Idylwood Neighborhood Regulations

Drafted: February 11, 2010

The Idylwood Neighborhood Regulations document includes substantive regulatory provisions for review. Following Planning Commission and City Council review and action on the Idylwood Neighborhood Plan, the regulatory provisions will be integrated with ongoing work by the City's Code Rewrite Commission and as a result, staff expects that the format and specific language will be updated to be consistent with these sections in the new zoning code.

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- Engage streetscapes with dwellings by bringing living space toward the street.
- Sustain and enhance the vegetated character of Idylwood by requiring greater preservation of mature trees and habitat.

Reference

Backyard Homes 20C.30.43.

Residential Architectural, Site and Landscape Design Concepts

- Building Orientation
 - Provide active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents, and retain some of the area's natural qualities along major arterials. Dwelling, site, and streetscape design should incorporate features that bring the primary living area of the dwelling toward the street. Garages shall not be the dominant feature as viewed from the street.
 - Design Concepts for Garage Placement
 - Garages facing the front street shall be set back a minimum of five feet from the street elevation of the dwelling, or otherwise designed and placed in a manner that meets the intent of this section, such as recessing under a second story or a projecting roofline a minimum of five feet, or other treatment(s). The front street elevation of a side-loaded garage shall have a minimum of one opening (i.e., window or door). Garages that face another direction, i.e., side- and alley-loaded garages, are exempt from the five-foot setback requirement.
 - Garage Doors. 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.

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Transition Area. Provide a minimum 80-square-foot area 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.

o Exemptions

■ The Code Administrator may provide exemption of this section where lot size or lot configuration is not supportive to lessening the dominant appearance of a garage such as where lot width measured at the front street is less than fifty-feet (50').

Building Character, Proportionality and Massing

- Provide visual relief from the massing and scale of built development through site design techniques, such
 as preserving or installing vegetation as a buffer between existing and new dwellings, centrally locating open
 space, and preservation of mature trees.
- o Design Concepts for Open Space
 - A minimum of 25 percent of the required open space for residential developments of 5 dwelling units or more shall be located as common open space and be designed to achieve at least five of the following:
 - Provide visual relief from the massing of development by preserving pre-development vegetation or installing site-appropriate perimeter landscaping including a variety of species, heights, and maturation.
 - Serve the recreational needs of residents of the development.
 - Create children's play area(s) that is visible and accessible for use by the residents.
 - Provide habitat for wildlife.
 - Create open space that includes trails accessible to the residents.
 - Provide open space that is centrally located and adjacent to a majority of the residences.
 - Create linkages with open space on neighboring properties.
 - Create a buffer between the new development and existing nearby homes.
 - Create a play area/park that is open and accessible for use by the Idylwood Neighborhood.

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Existing citywide code, for reference only

20C.30.43 Backyard Homes.

20C.30.43-010 Purpose.

The purpose of the backyard homes provisions described in this division is to: (1) enhance opportunities for ownership housing; (2) 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; (3) blend infill development with existing residential development to help maintain neighborhood character; (4) provide a type of single-family housing that responds to changing household sizes and ages (e.g., small families, single-person households, retirees); and (5) add to Redmond's stock of affordable dwelling units. (Ord. 2356)

20C.30.43-020 Applicability.

One backyard home is permitted on a lot with an existing single-family dwelling unit, provided that the criteria presented in this division are met. The property owner of the lot with the existing home must obtain approval of a short subdivision in addition to the specific backyard home requirements. (Ord. 2356)

20C.30.43-030 Requirements.

- (1) Number. One backyard home shall be allowed on a separate, fee simple lot that is 200 percent of the underlying single-family zone as a residential use in conjunction with any new or existing detached single-family dwelling unit in the City of Redmond. For larger properties, additional backyard homes may be permitted, provided that for each additional home, the lot size requirement shall be the average lot size for the residential zone. RCDG <u>20C.30.25-050(e)</u>, Areas of Lots with Access Corridor, shall not apply.
- (2) Location. The backyard home property may be located behind a new or existing home, or on any other area of the lot, provided that required setbacks and access of both structures are maintained. Both dwelling units must also conform to height, lot coverage restrictions and any other standards or regulations required of a single-family dwelling unit in a residential zone.

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- (3) Size/Scale. The total square footage of the backyard home shall not exceed 1,000 square feet, excluding any garage area. The backyard home with garage shall not exceed 1,500 square feet.
- (4) Subdivision. A backyard home shall be subdivided or otherwise segregated in ownership from the other dwelling unit on the lot.
- (5) Parking. Two off-street parking spaces are required for a backyard home in addition to the parking required for the other dwelling unit on the lot. Parking spaces must be paved and may include private attached garages, carports, or off-street areas reserved for vehicles. No detached garages serving a backyard home shall be permitted.
- (6) Affordability. A backyard home shall be required to be affordable to an individual or family that has an income that is 120 percent or less than the annual median income as defined in RCDG 20A.20.020.
- (7) Legally Binding. A backyard home shall be so identified and legally binding on the title of the home such that enlargement in excess of 1,500 square feet, including attached garage, shall not be permitted. The affordability requirement shall also be identified on the title of the home for the duration of 50 years. (Ord. 2356)

