for all land use permits required for project development. The applicant may request an extension of the six month filing deadline from the Administrator. All such requests shall be in writing and shall be filed prior to expiration of the six months. The Administrator may grant a single extension, not to exceed six months in duration, if the applicant demonstrates that significant progress has been made in preparing the application and that the applicant is diligently working to complete the application for submittal. Authorization to proceed shall expire if the applicant fails to submit a complete application within six months following authorization to proceed, or within the time period of any extension. Any resubmittal of the application after expiration of the six month period shall be considered a new application and treated accordingly.

(b) Applications for innovative housing demonstration projects shall proceed as follows:

(i) For innovative housing demonstration projects that involve a preliminary plat, the City shall use a Type III review process as described in RZC 21.76.060(J).

(ii) For all other innovative housing demonstration projects, the City shall use a Type II review process as described in RZC 21.76.060(E).

- (c) The City's approval of an innovative housing demonstration project does not constitute approval of a subdivision, short plat, site plan, or binding site plan, nor does it exempt the project from obtaining any and all other necessary permits required by the Zoning Code or the other codes of the City, including the City's Building and Construction Codes, RMC Title 15.

21.08.360 Residential Innovative Zone

(A) Purpose. The purpose of the Residential Innovative zone is to:

- (1) Implement the goals, policies, and purposes described in the Redmond Comprehensive Plan and Redmond Zoning Code for Low Moderate Density zones and for the Residential Innovative Zone.
- (2) Provide a type of single-family housing (smaller dwelling units such as a cottage, size-limited dwelling or duplex) that responds to changing household sizes and ages (e.g., small families, single-person households, retirees).
- (3) Provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type and price of new single-family development.
- (4) Blend new development with existing residential development to help maintain neighborhood character.
- (5) Help to provide appealing and active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents and avoid concentrations of a single housing type or size in one location by interspersing dwellings and lots of various sizes within a residential development.

(B) Applicability. The Residential Innovative zone may be applied to areas of the City designated Single-Family Urban.

(C) Requirements for Smaller Dwelling Units. Applications for subdivisions, short plats, and binding site plans with sites 30,500 square feet and greater shall include smaller dwellings units as a minimum of 20 percent of the greater of: (1) number of proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site's allowed or "zoned" density. See RZC 21.08.170(C)(4) for calculation of net buildable area. The smaller dwelling unit(s) shall be a size-limited dwelling, a two-unit attached dwelling unit, or cottage as defined by RZC 21.78, Definitions. An existing dwelling on the site that meets the Zoning Code requirements with regard to size may be counted towards the requirement for smaller dwellings.

21.08.370 Retirement Residences

(A) Purpose. The purpose of retirement residences is to help meet the housing needs of an aging population while protecting other uses from potential adverse impacts which may otherwise occur as a result of traffic, a concentration of people, and from buildings that may otherwise be out of scale with the area in which they are located.

(B) Applicability. Retirement residences are allowed in all residential zones through the subdivision or binding site plan processes. If a development is not to be subdivided or sold as a condominium, then a conditional use permit shall be required for the retirement residence rather than a subdivision or binding site plan.

(C) Requirements

- (1) Age Restriction. The development shall be restricted to persons age 55 or older and handicapped persons as defined by Federal law. At least half the total housing units shall be occupied by persons 55 years of age or older, except for spouses of such residents for whom there is no minimum age requirement.
- (2) Conversion from a Retirement Residence. No conversion of occupancy to persons other than those specified by subsection (C)(1) shall be allowed without first complying with the underlying zoning and site requirements.
- (3) Density. The maximum number of retirement residence units shall not exceed the number permitted by the allowed density of the zone, except as follows:
 - (a) In all residential zones which allow retirement residences, the maximum number of retirement residence units shall not exceed the number allowed for that zone in the zone use chart for the zone, together with any

RZC 21.08: Residential Regulations

density bonus authorized under RZC 21.20.030, Affordable Housing General Requirements and Incentives, or RZC 21.20.070, Affordable Senior Housing Bonus, except any facilities developing under subsection (C)(3)(b) of this section.

- (b) Retirement residences located in the R-4 through R-6 zones that provide some component of assisted living or skilled nursing care may be allowed an increase in density by up to three times the number of units permitted by the underlying zone provided each of the following conditions exists:
 - (i) A minimum of 10 percent of the units are licensed for assisted living or skilled nursing care programs; however, no more than 25 percent of the units may be licensed for skilled nursing care.
 - (ii) There is adequate water and sewer capacity to serve the proposed development, together with the water and sewer capacity existing to accommodate the planned growth for the service area(s) in which the property is located.
 - (iii) Traffic generated by the retirement residence is not significantly greater than traffic generated in the surrounding residential neighborhoods. In addition, a traffic mitigation plan is required. The plan shall address traffic control, parking management (including the mitigation of overflow parking into the adjoining residential areas), and traffic movement to the arterial street system. In addition to on-site parking requirements, parking in excess of the maximum may be permitted on existing off-site satellite parking lots, subject to City approval of a joint use agreement. Off-site parking in a residential zone shall be limited to lots shared with existing institutional uses, such as schools.
 - (iv) The project shall comply with all development standards for the zone in which the development is located, including height, setbacks, open space, lot coverage, and impervious surface requirements.
 - (v) Landscape Requirements. Setback areas located adjacent to the side, street side, and rear property lines shall be landscaped to sufficiently screen the development from surrounding residential uses. Similar landscaping shall also be provided within the front setback areas when needed to screen parking. Where possible, existing mature vegetation shall be retained. The Design Review Board may allow reduced landscaping requirements for projects that exhibit exceptional site and architectural design qualities that reflect nearby neighborhood character. Such projects shall be well integrated with the surrounding neighborhood, including linkages to surrounding uses through pedestrian and vehicular connections. Alternative linkages may be proposed by those facilities where an enclosed facility is mandated by licensing requirements for the type of care offered at the Retirement Residence (such as Alzheimer's or other dementia care facilities).
 - (vi) Retirement residence facilities developed under these provisions shall not be entitled to any other senior housing density bonuses, including those described in RZC 21.20.030, Affordable Housing General Requirements and Incentives or RZC 21.20.070, Affordable Senior Housing.
 - (vii) Availability. A minimum of 25 percent of the new units increased above the underlying zone as a result of this section shall be set-aside for households earning less than 80 percent of the King County Median Income, adjusted for household size.
 - (viii) For existing developments that are expanding under these provisions, the set-aside units may be located either in the existing or new units, but shall be in addition to any set-aside units already provided in the existing facility.
 - (ix) The operator of the facility shall provide an annual report to the City providing information documenting compliance with the set-aside requirement. Facilities financed under Washington State Housing Finance Commission (WSHFC) programs may submit a copy of the annual report to WSHFC to satisfy this requirement.
 - (x) Set-aside units required by these regulations shall be administered according to the same requirements as used by the Washington State Housing Finance Commission (WSHFC) for similar type facilities, regardless of how a retirement residence developed under these provisions is financed.

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

(5) Design and Development Standards.

(a) Developments shall be designed to project a residential, rather than institutional, appearance through architectural design, landscaping, the use of building materials, and surface length. Multiple structures are encouraged instead of large single structures to promote compatibility with surrounding residential neighborhoods. Site design, building placement, and perimeter landscape treatments shall screen the portions of the development, which are different in appearance from single-family dwellings from abutting single-family dwellings.

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

(c) In the R-4 through R-12 zones, no retirement residence shall be located adjacent to another retirement residence development to avoid the adverse effects of a concentration of such housing.

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

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

(1) The application complies with the requirements of this section and the Zoning Code.

(2) The design, scale, and appearance of the development is consistent with the character of the existing and planned neighborhood in which it may be located.

(3) Adequate public facilities and services are available at the site to serve the development.

(4) The development is located along a transit route, which provides all day service, or the applicant is proposing to provide affordable transportation services to transport residents to the Redmond Senior Center, library, shopping, medical services, and other basic needs. If the applicant is proposing to provide transportation services, the applicant shall provide those uses until all day public transit service is provided to the site.

21.08.380 Special Requirements - Residential Land Adjacent to BP, MP, and I Zones

(A) Purpose. The purpose of the notification special requirements is to promote among potential new residents awareness of existing and potential business park, manufacturing and industrial uses when prospective residents are considering purchasing property located within, adjacent to, or near properties in Business Park, Manufacturing Park or Industrial zones.

(B) Applicability. Notification as described in this division shall be required when:

(1) A site is developed in a Residential zone that was created from an existing Business Park, Manufacturing Park or Industrial zone;

(2) A site is developed in a Residential zone that is adjacent to or within 300 feet of a Business Park, Manufacturing Park or Industrial zone (measured from the edge nearest the BP, MP or I zone); or

(3) A residential development is created within an existing BP, MP or I zone.

(C) Requirements. For the properties described in subsection (B) of this section, the City shall require the owners of said properties, as a condition of land use entitlement, to record a Notice of Business Park, Manufacturing Park and Industrial Uses against said properties, and all properties resulting from subdivision of the properties. The notice shall read as follows:

- (1) This property is within, adjacent to, or within 300 feet of property zoned Business Park (BP), Manufacturing Park (MP) or Industry (I). Activity may occur on such property that creates undesirable or detrimental impacts both day and night, including, but not limited to, noise, dust, light, and traffic. Uses on such property include various manufacturing, assembly, resource extraction, warehouse, entertainment, and other activities. It is the City of Redmond's policy to support existing and future uses in BP, MP and I zones as allowed in the Redmond Zoning Code and Redmond Municipal Code, and that the undesirable and/or detrimental impacts described above are allowed up to the legal limit. Nothing in the Redmond Municipal Code or Redmond Zoning Code shall be construed to require that legal existing or future uses abate activities that are consistent with the Municipal Code and Zoning Code.
- (2) This notice shall be recorded against this property and any future subdivisions of this property as long as the Business Park, Manufacturing Park or Industrial zone that warranted this notice exists. This notice shall remain recorded against this property even if future subdivisions of the property are not within 300 feet of the Business Park, Manufacturing Park or Industrial zone that warranted this notice.

21.08.390 Zero Lot Line Development

(A) Purpose. The purpose of zero lot line development is to:

- (1) Provide more usable private open space;
- (2) Promote the efficient use of land;
- (3) Protect critical areas; and
- (4) Provide greater flexibility in site development standards while at the same time assuring that the single-family character of the development is maintained.

(B) Requirements. All zero lot line developments shall comply with the standards and requirements of site requirements set in the zone use chart for the underlying residential zone, as well as other related policies and regulations of the Zoning Code. In the event that any of the zero lot line requirements described below conflict with other standards of the Zoning Code, the requirements for zero lot line development shall apply.

(1) Building Setbacks.

- (a) One building side/interior setback may also be reduced so long as the opposite side/interior or side street setback on the lot is increased by an amount corresponding to the original side setback reduction.
- (b) These side/interior setback reductions shall not apply to side setbacks adjacent to lots that are not part of the zero lot line development.
- (c) Accessory buildings and structures shall conform to the setbacks set or required for the primary dwelling unit.

(2) Maintenance and Drainage Easements. A perpetual easement related to maintenance, eaves, and drainage of at least five feet shall be provided on the lot adjacent to the zero lot line property line which, with the exception of wall and/or fences, shall be kept clear of structures. This easement shall be shown on the face of the plat map and incorporated into each deed transferring title on the property. The building wall along the zero lot line shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners.

(3) Platting Requirements. The final plat or short plat shall show the approximate location of buildings proposed to be placed within the required setbacks.

Insert Map 3, Redmond Neighborhoods, here.