CITY OF REDMOND
RESOLUTION NO. 1339

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, EXPRESSING THE CITY COUNCIL'S INTENT TO ADOPT THE DOWNTOWN, OVERLAKE, AND RESIDENTIAL AND URBAN RECREATION PACKAGES OF THE 2009-2011 REDMOND CODE REWRITE, DEVELOPMENT GUIDE AMENDMENT FILE NO. L090380, SUBJECT TO RECONCILIATION WITH THE REMAINDER OF THE PROJECT

WHEREAS, the Growth Management Act of 1990 (GMA) requires that the City of Redmond adopt a Comprehensive Plan and implementing regulations; and

WHEREAS, Ordinance No. 887, adopted on October 21, 1979, by the Redmond City Council established the Redmond Community Development Guide; and

WHEREAS, the Redmond Community Development Guide (RCDG) has been amended 291 times since its adoption; and

WHEREAS, in 2008 the City approved the 2009-2011 Redmond Code Rewrite project to rewrite the RCDG; and

WHEREAS, the mission of the Redmond Code Rewrite project is to create a zoning code that improves clarity, conciseness, predictability and usability for residents, development professionals and the business community; maintains the integrity of code concepts adopted over time by the City Council while utilizing new ideas where appropriate to achieve these

concepts; and, implements clearly and effectively the goals, visions and policies of the Comprehensive Plan; and

WHEREAS, the RCDG has been divided into topic-based packages of regulations to be considered during the Redmond Code Rewrite project; and

WHEREAS, the Downtown package includes regulations pertaining to allowed uses and development intensities for zones in the Downtown neighborhood; and

WHEREAS, the Overlake package includes regulations pertaining to allowed uses and development intensities for zones in the Overlake Village and Employment Area portions of the Overlake neighborhood; and

WHEREAS, the Residential and Urban Recreation package includes regulations pertaining to allowed uses and development intensities for the Urban Recreation and all Residential (R) zones; and

WHEREAS, the Redmond Code Rewrite Commission conducted study sessions and public hearings to gather public input on the proposed Downtown package, and, on July 19, 2010, completed its unanimous recommendation that the Redmond City Council approve these regulations; and

WHEREAS, the Redmond Code Rewrite Commission conducted study sessions and public hearings to gather public input on the

proposed Overlake package, and, on July 26, 2010, completed its unanimous recommendation that the Redmond City Council approve these regulations; and

WHEREAS, the Redmond Code Rewrite Commission conducted study sessions and public hearings to gather public input on the proposed Residential and Urban Recreation package, and, on August 2, 2010, completed its unanimous recommendation that the Redmond City Council approve these regulations; and

WHEREAS, the Redmond City Council has considered the recommendations of the Redmond Code Rewrite Commission, and has held study sessions on the Downtown, Overlake, and Residential and Urban Recreation packages; and

WHEREAS, the Downtown, Overlake, and Residential and Urban Recreation packages are consistent with the adopted project mission and guiding principles, as well as the Redmond Comprehensive Plan as required by the existing Redmond Community Development Guide; and

WHEREAS, the Redmond City Council must adopt the new Redmond Zoning Code as one complete package, which is expected to occur in spring 2011.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Mission Statement and Guiding Principle Consistency. After reviewing the proposed Downtown, Overlake, and Residential and Urban Recreation packages, the City Council agrees that the regulations are consistent with the Redmond Code Rewrite project mission statement and guiding principles.

Section 2. Intent to Adopt. The City Council intends to adopt the proposed Downtown, Overlake, and Residential and Urban Recreation packages set forth in Exhibits A through E attached hereto and incorporated herein by this reference subject to reconciliation with the remainder of the Redmond Code Rewrite project and SEPA review of the entire Redmond Code Rewrite project.

ADOPTED by the Redmond City Council this 5th day of October, 2010.

APPROVED:

JOHN MARCHIONE, MAYOR

ATTEST:

MICHELLE M. MCGEHEE, CMC, CITY CLERK (SEAL)

FILED WITH THE CITY CLERK: September 29, 2010
PASSED BY THE CITY COUNCIL: October 5, 2010
EFFECTIVE DATE: October 5, 2010
RESOLUTION NO. 1339

Adopted 7-0: Allen, Carson, Cole, Margeson, Myers, Stilin and Vache

DOWNTOWN

10 Purpose
20 Downtown Zones Map
30 Old Town Zone
40 Anderson Park Zone
50 Town Center Zone
60 Bear Creek, Valley View, and Trestle Zones
70 Sammamish Trail Zone
80 Town Square Zone
90 River Bend Zone
100 River Trail, Carter, and East Hill Zones
110 Building Height
120 Parking Standards
130 Downtown Residential Site Requirements
140 Landscaping
150 Pedestrian System
160 Using Transfer Development Rights
170 References

10 Purpose

The purposes of the Downtown Regulations are to

(1) Implement the Downtown vision and policies as described in the Comprehensive Plan;

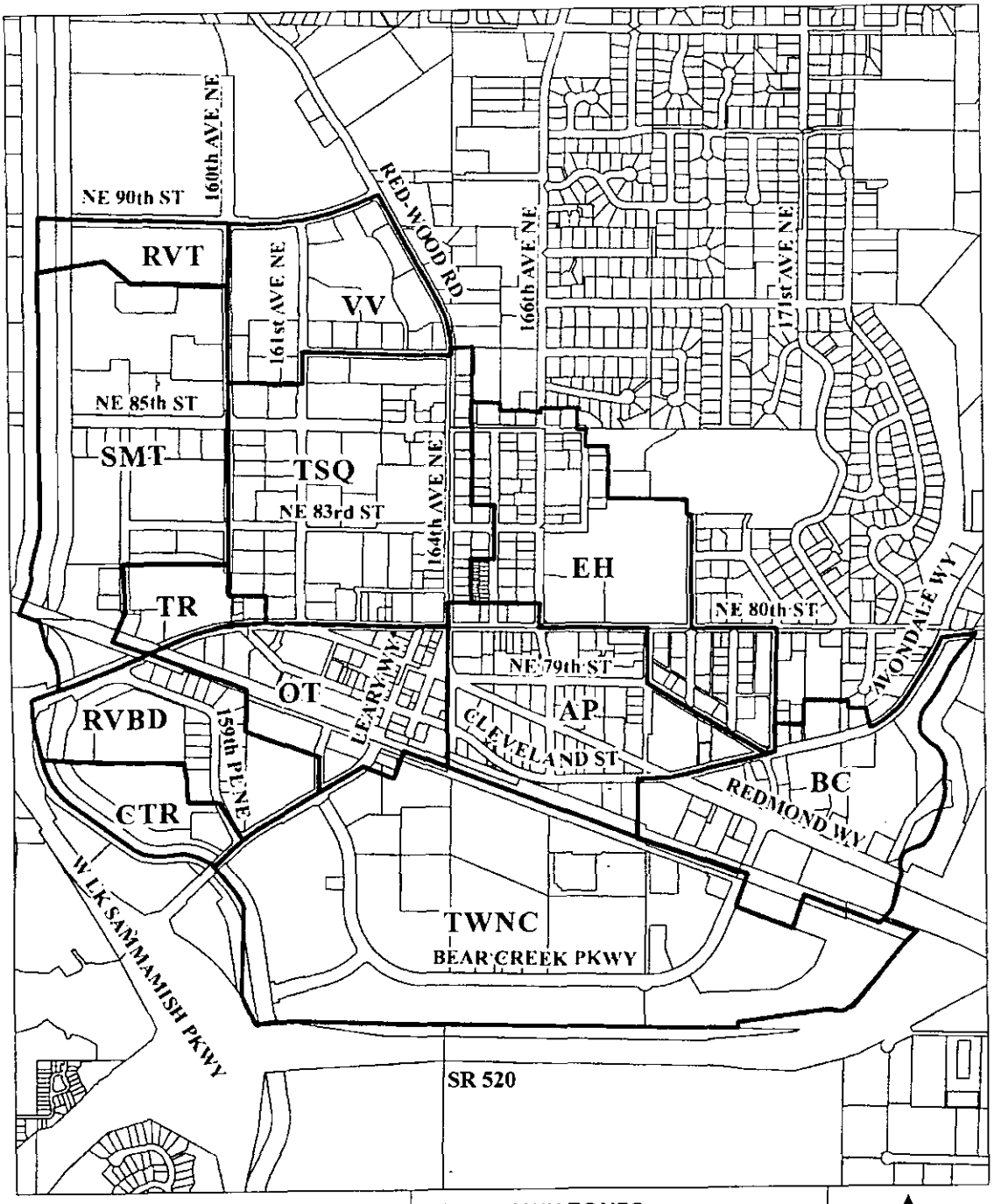
(2) Promote the development of Downtown as an Urban Center, attracting people and businesses by providing an excellent transportation system, diverse economic opportunities, a variety of well-designed and distinctive places to live, and proximity to shopping, recreation, and other amenities;

(3) Provide a pedestrian and bicycle-oriented environment, with "local" streets appropriate for a destination location; and

(4) Provide a dynamic urban area that is enhanced by a rich natural setting, including open space, trees, and other landscaping, and a focus on the Sammamish River. Such a neighborhood, by its very nature, is noisier and busier than the typical suburban residential neighborhood.

20 Downtown Zones Map

The Downtown neighborhood – less than one square mile in size – contains 12 zones called: Valley View, Bear Creek, Trestle, Sammamish Trail, Town Square, Old Town, Anderson Park, River Bend, River Trail, East Hill, Carter, and Town Center. These individual zones will continue to develop as distinct places within the Downtown, characterized by different building heights, designs and land uses, distinctive entrance corridors, streetscapes, roadway designs, landscaping and amenities. This variety helps draw people to and through the various zones. The districts are shown on the map entitled "Downtown Zones" below.



LEGEND

AP Anderson Park RVT River Trail

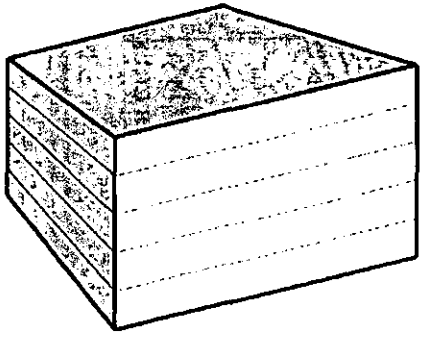
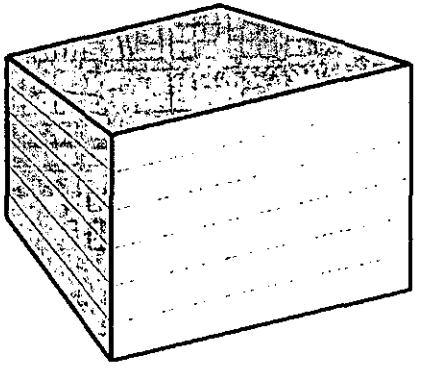
DOWNTOWN ZONES

[redacted]

30 Old Town (OT) Zone

30-10 Purpose.
The Old Town district is comprised of the original downtown and includes a number of historic structures and gathering places, including a central park. The Old Town district is established to be a center of pedestrian-oriented retail activity in the Downtown neighborhood. The regulations shaping development in this district provide for an urban village pattern and rhythm which encourages narrow ground floor storefronts, small blocks, narrow streets with curbside parking, mixed-use residential/office/service buildings, and pedestrian-scale architecture. The regulations also encourage the enhancement of existing older buildings in Old Town with small ground floor retail spaces, characterized by narrow bay spacing complementary to pedestrian activity and interest, and office or residential spaces in upper stories. The pedestrian nature of the area is emphasized through lower parking requirements and plans for creation of parking lots/structures in a few central locations at the edge of these areas. This district provides for a full range of retail uses such as specialty and comparison shopping, eating and entertainment establishments, as well as general and professional services, and residential uses.

30-20 ***Maximum Development Yield***

Allowed	Base	Maximum	Example of a 5-story building	Example of 6-story building
Height	5 stories	6 stories		
Lot Coverage	100%	100%		

These are office building examples using Transfer Development Rights to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height but volume will differ due to setback and open space requirements

30-30 Regulations Common to All Uses

Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Section 150 Downtown Pedestrian System	Setbacks along Downtown Streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)		Not permitted on ground floor street fronts of Type I pedestrian streets (Downtown Pedestrian System Map).
Setback line (distance from property line)		
Side commercial	0'	
Rear commercial	0'	
Side (residential)	See 130-40 side yards chart	
Rear (residential)	10'	
Yard adjoining BNSF ROW or Parks	14'	
Yard adjoining Mid-Block Path	See Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height w/o TDRs	5 Stories	1. Building height is limited to 3-stories for some parcels fronting Leary Way. See Building Height Section_____.
Maximum Building Height w/ TDRs	6 Stories	1. Building height is limited to 3-stories for some parcels fronting Leary Way. See Building Height Section_____. 2. One floor of additional height may be achieved with the use of Transfer Development rights. See Using Transfer Development Rights _____.
Maximum Lot Coverage	100%	1. For residential development without ground floor commercial/office, lot coverage shall be governed by the Residential Density Chart.
Base FAR Without TDRs	1.25	1. Maximum FAR without TDRs, for non-residential space, is 1.25. Residential space within a mixed-use building is exempt from TDR requirements. See 160 Using Transfer Development Rights. 2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See Downtown Residential Density Chart

30-40 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses. To use the chart, 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. Unless otherwise specified, Type II process refers to Site Plan Entitlement or Administrative Modification (depending on the scope of the proposal), Type IV process refers to Conditional Use Permit, and Type V process refers to Development Agreement. New uses in existing buildings may only require a Type I process, such as a Building Permit.

Section	Use	Process	Parking ratio: unit of measure (min. *required*, *max.* allowed)	Special Regulations
Residential				
	Multi-Family Structure	II	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	1. Maximum density per lot dependent upon size and width of lot, per the Downtown Residential Densities Chart 20C.40.45-020. 2. Not permitted on ground floor street fronts of Type I pedestrian streets (Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby nonresidential uses. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 20C.40.78, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection. 3. Affordable Housing requirements apply to developments of 10 units or more. See--- RCDG 20D.30.10-020
	Mixed-Use Residential			
	Dormitory	II	Bed (0.5, 1.0)	
	SRO	II	Bed (0.5, 1.0)	
	Housing Services for the Elderly	II	See Special Regulations	Parking requirements are as follows: 1. Multi-family housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. 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)

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
General Sales and Services				
	General Sales or Services	II	1,000 sq ft gfa (2.0, 2.0)	1. Uses not permitted include: a. Gasoline service b. Auto repair c. Automobile sales with outdoor display and storage. d. Rental storage and mini-warehouses e. Retail sales or services involving drive-through/drive-up facilities, except drive-through facilities confined within the garage of a multi-story (at least three stories) building shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a professional traffic engineer and approved by the City. f. Uses that are materially detrimental to typical downtown office and residential uses in terms of excessive noise and vibration, truck traffic, fumes, and other potential impacts. 2. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (2.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (2.0, 10.0) c. The Technical Committee may waive the parking requirement for restaurant/deli/café uses 1,000 square feet gfa, or less in area that support/enhance the City's vision for creating /enhancing Downtown as a pedestrian place provided : i. The use is located in an office building and primarily serves the occupants and guests of the office building; or ii. The use is visible from, and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons. 3. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	Hotels, Motels, and Other Accommodation Services	II	Rental room (1.0, 1.0)	
Transportation, Communication, Information, and Utilities				
	Road, Ground Passenger & Transit Transortation	II	1,000 sq ft gfa (2.0, 2.0)	1. Office only. No vehicle storage.
	Communications and Information	II	1,000 sq ft gfa (2.0, 2.0)	
	Local Utilities	II	1,000 sq ft gfa (2.0, 2.0)	
	Large Satellite Dishes/Amateur Radio Antenna(s)	II	Adequate to accommodate peak use	See RCDG 20D.170.45, Telecommunications Facilities
	Wireless Communication Facilities	II		
	Broadcast and Relay Towers	IV		Requires a conditional use permit. See RCDG 20F.40.40, Conditional Uses
Arts, Entertainment, and Recreation				
	Arts, Entertainment, and Recreation	II	Adequate to accommodate peak use	
Education, Public Administration, Heath Care, and other Institutions				
	Education, Public Administration, Heath Care, and other Institutions, except those listed below	II	See Special Regulations	1. Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Child Day Care	II	See Special Regulations	1. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	Religious Institutions	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	
	Funeral Homes and Services	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	1. Excludes crematoriums.
Other Uses				
	Vending Carts, Kiosks	II		1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. *Administrative design review required for structures.*
	Automobile Parking Facilities	II		1. Surface parking lots are prohibited.

40 Anderson Park (AP) Zone

40-10 Purpose

The Anderson Park (AP) zone is one of four distinct mixed-use *residential/office zones in the Downtown Neighborhood.*; Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multi-story office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these districts allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly and activating commercial uses. The Anderson Park zone encourages development of a mix of multi-story residential and office buildings and allows limited retail space in order to provide convenient access without diluting the more concentrated retail cores of the Old Town and Town Center zones. The Anderson Park zone also enhances the long-term pedestrian character of Redmond Way and Cleveland Street by including street-level building and landscape design.

40-20 Maximum Development Yield

Allowed	Base	Maximum	Example of a 5-story building	Example of 6-story building
Height	5 stories	6 stories		
Lot Coverage	100%	100%		
These are office building examples using Transfer Development Rights to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.				

40-30 Regulations Common to All Uses

Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Section 150 Downtown Pedestrian System Map	Setbacks along Downtown Streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)		Not permitted on ground floor street fronts of Type I pedestrian streets (Downtown Pedestrian System Map). Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 20D.40.60F-050, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection.
Setback line (distance from property line)		
Side commercial	0'	
Rear commercial	0'	
Side (residential)	See 40.30.050 side yards chart	
Rear (residential)	10'	
Yard adjoining BNSF ROW or Parks	14'	
Yard adjoining Mid-Block Path	See Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height w/o TDRs	5 Stories	
Maximum Building Height w/ TDRs	6 Stories	1. One floor of additional height may be achieved with the use of Transfer Development rights. See Using Transfer Development Rights_____..
Maximum Lot Coverage	100%	1. For residential development without ground floor commercial/office, lot coverage shall be governed by the Residential Density Chart.
Base FAR Without TDRs	1.25	1. Maximum FAR without TDRs, for non-residential space, is 1.25. Residential space within a mixed-use building is exempt from TDR requirements. See 160 Using Transfer Development Rights. 2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See Downtown Residential Density Chart

40-40 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses. To use the chart, 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. Unless otherwise specified, Type II process refers to Site Plan Entitlement or Administrative Modification (depending on the scope of the proposal), Type IV process refers to Conditional Use Permit, and Type V process refers to Development Agreement. New uses in existing buildings may only require a Type I process, such as a Building Permit.

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Residential				
	Multi-Family Structure, Mixed-Use Residential	II	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	1. Maximum density per lot dependent upon size and width of lot, per the Downtown Residential Densities Chart 20C.40.45-020. 2. Not permitted on ground floor street fronts of Type I pedestrian streets (see *20C.40.105-020, Downtown Pedestrian System Map*), or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Adjustment per 20C.40.40. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 20C.40.78, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection. 3. Affordable Housing requirements apply to developments of 10 units or more. See--- RCDG 20D.30.10-020
	Dormitory	II	Bed (0.5, 1.0)	
	SRO	II	Bed (0.5, 1.0)	

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	Housing Services for the Elderly	II	See Special Regulations	Parking requirements are as follows: 1. Multi-family housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. 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)

General Sales and Services				
	General Sales and Services	II	1,000 sq ft gfa (2.0, 3.5)	1. Uses not permitted include: a. Gasoline service b. Auto repair c. Automobile sales with outdoor display and storage. d. Rental storage and mini-warehouses e. Retail sales or services involving drive-through/drive-up facilities, except drive-through facilities confined within the garage of a multi-story (at least three stories) building shall be allowed when the drive-through lanes provide a *queuing length adequate to serve peak demand without overflowing onto public* sidewalks or streets, as determined by a professional traffic engineer and approved by the City. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) d. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multi-story building at least 3 stories tall. e. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating /enhancing Downtown as a pedestrian place provided : *i. The Use is located in an office building and primarily serves the occupants* and guests of the office building; or ii. The use is visible from, and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons. 4. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
	Hotels, Motels, and Other Accommodation Services	II	Rental room (1.0, 1.0)	
Transportation, Communication, Information, and Utilities				
	Road, Ground Passenger & Transit Transortation	II	1,000 sq ft gfa (2.0, 3.5)	1. Office only. No vehicle storage.

	Communications and Information	II	1,000 sq ft gfa (2.0, 3.5)	
	Local Utilities	II	1,000 sq ft gfa (2.0, 3.5)	
	Large Satellite Dishes/Amateur Radio Antenna(s)	II	Adequate to accommodate peak use	See RCDG 20D.170.45, Telecommunications Facilities
	Wireless Communication Facilities	II		
	Broadcast and Relay Towers	IV		Requires a conditional use permit. See RCDG 20F.40.40, Conditional Uses
Arts, Entertainment, and Recreation				
	Arts, Entertainment, and Recreation	II	Adequate to accommodate peak use	
Education, Public Administration, Heath Care, and other Institutions				
	Education, Public Administration, Heath Care, and othere Institutions, except those listed below	II	See Special Regulations	1. Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Child Day Care	II	See Special Regulations	1. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Religious Institutions	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	
	Funeral Homes and Services	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	Excludes crematoriums.

Other Uses				
	Vending Carts, Kiosks	II		1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. Administrative design review required for structures.
	Automobile Parking Facilities	II		1. Surface parking lots are prohibited.

50 Town Center (TWNC) Zone

50-10 Purpose

Town Center is one of the City's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms and conference facilities, and eventually residences in the heart of the City is intended to bring people together during the day and evening for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the historic district in adjacent Old Town. Improvements in walking connections between the two districts will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a grade-separated connection across SR 520, and that transit service to and from the center will provide a choice equal in attractiveness to automobiles, walking, and biking. The design and development of this zone is controlled by a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater downtown area, and retains traditional building styles, street patterns, variety of uses, and public amenities.

50-20 Maximum Development Yield

Allowed	Base	Maximum	Example of a 5-story building	Example of 6-story building
Height	5 stories	6 stories		
Lot Coverage	100%	100%		
These are office building examples using Transfer Development Rights to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results. Residential and mixed-use residential developments may have similar height but volume will differ due to setback and open space requirements.				

50-30 Regulations Common to All Uses

Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Section 150Town Center Pedestrian System Map	1. Setbacks along Downtown Streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location. 2. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines
Setback line (distance from property line)		
Side commercial	0'	1. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines
Rear commercial	0'	1. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines
Side (residential)	See 40.30.050 side yards chart	1. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines
Rear (residential)	10'	1. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines
Yard adjoining BNSF ROW or Parks	14'	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height w/o TDRs	Varies	1. Mixed-Use area: four stories; hotel – six or eight stories with meeting, conference and banquet facilities. Office Park area: five stories. Bear Creek Retail Area: three stories. Mixed-use residential or residential use in Town Center: five stories outright. The Technical Committee shall administratively allow the height in the Mixed-Use overlay area to be increased to six stories if the building facade is recessed above the second floor and building modulation is provided to mitigate the bulk and mass from the additional height allowance
Maximum Building Height w/ TDRs	Varies	1. One floor of additional height may be achieved with the use of Transfer Development rights (See Using Transfer Development Rights_____.) except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions.
Maximum Height Within Shorelines (SMP)	35'	1. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. (SMP)

		2. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental and regulatory issues at the location of the structure. (SMP) 3.
Maximum Lot Coverage	Varies	1. Governed by the Downtown Element of the Comprehensive Plan and the Town Center Master Plan and Design Guidelines.
Base FAR Without TDRs	Varies	1. The maximum gross leasable area of allowed commercial space without TDRs is 1.49 million square feet. The 1.49 million square feet limit may be increased to a maximum of 1.80 million square feet through the acquisition and use of TDRs, provided that TDRs may not be used to increase the height of the full service hotel/conference center above eight stories/100 feet, and that a minimum of 140,000 square feet be reserved for a full service hotel/conference center with banquet and meeting facilities to accommodate groups of at least 300 people. The additional square footage allowed may be used for infill retail and general service uses that are part of mixed-use residential developments or infill developments. Floor area for residential uses is exempt from TDR requirements and maximum commercial floor area limitations.
Allowed Residential Density	Depends on Lot Size	See Downtown Residential Density Chart

50-40 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses. To use the chart, 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. Unless otherwise specified, Type II process refers to Site Plan Entitlement or Administrative Modification (depending on the scope of the proposal), Type IV process refers to Conditional Use Permit, and Type V process refers to Development Agreement. New uses in existing buildings may only require a Type I process, such as a Building Permit.

Section	Use	Process	Parking ratio: unit of measure (*min.* required, max. allowed)	Special Regulations
Residential				
	Multi-Family Structure, Mixed-Use Residential	II	Dwelling Unit (1.0, 2.25) Plus one guest *space per four units* for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	1. Maximum density per lot dependent upon size and width of lot, per the Downtown *Residential Densities Chart 20C.40.45-020.* 2. Affordable Housing requirements apply to developments of 10 units or more. See--- RCDG 20D.30.10-020
	Dormitory	II	Bed (0.5, 1.0)	
	SRO	II	Bed (0.5, 1.0)	
	Housing Services for the Elderly	II	See Special Regulations	Parking requirements are as follows: 1. Multi-family housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. 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)

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
General Sales and Services				
	General Sales or Services	II	1,000 sq ft gfa (3.5, 5.0)	1. Uses not permitted include: a. Gasoline service b. Automobile sales with outdoor display and storage. c. Rental storage and mini-warehouses d. Retail sales or services involving drive-through/drive-up facilities, except drive-through facilities confined within the garage of a multi-story (at least three stories) building shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a professional traffic engineer and approved by the City. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Auto repair without outdoor storage and outdoor service is allowed provided: a. All service/repair work is performed indoors b. There is no overnight storage of customer vehicles in outdoor parking areas 4. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) c. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating /enhancing Downtown as a pedestrian place provided : i. The Use is located in an office building and primarily serves the occupants and guests of the office building; or ii. The use is visible from, and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.
	Hotels, Motels, and Other Accommodation Services	II	Rental room (1.0, 1.0)	

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Transportation, Communication, Information, and Utilities				
	Road, Ground Passenger & Transit Transportation	II	*1,000 sq ft gfa (3.5, 5.0)*	1. *Office only. No vehicle storage.*
	Communications and Information	II	1,000 sq ft gfa (, 3.5, 5.0)	
	Local Utilities	II	1,000 sq ft gfa (3.5, 5.0)	
	Large Satellite Dishes/Amateur Radio Antenna(s)	II	Adequate to accommodate peak use	See RCDG 20D.170.45, Telecommunications Facilities
	Wireless Communication Facilities	II		
	Broadcast and Relay Towers	IV		Requires a conditional use permit. See RCDG 20F.40.40, Conditional Uses
Arts, Entertainment, and Recreation				
	Arts, Entertainment, and Recreation	II	Adequate to accommodate peak use	
Education, Public Administration, Heath Care, and other Institutions				
	Education, Public Administration, Health Care, and other Institutions, except those listed below	II	See Special Regulations	1. Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Child Day Care	II	See Special Regulations	1. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc

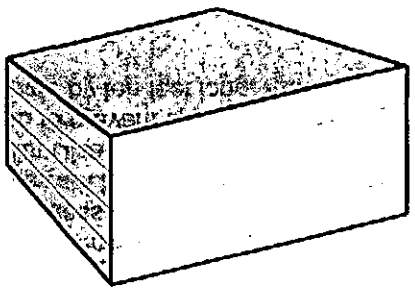
Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	Religious Institutions	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	
Other Uses				
	Funeral Homes and Services	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	Excludes crematoriums.
	Vending Carts, Kiosks	II		1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. Administrative design review required for structures.
	Automobile Parking Facilities	II		1. Surface parking lots are prohibited.

60 Bear Creek, Valley View, and Trestle Zones

60-10 Purpose

The convenience commercial areas of Downtown include the Valley View, Trestle, and Bear Creek zones. These three zones are located at the major entrances to the Downtown to serve shoppers conveniently from both within and outside the neighborhood. These zones are intended to provide for everyday, basic shopping needs and services, such as groceries, pharmacies, and other convenience retail goods and services that are easily accessed by pedestrians, bicyclists, and motor vehicles. Land uses and redevelopment in the area should be compatible with shopping and service needs of the community and surroundings, as well as with the long-term Downtown vision of encouraging a more pedestrian-supportive, mixed-use environment in these zones.

60-20 Maximum Development Yield

Allowed	Base	Maximum	Example of a 2-story building	Example of 4 -story building
Height	2 stories	4 stories		
Lot Coverage	80%	80%		

These are office building examples using Transfer Development Rights to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height but volume will differ due to setback and open space requirements.

60-30 Regulations Common to All Uses

Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Section 150 Downtown Pedestrian System Map	Setbacks along Downtown Streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)	See Pedestrian System Map	Not permitted on ground floor street fronts of Type I pedestrian streets (Downtown Pedestrian System Map). Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 20D.40.60F-050, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection.
Setback line (distance from property line)		
Side commercial	0'	
Rear commercial	0'	
Side (residential)	See 40.30.050 side yards chart	
Rear (residential)	10'	
Yard adjoining BNSF ROW or Parks	14'	
Yard adjoining Mid-Block Path	See Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height w/o TDRs	2 Stories	1. The maximum height may be increased to four stories when the site's development plan can demonstrate the goals and objectives outlined in Comprehensive Plan Policy DT-49, and the design guidelines outlined in RCDG 20D.40.110-020(3) are met through the site plan entitlement process.
Maximum Building Height w/ TDRs	3 Stories	1. One floor of additional height may be achieved with the use of Transfer Development rights. See Using Transfer Development Rights
Maximum Height Within Shorelines (SMP)	35'	1. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. (SMP) 2. The maximum height of structures, including bridges, that support a

		regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental and regulatory issues at the location of the structure. (SMP) 3.
Maximum Lot Coverage	80%	1. For residential development without ground floor commercial/office, lot coverage shall be governed by the Residential Density Chart. 2. Lot coverage percentage equals: The total site area measured to the property line, less pedestrian systems measured to the curb line, on-site sidewalks, landscaping, and plazas, divided by the site area measured to the curb line.
Base FAR Without TDRs	1.25	1. Maximum FAR without TDRs, for non-residential space, is 1.25. Residential space within a mixed-use building is exempt from TDR requirements. See 160 Using Transfer Development Rights. 2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See Downtown Residential Density Chart

60-40 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses. To use the chart, 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. Unless otherwise specified, Type II process refers to Site Plan Entitlement or Administrative Modification (depending on the scope of the proposal), Type IV process refers to Conditional Use Permit, and Type V process refers to Development Agreement. New uses in existing buildings may only require a Type I process, such as a Building Permit.

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Residential				
	Multi-Family Structure, Mixed-Use Residential	II	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	1. Maximum density per lot dependent upon size and width of lot, per the Downtown Residential Densities Chart 20C.40.45-020. 2. Not permitted on ground floor street fronts of Type I pedestrian streets (see 20C.40.105-020, Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Adjustment per 20C.40.40. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 20C.40.78, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection. 3. Affordable Housing requirements apply to developments of 10 units or more. See--- RCDG 20D.30.10-020
	Dormitory	II	Bed (0.5, 1.0)	
	SRO	II	Bed (0.5, 1.0)	
	Housing Services for the Elderly	II	See Special Regulations	Parking requirements are as follows: 1. Multi-family housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. 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)

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
General Sales and Services				
	General Sales or Services	II	1,000 sq ft gfa (3.5, 5.5)	1. Uses not permitted include: a. Automobile sales with outdoor display and storage. b. Major Auto Repair c. Rental storage and mini-warehouses 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Auto repair without outdoor storage and outdoor service is allowed provided: a. All service/repair work is performed indoors b. There is no overnight storage of customer vehicles in outdoor parking areas 4. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) c. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multi-story building at least 3 stories tall. d. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating /enhancing Downtown as a pedestrian place provided : i. The use is located in an office building and primarily serves the occupants and guests of the office building; or ii. The use is visible from, and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment *and primarily cater to pedestrians and outdoor patrons.* 5. Drive-Through facilities shall have a minimum queuing distance of 120 feet which is not within the public right-of-way or on-site circulation aisles. A landscape buffer between the drive through lane and the street shall be provided.
	Hotels, Motels, and Other Accommodation Services	II	Rental room (1.0, 1.0)	

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Transportation, Communication, Information, and Utilities				
	Road, Ground Passenger & Transit Transportation	II	1,000 sq ft gfa (3.5, 5.5)	1. Office only. No vehicle storage.
	Communications and Information	II	1,000 sq ft gfa (3.5, 5.5)	
	Local Utilities	II	1,000 sq ft gfa (3.5, 5.5)	
	Large Satellite Dishes/Amateur Radio Antenna(s)	II	Adequate to accommodate peak use	See RCDG 20D.170.45, Telecommunications Facilities
	Wireless Communication Facilities	II		
	Broadcast and Relay Towers	IV		Requires a conditional use permit. See RCDG 20F.40.40, Conditional Uses
	Arts, Entertainment, and Recreation	II	Adequate to accommodate peak use	
Arts, Entertainment, and Recreation				
	Education, Public Administration, Health Care, and other Institutions, except those listed below	II	See Special Regulations	1. Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
Education, Public Administration, Heath Care, and other Institutions				
	Child Day Care	II	See Special Regulations	1. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Religious Institutions	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	

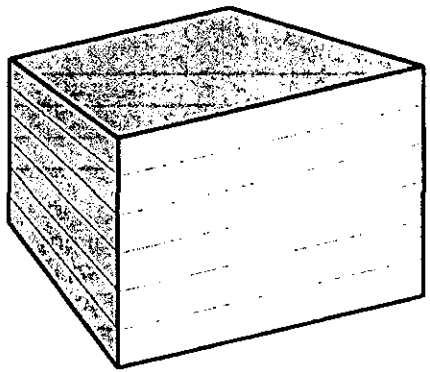
Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	Funeral Homes and Services	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	Excludes crematoriums.
Other Uses				
	Vending Carts, Kiosks	II		1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. Administrative design review required for structures.
	Automobile Parking Facilities	II		1. Surface Parking lots are prohibited.

70 Sammamish Trail (SMT) Zone

70-10 Purpose

The Sammamish Trail (SMT) zone is one four distinct mixed-use residential/office zones in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multi-story office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly and activating commercial uses. The Sammamish Trail (SMT) zone encourages development, including restaurants and retail uses that focuses on, celebrates, and enhances the environment of the Sammamish River by providing amenities that are connected to the river, by orienting buildings to the river trail, by providing for building heights that are lower as they approach the river and higher beyond the shoreline/sensitive area boundaries, and by enhancing degraded shorelines adjacent to new development.

70-20 Maximum Development Yield

Allowed	Base	Maximum	Example of a 5-story building	Example of 6-story building
Height	5 stories	6 stories		
Lot Coverage	100%	100%		

These are office building examples using Transfer Development Rights to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height but volume will differ due to setback and open space requirements.

70-30 Regulations Common to All Uses

Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Section 150 Downtown Pedestrian System Map	Setbacks along Downtown Streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)	See Pedestrian System Map	Not permitted on ground floor street fronts of Type I pedestrian streets (Downtown Pedestrian System Map). Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 20D.40.60F-050, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection.
Setback line (distance from property line)		
Side commercial	0'	
Rear commercial	0'	
Side (residential)	See 40.30.050 side yards chart	
Rear (residential)	10'	
Yard adjoining BNSF ROW or Parks	14'	
Yard adjoining Mid-Block Path	See Pedestrian System Map	
Other Standards		
Minimum Building Height	2 Stories	1. Minimum height 2 stories, except single story retail is allowed (through December 31, 2023) on (a) the south block of NE 83rd Street between 158th Avenue NE and 160th Avenue NE (i.e., in Lots 2 and 3 of Lot Line Revision 90-01) and (b) the portions of Lot 6 of the Redmond Center Plat lying west of 158th Avenue NE if extended south. RCDG 20D.40.110 (rather than RCDG 20D.40.115) shall apply to single-story retail development within those two areas except that RCDG 20D.40.110-020(1)(c) shall not apply to the above-referenced portions of Lot 6 of the Redmond Center Plat and except that RCDG 20D.40.110-020(1)(a) shall not apply to the above-referenced portion of the south block of NE 83rd Street

Maximum Building Height w/o TDRs	5 Stories	
Maximum Building Height w/ TDRs	6 Stories	1. One floor of additional height may be achieved with the use of Transfer Development rights. See Using Transfer Development Rights_____..
Maximum Height Within Shorelines (SMP)	35'	1. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. (SMP) 2. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental and regulatory issues at the location of the structure. (SMP) 3.
Maximum Lot Coverage	100%	1. For residential development without ground floor commercial/office, lot coverage shall be governed by the Residential Density Chart.
Base FAR Without TDRs	1.25	1. Maximum FAR without TDRs, for non-residential space, is 1.25. Residential space within a mixed-use building is exempt from TDR requirements. See 160 Using Transfer Development Rights. 2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See Downtown Residential Density Chart

70-40 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses. To use the chart, 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. Unless otherwise specified, Type II process refers to Site Plan Entitlement or Administrative Modification (depending on the scope of the proposal), Type IV process refers to Conditional Use Permit, and Type V process refers to Development Agreement. New uses in existing buildings may only require a Type I process, such as a Building Permit.

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Residential				
	Multi-Family Structure, Mixed-Use Residential	II	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	1. Maximum density per lot dependent upon size and width of lot, per the Downtown Residential Densities Chart 20C.40.45-020. 2. Not permitted on ground floor street fronts of Type I pedestrian streets (see 20C.40.105-020, Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Adjustment per 20C.40.40. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 20C.40.78, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection. 3. Affordable Housing requirements apply to developments of 10 units or more. See--- RCDG 20D.20.10-020.
	Dormitory	II	Bed (0.5, 1.0)	
	SRO	II	Bed (0.5, 1.0)	
	Housing Services for the Elderly	II	See Special Regulations	Parking requirements are as follows: 1. Multi-family housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. 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)*

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
General Sales and Services				
	General Sales or Services	II	1,000 sq ft gfa (2.0, 3.5)	1. Uses not permitted include: a. Gasoline service b. Auto repair c. Automobile sales with outdoor display and storage. d. Rental storage and mini-warehouses e. Retail sales or services involving drive-through/drive-up facilities, except drive-through facilities confined within the garage of a multi-story (at least three stories) building shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a professional traffic engineer and approved by the City. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) c. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multi-story building at least 3 stories tall. d. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating /enhancing Downtown as a pedestrian place provided: i. The use is located in an office building and primarily serves the occupants and guests of the office building; or ii. The use is visible from, and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons. 4. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
	Hotels, Motels, and Other Accommodation Services	II	Rental room (1.0, 1.0)	

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Transportation, Communication, Information, and Utilities				
	Road, Ground Passenger & Transit Transortation	II	1,000 sq ft gfa (2.0, 3.5)	1. Office only. No vehicle storage.
	Communications and Information	II	1,000 sq ft gfa (2.0, 3.5)	
	Local Utilities	III	1,000 sq ft gfa (2.0, 3.5)	
	Large Satellite Dishes/Amateur Radio Antenna(s)	II	Adequate to accommodate peak use	See RCDG 20D.170.45, Telecommunications Facilities
	Wireless Communication Facilities	II		
	Broadcast and Relay Towers	IV		Requires a conditional use permit. See RCDG 20F.40.40, Conditional Uses
Arts, Entertainment, and Recreation				
	Arts, Entertainment, and Recreation	II	Adequate to accommodate peak use	
Education, Public Administration, Heath Care, and other Institutions				
	Educational Services; Public Administration; Public Safety; Other Government Functions; Associations, non-profit organizations, etc.	II	See Special Regulations	1. Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Child Day Care	II	See Special Regulations	1. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc

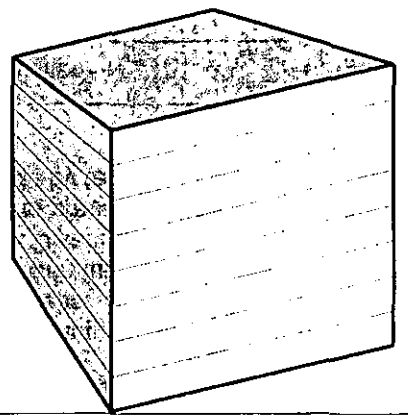
Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	Religious Institutions	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	
	Funeral Homes and Services	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	Excludes crematoriums.
Other Uses				
	Vending Carts, Kiosks	II		1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. Administrative design review required for structures.
	Automobile Parking Facilities	II		1. Surface parking lots are prohibited.

80 Town Square (TSQ) Zone

80-10 Purpose

The Town Square (TSQ) zone is one of four distinct mixed-use residential/office zones in the Dowtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multi-story office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly and activating commercial uses. The Town Square zone encourages new transit-oriented development in order to take advantage of the zones proximity to local and regional transit opportunities.

80-20 Maximum Development Yield

Allowed	Base	Maximum	Example of a 5-story building	Example of 8-story building
Height	5 stories	8 stories		
Lot Coverage	100%	80%		

These are office building examples using Transfer Development Rights to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.

80-30 Regulations Common to All Uses

Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Section 150 Downtown Pedestrian System Map	Setbacks along Downtown Streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)	See Pedestrian System Map	Not permitted on ground floor street fronts of Type I pedestrian streets (Downtown Pedestrian System Map). Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 20D.40.60F-050, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection.
Setback line (distance from property line)		
Side commercial	0'	
Rear commercial	0'	
Side (residential)	See 40.30.050 side yards chart	
Rear (residential)	10'	
Yard adjoining BNSF ROW or Parks	14'	
Yard adjoining Mid-Block Path	See Pedestrian System Map	
Other Standards		
Minimum Building Height	2 Stories	
Maximum Building Height w/o TDRs	5 Stories	1. Building height is limited in certain areas. See Building Height Section_____.
Maximum Building Height w/ TDRs	8 Stories	1. Building height is limited in certain areas. See Building Height Section_____. 2. One floor of additional height may be achieved with the use of Transfer Development rights (See Using Transfer Development Rights_____.) except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions. 3. Maximum height for buildings is 5 stories without Transfer Development Rights (TDRs) or bonuses. Bonus to eight stories granted for provision of 20 percent on-site usable open space in the form of plazas/arcades with water

		features that are accessible to public during extended business hours, public meeting rooms, day care services, or the preservation of historic buildings or sites. The amenities shall be on the project site or within the design district in which the building is located. Such approval shall be granted through the site plan review process. TDRs may not be used to exceed the eight-story height allowed through these bonuses
Maximum Lot Coverage	100%	1. For residential development without ground floor commercial/office, lot *coverage shall be governed by the Residential Density Chart.*
Base FAR Without TDRs	1.25	1. Maximum FAR without TDRs, for non-residential space, is 1.25. Residential space within a mixed-use building is exempt from TDR requirements. See 160 Using Transfer Development Rights. 2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See Downtown Residential Density Chart

80-40 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses. To use the chart, 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. Unless otherwise specified, Type II process refers to Site Plan Entitlement or Administrative Modification (depending on the scope of the proposal), Type IV process refers to Conditional Use Permit, and Type V process refers to Development Agreement. New uses in existing buildings may only require a Type I process, such as a Building Permit.

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Residential				
	Multi-Family Structure, Mixed-Use Residential	II	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	1. Maximum density per lot dependent upon size and width of lot, per the Downtown Residential Densities Chart 20C.40.45-020. 2. Not permitted on ground floor street fronts of Type I pedestrian streets (see 20C.40.105-020, Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Adjustment per 20C.40.40. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 20C.40.78, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection. 3. Affordable Housing requirements apply to developments of 10 units or more. See--- RCDG 20D.30.10-020.
	Dormitory	II	Bed (0.5, 1.0)	
	SRO	II	Bed (0.5, 1.0)	

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	*Special Regulations*
	Housing Services for the Elderly	II	See Special Regulations	Parking requirements are as follows: 1. Multi-family housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. 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)
General Sales and Services				

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	General Sales or Services	II	1,000 sq ft gfa (2.0, 3.5)	1. Uses not permitted include: a. Gasoline service b. Auto repair c. Automobile sales with outdoor display and storage. d. Rental storage and mini-warehouses e. Retail sales or services involving drive-through/drive-up facilities, except drive-through facilities confined within the garage of a multi-story (at least three stories) building shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a professional traffic engineer and approved by the City. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) c. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multi-story building at least 3 stories tall. d. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating /enhancing Downtown as a pedestrian placeprovided: i. The use is located in an office building and primarily serves the occupants and guests of the office building; or ii. The use is visible from, and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons. 4. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
	Hotels, Motels, and Other Accommodation Services		Rental room (1.0, 1.0)	

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Transportation, Communication, Information, and Utilities				
	Road, Ground Passenger & Transit Transortation	II	1,000 sq ft gfa (2.0, 3.5)	1. Office only. No vehicle storage.
	Communications and Information	II	1,000 sq ft gfa (2.0, 3.5)	
	Local Utilities	II	1,000 sq ft gfa (3.5)	
	Large Satellite Dishes/Amateur Radio Antenna(s)	II	Adequate to accommodate peak use	See RCDG 20D.170.45, Telecommunications Facilities
	Wireless Communication Facilities	II		
	Broadcast and Relay Towers	IV		Requires a conditional use permit. See RCDG 20F.40.40, Conditional Uses
Arts, Entertainment, and Recreation				
	Arts, Entertainment, and Recreation	II	Adequate to accommodate peak use	
Education, Public Administration, Heath Care, and other Institutions				
	Education, Public Administration, Health Care, and other Institutions, except those listed below	II	See Special Regulations	1. Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Child Day Care	II	See Special Regulations	1. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Religious Institutions	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	

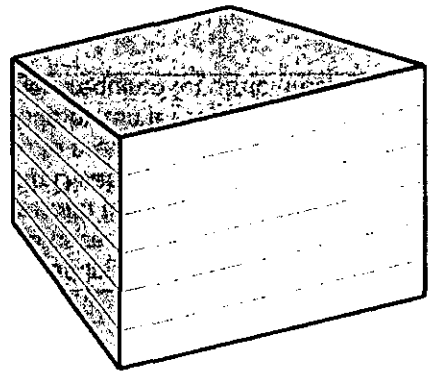
Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	Funeral Homes and Services	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	Excludes crematoriums.
Other Uses				
	Vending Carts, Kiosks	II		1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. Administrative design review required for structures.
	Automobile Parking Facilities	II		1. Surface parking lots are prohibited.

90 River Bend (RVBD) Zone

90-10 Purpose

The River Bend (RVBD) zone is one of four distinct mixed-use residential/office districts in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multi-story office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly and activating commercial uses. The River Bend zone enhances this area as an entrance to downtown by requiring streetscape improvements, by using design standards to encourage the creation of mixed residential/office villages and buildings, and by linking the zone with the Downtown core and Sammamish River. The River Bend zone also preserves the "green" gateway on Leary Way at the south end of Downtown by providing for the acquisition of land and the application of design standards and forest management.

90-20 Maximum Development Yield

Allowed	Base	Maximum	Example of a 5-story building	*Example of 6-story building*
Height	5 stories	6 stories		
Lot Coverage	100%	100%		

These are office building examples using Transfer Development Rights to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height but volume will differ due to setback and open space requirements

90-30 Regulations Common to All Uses

Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Section 150 Downtown Pedestrian System Map	1. Setbacks along Downtown Streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)	n/a	Not permitted on ground floor street fronts of Type I pedestrian streets (Downtown Pedestrian System Map).
Setback line (distance from property line)		
Side commercial	0'	
Rear commercial	0'	
Side (residential)	See 130-40 side yards chart	
Rear (residential)	10'	
Yard adjoining BNSF ROW or Parks	14'	
Yard adjoining Mid-Block Path	See Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height w/o TDRs	5 Stories	
Maximum Building Height w/ TDRs	6 Stories	1. One floor of additional height may be achieved with the use of Transfer Development rights per. See Using Transfer Development Rights_____..
Maximum Height Within Shorelines (SMP)	35'	1. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. (SMP) 2. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental and regulatory issues at the location of the structure. (SMP) 3.
Maximum Lot Coverage	100%	1. For residential development without ground floor commercial/office, lot

		coverage shall be governed by the Residential Density Chart.
Base FAR Without TDRs	1.25	1. Maximum FAR without TDRs, for non-residential space, is 1.25. Residential space within a mixed-use building is exempt from TDR requirements. See 160 Using Transfer Development Rights. 2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See Downtown Residential Density Chart

90-40 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses. To use the chart, 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. Unless otherwise specified, Type II process refers to Site Plan Entitlement or Administrative Modification (depending on the scope of the proposal), Type IV process refers to Conditional Use Permit, and Type V process refers to Development Agreement. New uses in existing buildings may only require a Type I process, such as a Building Permit.

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Residential				
	Multi-Family Structure, Mixed-Use Residential	II	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	1. Maximum density per lot dependent upon size and width of lot, per the Downtown Residential Densities Chart 20C.40.45-020. 2. Not permitted on ground floor street fronts of Type I pedestrian streets (see 20C.40.105-020, Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Adjustment per 20C.40.40. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 20C.40.78, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection. 3. Affordable Housing requirements apply to developments of 10 units or more. See--- RCDG 20D.30.10-020.
	Dormitory	II	Bed (0.5, 1.0)	
	SRO	II	Bed (0.5, 1.0)	
	Housing Services for the Elderly	II	See Special Regulations	Parking requirements are as follows: 1. Multi-family housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. *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)

Section	Use	Process	Parking ratio: unit of measure (*min.* required, max. allowed)	Special Regulations
General Sales and Services				
	General Sales or Services	II	1,000 sq ft gfa (2.0, 3.5)	1. Uses not permitted include: a. Rental storage and mini-warehouses b. Retail sales or services involving drive-through/drive-up facilities, except drive-through facilities confined within the garage of a multi-story (at least three stories) building shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a professional traffic engineer and approved by the City. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Auto Repair without outdoor storage and outdoor service is allowed provided: a. All service/repair work is performed indoors b. There is no overnight storage of customer vehicles in outdoor parking areas 4. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) c. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multi-story building at least 3 stories tall. d. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating /enhancing Downtown as a pedestrian place provided: i. The use is located in an office building and primarily serves the occupants and guests of the office building; or ii. The use is visible from, and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons. 5. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 *square feet of gross floor area for the retail components of mixed-use* developments.

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	Hotels, Motels, and Other Accommodation Services	II	Rental room (1.0, 1.0)	
Transportation, Communication, Information, and Utilities				
	Road, Ground Passenger & Transit Transortation	II	1,000 sq ft gfa (2.0, 3.5)	1. Office only. No vehicle storage.
	Communications and Information	II	1,000 sq ft gfa (2.0, 3.5)	
	Local Utilities	II	1,000 sq ft gfa (2.0, 3.5)	
	Large Satellite Dishes/Amateur Radio Antenna(s)	II	Adequate to accommodate peak use	See RCDG 20D.170.45, Telecommunications Facilities
	Wireless Communication Facilities	II		
	Broadcast and Relay Towers	IV		Requires a conditional use permit. See RCDG 20F.40.40, Conditional Uses
Arts, Entertainment, and Recreation				
	Arts, Entertainment, and Recreation	II	Adequate to accommodate peak use	
Education, Public Administration, Heath Care, and other Institutions				
	Education, Public Administration, Health Care, and other Institutions, except those listed below	II	See Special Regulations	1. Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
	Child Day Care		See Special Regulations	1. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	Religious Institutions		1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	
	Funeral Homes and Services		1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	Excludes crematoriums.
Other Uses				
	Vending Carts, Kiosks			1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. Administrative design review required for structures.
	Automobile Parking Facilities			1. Surface parking lots are prohibited.

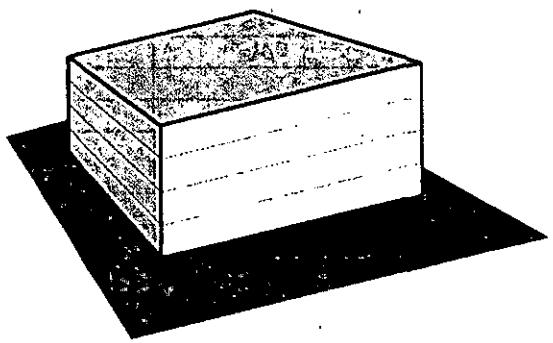
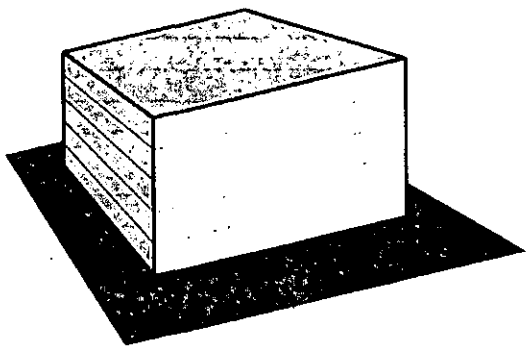
100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zones

100-10 Purpose

Downtown includes three residential zones at the periphery of the neighborhood that are intended to retain a quieter "residential" character than the other nearby mixed-use areas. These zones will provide a variety of housing types that are not primarily mixed-use in developments that include more typical residential features, such as front yards, landscaping, and ground-related patios and porches.

These areas are all located within walking distance to the various retail and service areas in the Downtown. The regulations in this division are intended to retain the East Hill zone's special character and to insure that single-family residential structures in this zone are well-maintained until they are redeveloped with higher density residential uses or are converted to nonresidential uses that are compatible with the residential neighborhood.

100-20 Maximum Development Yield

Allowed	Base	Maximum	Example of a 4-story building	Example of 5-story building
Height	4 stories	5 stories		
Lot Coverage	75%	Depends on setbacks and residential usable opens space requirements		

These are office building examples using Transfer Development Rights to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.

100-30 Regulations Common to All Uses

Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Section 150 Downtown Pedestrian System Map	Setbacks along Downtown Streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)	See Section 150 Downtown Pedestrian System Map	Setbacks along Downtown Streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Setback line (distance from property line)		
Side commercial	0'	
Rear commercial	0'	
Side (residential)	Depends on size of builidng	See Residential Side Setback Chart
Rear (residential)	10'	
Yard adjoining BNSF ROW or Parks	14'	
Yard adjoining Mid-Block Path	See Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height w/o TDRs	4 Stories	
Maximum Building Height w/ TDRs	5 Stories	1. One floor of additional height may be achieved with the use of Transfer Development rights. See Using Transfer Development Rights_____
Maximum Height Within Shorelines (SMP)	35'	1. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. (SMP) 2. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	See Residential Density Chart	1. For residential development without ground floor commercial/office, lot coverage shall be governed by the Residential Density Chart.
Base FAR Without TDRs	1.25	1. Maximum FAR without TDRs, for non-residential space, is 1.25. Residential space within a mixed-use building is exempt from TDR requirements. See

		160 Using Transfer Development Rights. 2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See Downtown Residential Density Chart

100-40 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses. To use the chart, 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. Unless otherwise specified, Type II process refers to Site Plan Entitlement or Administrative Modification (depending on the scope of the proposal), Type IV process refers to Conditional Use Permit, and Type V process refers to Development Agreement. New uses in existing buildings may only require a Type I process, such as a Building Permit.

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Residential				
	Multi-Family Structure, Mixed-Use Residential	II	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	1. Maximum density per lot dependent upon size and width of lot, per the Downtown Residential Densities Chart 20C.40.45-020. 2. Not permitted on ground floor street fronts of Type I pedestrian streets (see 20C.40.105-020, Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Adjustment per 20C.40.40. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 20C.40.78, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection. 3. Affordable Housing requirements apply to developments of 10 units or more. See----
	Dormitory	II	Bed (0.5, 1.0)	
	SRO	II	Bed (0.5, 1.0)	
	Housing Services for the Elderly	II	See Special Regulations	Parking requirements are as follows: 1. Multi-family housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. 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)
General Sales and Services				

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	General Sales or Services	II	1,000 sq ft gfa (2.0, 3.5)	1. Uses not permitted include: a. Gasoline service b. Auto repair c. Automobile sales with outdoor display and storage. d. Rental storage and mini-warehouses e. Retail sales or services involving drive-through/drive-up facilities. g. Uses requiring or utilizing outdoor storage. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby residential developments. 3. General Retail uses may only occupy single-family structures in existence prior to the year 2005 provided: 1) Required parking for the use is not located in the front yard and the parking and driveway areas do not expand beyond the year 2005 recorded parcel; 2) The exterior of the structure, accessory structures, and landscaping maintain a single-family character; and 3) Storage of all products is kept indoors and accessory buildings do not exceed 60 percent of the ground floor area of the main structure 4. General Services are allowed only on the ground floor of multi-story mixed-use residential buildings. Except, General Service uses may occupy existing single-family structures in existence prior to 2005 provided: 1) on-site parking is not located in the front yard; 2) the exterior of the structure and landscaping maintains a single-family character; and 3) the use is consistent with Comprehensive Plan Policies for the zone. 5. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) c. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating /enhancing Downtown as a pedestrian place provided: i. The use is located in an office building and primarily serves the occupants and guests of the office building; or ii. The use is visible from, and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the. River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons. 6. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use Developments.

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Transportation, Communication, Information, and Utilities				
	Road, Ground Passenger & Transit Transortation	II	1,000 sq ft gfa (2.0, 3.5)	1. Office only, No vehicle or outside storage allowed. 2. These uses may occupy existing single-family structures in existence prior to 2005 provided: 1) on-site parking is not located in the front yard; 2) the exterior of the structure and landscaping maintains a single-family character; and 3) the use is consistent with Comprehensive Plan Policies for the zone.
	Communications and Information	II	1,000 sq ft gfa (2.0, 3.5)	1. Office only, No vehicle or outside storage allowed. 2. These uses may occupy existing single-family structures in existence prior to 2005 provided: 1) on-site parking is not located in the front yard; 2) the exterior of the structure and landscaping maintains a single-family character; and 3) the use is consistent with Comprehensive Plan Policies for the zone.
	Local Utilities	II	1,000 sq ft gfa (2.0, 3.5)	1. Office only, No vehicle or outside storage allowed. 2. These uses may occupy existing single-family structures in existence prior to 2005 provided: 1) on-site parking is not located in the front yard; 2) the exterior of the structure and landscaping maintains a single-family character; and 3) the use is consistent with Comprehensive Plan Policies for the zone.
	Large Satellite Dishes/Amateur Radio Antenna(s)	II	Adequate to accommodate peak use	See RCDG 20D.170.45, Telecommunications Facilities
	Wireless Communication Facilities	II		
	Broadcast and Relay Towers	IV		Requires a conditional use permit. See RCDG 20F.40.40, Conditional Uses

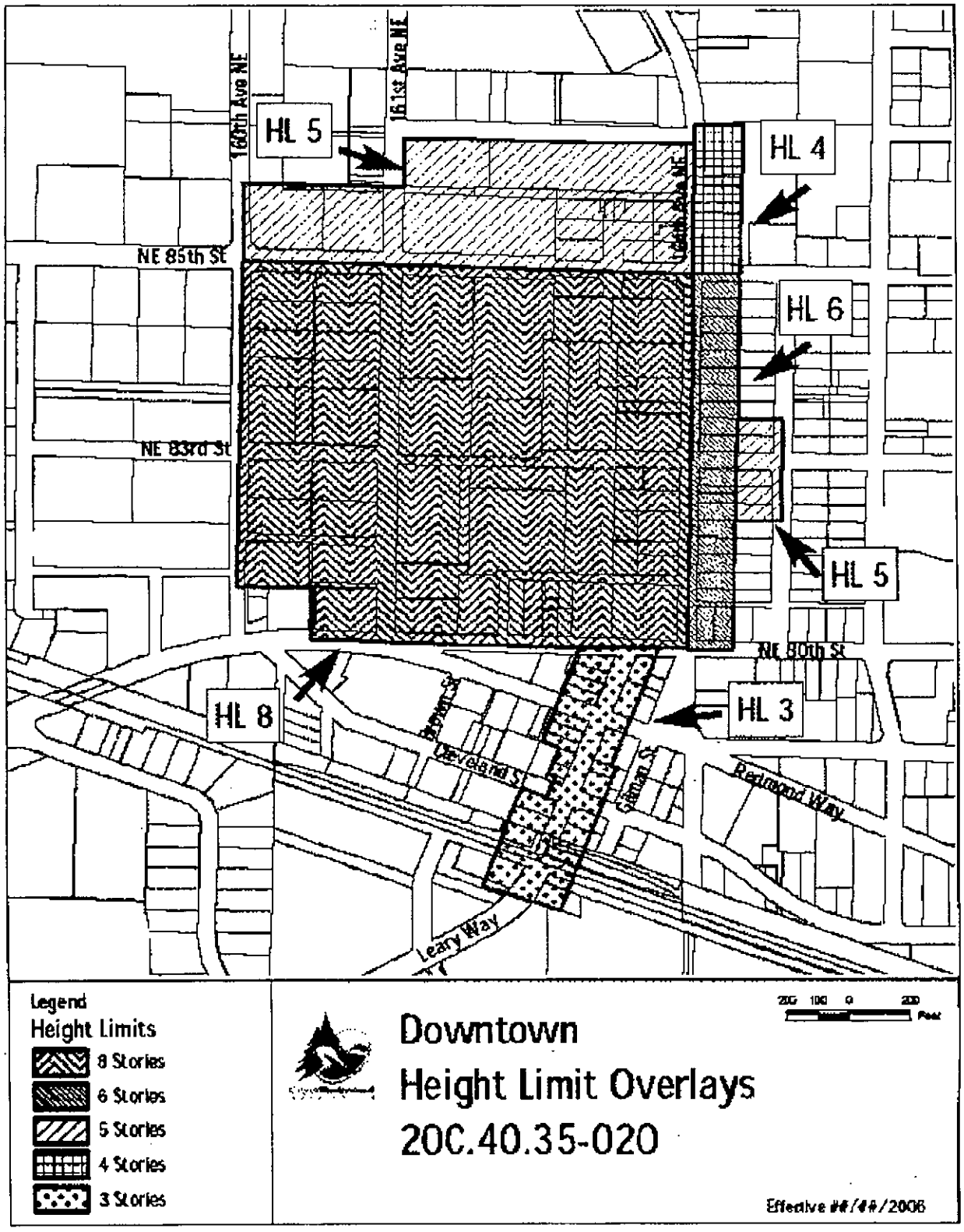
Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Arts, Entertainment, and Recreation				
	Arts, Entertainment, and Recreation	II	Adequate to accommodate peak use	1. Limited to parks and community centers, except events and exhibits are allowed on the ground floor of multi-story mixed use residential buildings. 2. Art galleries are allowed in the ground floor of multi-story mixed-use residential buildings and in single-family structures in existence prior to the year 2005 provided: 1) Required parking for the use is not located in the front yard and the parking and driveway areas do not expand beyond the year 2005 recorded parcel; 2) The exterior of the structure, accessory structures, and landscaping maintain a single-family character.
Education, Public Administration, Heath Care, and other Institutions				
	Education, Public Administration, Health Care, and other Institutions, except those listed below	II	See Special Regulations	1. Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator. 2. *These uses may occupy existing single-family structures in existence prior to 2005 provided:* 1) on-site parking is not located in the front yard; 2) the exterior of the structure and landscaping maintains a single-family character; and 3) the use is consistent with Comprehensive Plan Policies for the zone.
	Child Day Care	II	See Special Regulations	1. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc 2. These uses may occupy existing single-family structures in existence prior to 2005 provided: 1) on-site parking is not located in the front yard; 2) the exterior of the structure and landscaping maintains a single-family character; and 3) the use is consistent with Comprehensive Plan Policies for the zone.
	Religious Institutions	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	1, These uses are may occupy existing single-family structures in existence prior to 2005 provided: 1) on-site parking is not located in the front yard; 2) the exterior of the structure and landscaping maintains a single-family character; and 3) the use is consistent with Comprehensive Plan Policies for the zone.

Section	Use	Process	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	Funeral Homes and Services	II	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	1. Excludes crematoriums. 2. These uses are may occupy existing single-family structures in existence prior to 2005 provided: 1) on-site parking is not located in the front yard; 2) the exterior of the structure and landscaping maintains a single-family character; and 3) the use is consistent with Comprehensive Plan Policies for the zone.

110 Building Height

(1) Height Tradeoff. The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street or park, to achieve better design and stepped building height through the land use permit process. The amount of floor area that is allowed to exceed the prescribed maximum building height (without use of bonuses or transfer of development rights) shall not exceed the floor area that was removed or omitted to create the stepped building facade and shall not exceed one additional floor above the prescribed maximum building height.

(2) Height Limit Overlay
Building height restrictions within the Height Limit Overlay (HL) areas shall be as indicated on the Height Limit Overlays Map. The designation HL followed by a number indicates the maximum number of floors allowed. The limits within the overlay areas may not be exceeded with the use of bonuses or transfer development rights.


160th Ave NE
161st Ave NE
HL 5
HL 4
NE 85th St
HL 6
NE 83rd St
HL 5
NE 80th St
HL 8
HL 3
Cleveland St
Gilman St
Redmond Way
Leary Way
Legend
Height Limits
8 Stories
6 Stories
5 Stories
4 Stories
3 Stories
200 100 0 200
Feet
Downtown
Height Limit Overlays
20C.40.35-020
Effective ##/##/2006

120 Parking Standards

(1) Developments may provide parking in excess of the maximum allowed parking standard shown in the Allowed Uses and Basic Development Standards Tables in Sections XX-XX, provided the excess parking is also available at all times to the general public, and there is signage at the facility to inform users which parking stalls are available for public use.
(2) For residential uses, curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.
(3) A floor area bonus is available in the Old Town zone when utilizing the fee in-lieu of parking provision.
(4) Parking is not required for storefront ground floor home office space if the space is the lesser of 450 square feet or 25percent of the gross floor area of the residence the home office is part of.

130 Downtown Residential Site Requirements

130-010 Purpose

The purpose of the Residential Site Requirements is to:

1) ensure that Downtown residential development is in character with the goals and visions for the neighborhood in terms of density and bulk on the sites and the blocks they are located in, as well, livability and comfort within developments, and compatibility between neighboring properties; and

2) create light, air , pedestrian and vehicular circulation, emergency access, and general aesthetics by providing setbacks for development; and

3) provide open space in the Downtown area that is usable by its residents and visitors.

130-020 Downtown Residential Density Chart

(1) Use the table below to determine the permitted residential density of a site. The table is read from left to right. For example, in the East Hill District, a site that is 12,000 square feet in area and 120 feet in width will be allowed up to 45 dwellings per acre. If the site's area and width are in different rows, for example, 12,000 square feet and 100 feet wide, the lower density shall apply (36 dwelling units per acre).

(2) Exceptions.

(a) If the site's width would allow a higher density than the site's area, the higher density shall be allowed if the site's area is at least 85 percent of the lowest range of the areas in the same row as the site's width. Example: On a site in the East Hill District where the lot width equals 120 feet and the site area is at least 10,200

square feet (85 percent of 12,000 square feet), 45 dwelling units per acre are allowed.

(b) If the site's area would allow a higher density than the site's width, the higher density shall be allowed if the site's width is at least 85 percent of the lowest range of the widths in the same row as the site's area. Example: On a site in the East Hill District where the lot area equals 12,000 square feet and the site width is at least 102 feet (85 percent of 120 feet), 45 dwelling units per acre are allowed.

(3) Lot coverage requirements do not apply to residential developments with ground floor commercial/retail uses.

(4) Bonus for Semi- and Full-Subterranean Parking.
In freestanding residential developments that are on sites not qualifying for footnote 2 below, a density bonus of 10 percent shall be granted to developments that provide semi- or full-subterranean parking where the finished floor height of the first floor is not more than four feet above the street curb.

(5) For Unit Lot Subdivisions in the Sammamish Trail and Town Square zones the minimum residential density required shall be 35 dwelling units per acre. See Section 20D.180 Division of Land.

Downtown Residential Densities Chart

Districts	Minimum Site Area (Sq. Ft.)	Minimum Site Width (Ft.)	Maximum Dwelling Units per Net Acres	Maximum Allowable Lot Coverage
River Trail, Carter and East Hill	2,400 – 3,199	Less than 26	1 unit per lot	75%
	2,400 – 3,199	27 – 43	2 units per lot With alley access *only. Otherwise* one unit per lot.	75%
	3,200 – 5,999	44 – 49	30 du/ac	75%
	6,000 – 11,999	50 – 119	36 du/ac	N/A
	12,000 – 17,999	120 – 179	45 du/ac	N/A
	18,000 or more	180 or more	Density shall not be regulated by a maximum number of dwelling units per acre, but by the application of bulk, height, parking, and all other development standards. For example, developments may achieve as many dwellings as possible when the development provides all of the necessary *parking, open space, etc.*, for the number of units proposed, and the building(s) meet all of the prescribed standards. All developments with proposed densities exceeding 66 dwelling units per acre, inclusive of density bonuses allowed per Section, Residential Density Bonus, shall be required to have at least *one level of semi-*subterranean or subterranean parking or structured parking hidden behind ground floor commercial space or other pedestrian amenities along the street front.	N/A
Sammamish Trail, Town	2,400 – 3,199	Less than 26	1 unit per lot	75%
	2,400 – 3,199	27 – 43	2 units per lot	75%

Square, Old Town, Anderson Park, River Bend and Town Center			With alley access only. Otherwise one unit per lot.	
	3,200 – 5,999	44 – 49	30 du/ac	75%
	6,000 – 11,999	50 – 119	36 du/ac	N/A
	12,000 or more	120 or more	Density shall not be regulated by a maximum number of dwelling units per acre, but by the application of bulk, height, parking, and all other development standards. For example, developments may achieve as many dwellings as possible when the development provides all of the necessary parking, open space, etc., for the number of units proposed, and the building(s) meet all of the prescribed standards. All developments with proposed densities exceeding 66 dwelling units per acre, inclusive of density bonuses allowed per Section, Residential Density Bonus, shall be required to have at least one level of semi-subterranean or subterranean parking or structured parking hidden behind ground floor commercial space or other pedestrian amenities along the street front.	N/A
Trestle, Valley View and Bear Creek	2,400 – 3,199	Less than 30	1 unit per lot	
	2,400 – 3,199	30 – 43	2 units per lot With alley access only. Otherwise one unit per lot.	
	3,200 – 5,999	44 – 49	26 du/ac	
	6,000 or more	50 or more	Developments qualifying for additional height Division 60-30, when infill/redevelopment of the site creates an urban village per RCDG 20D.40.110-020(3) the following shall apply. Density shall not be regulated by a maximum number of dwelling units	

			per acre, but by the application of bulk, height, parking, and all other development standards. For example, developments may achieve as many dwellings as possible when *the development provides* all of the necessary parking, open space, etc., for the number of units proposed, and the building(s) meet all of the prescribed standards. *All* developments with proposed densities exceeding 66 dwelling units per acre, inclusive of density bonuses allowed per Section, Residential Density Bonus, shall be required to have at least one level of semi-subterranean or subterranean parking or structured parking hidden behind ground floor commercial space or other pedestrian amenities along the street front. Otherwise the maximum allowed density is 30 dwelling units per acre.	

130-030 Residential Lot Coverage.

(1) Requirements. For residential developments without ground floor commercial/office uses, maximum lot coverage shall not exceed the standards in the Downtown Residential Densities Chart, Section 40-020.

(2) Exemptions. The following structures or portions of structures shall be excluded from the measurement of lot coverage:

(a) Ramps or other access for the disabled or elderly meeting Washington State Rules and Regulations for Barrier-Free Design.

(b) Required pedestrian walkways/vehicular lanes per Downtown pedestrian system. The area devoted to the required pedestrian system between the building and curb line/property line shall be counted as open space.

(c) An underground structure (below natural grade), or underground portion of a structure, on any part of the entire lot that is landscaped on the surface.

130-040 Residential Setback Requirements.

(1) Applicability. All lots shall have one front yard and one rear yard, with the exception of lots with frontage on two streets or access corridors, which will have two front yards and no rear yard. Where a residential use is located above a ground floor commercial/office use, the side and rear setbacks shall apply only to the residential use.

(2) Permitted Structures in Required Setback Areas. The following features are permitted within front, rear and side yard setback areas, provided that they project no closer than five feet to a property line and do not project more than five feet into the setback area. Permitted projections include building extremities, such as balconies, patios, porches, architectural protrusions, subterranean garages and structures (below natural grade), bay windows, and chimneys. Except on Type I and II pedestrian streets per Section 30-040, projections may project over street sidewalks up to the property line provided they do not project more than five feet into the setback area. The projections may be further restricted through the land use permit process based on public safety and aesthetic considerations.

(5) Front Setbacks. Front setbacks shall conform to the standards specified in the Pedestrian System Map

(6) Side Setbacks. Side setbacks shall be determined by structure depth and height, according to the following table. The depth of the building shall be measured at right angles, or as near to right angles as possible, from the front property line in a plane horizontal to the ground. Buildings built to the side property line, such as townhouses, are exempt from this requirement at the property line. See example photograph below.

Residentail Side/Interior Setbacks			
Height of Side/Interior Façade at highest Point in Feet			
	<31'	31 – 40'	>40'
Structure Depth in Feet	Minimum side Setback in Feet		
65' or less	5'	6'	7'
66' to 80'	6'	6'	8'
81' to 100'	8'	9'	11'
101' to 120'	11'	12'	14'
121' to 140'	14'	15'	17'
141' to 160'	17'	18'	20'
161' or more	19'	21'	23'

(7) Rear Setbacks. Rear setbacks shall be provided for all residential uses per the Site Requirements Charts in the Zone Regulations, Division 20. (Ord. 2302; Ord. 1901)

(8) Distance Between Buildings.

(a) Two or more detached buildings on the same lot shall have a minimum separation of 15 feet. A detached accessory structure shall be separated by a minimum of five feet from any other structure. This restriction shall not apply to air conditioners, heaters, vents, pumps, solar collectors or similar equipment.

(b) Roof Eaves. Roof eaves of principal and accessory structures shall have a minimum separation of five feet. This restriction shall not apply to patio covers and similar structures with open lattice, grill work or uncovered roof beams.

130-50 Residential Usable Open Space.

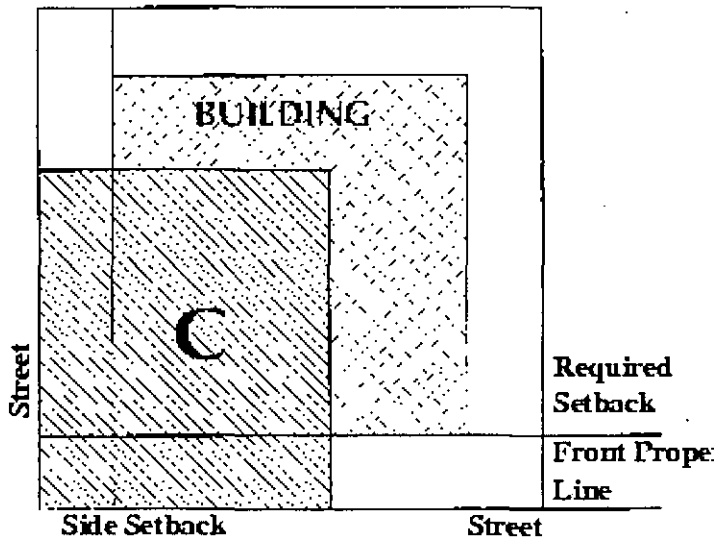
130-50-010 General.

On-site usable open space is an important feature for residential uses as it provides residents with a place, or places, to relax and or recreate without the need to leave their building. In order to achieve some basic amounts of on-site usable open space, two types of usable open space are required for each unit: common open space in forms such as plazas, rooftop gardens, and recreation rooms; and private open spaces in the forms of balconies and patios. Below are the general standards for the two different types of usable open space:

(1) Common Usable Open Space.
At least 100 square feet per residential unit of common usable open space shall be provided in the development, up to a maximum area equivalent to 20 percent of the site. The spaces provided shall meet the size and dimensional requirements specified in Table 130-50-020 below. Common usable open space may be provided in forms such as

plazas, rooftop gardens, and recreation rooms that are accessible to all residents of a building. Units with at least 200 square feet of private usable open space (like townhomes), where the smallest dimension is no less than 10 feet, may be excluded from the count of units that need to contribute to the common usable open space requirement. Front yards may not be counted as common open space, except per the example below.

EXAMPLE #2



When a courtyard is open to the street, the shaded area, "C," including the shaded portions of the front yard and side yard setback areas can be counted as usable open space. "C" must meet the minimum courtyard standards.

(2) Private Usable Open Space.
Private usable open space shall be provided in the form of an attached patio or balcony for each unit per Table 130-50-020 below.

130-50-020 Open Space Size and Dimensions.
Table 20C.40.60-020 specifies the minimum open space size and dimensions for both common and private usable open space areas.

Table 130-50-020 Residential Usable Open Space Size and Dimensions

Type of Usable Open Space	Minimum Length	Minimum Width	Minimum Height	Minimum Area (in sq. ft.)
1. Common	12'	12'	As specified in IBC for	200

			habitable overhead height	
2. Private				
– Patio	8'	8'	Same as above	80
– Balcony[1]	5'	5'	Same as above	50

[1] Balconies may be reduced to 12 square feet in area for up to 50 percent of the units when double doors are provided to the balcony.

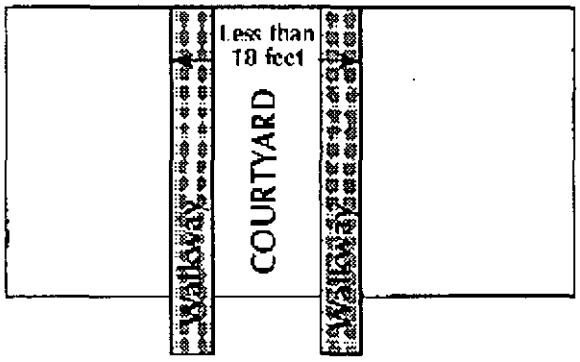
130-50-025 Use of In-Lieu Fee for Downtown Residential Usable Open Space.

(1) Balconies. If the street front facade of a building is deemed to be too cluttered, monotonous, and/or over dominated by too many balconies being too close together, the number of balconies on the facade may be reduced with the approval of the Design Review Board in order to effect a more balanced and attractive facade. An in-lieu fee for each required balcony not provided shall be paid to the City for park land purchase and improvements within the Downtown neighborhood. The fee for each balcony not provided on the building shall be equivalent to 50 percent of the park impact fee for a multi-family residence. No less than 50 percent of the units shall include private open spaces.

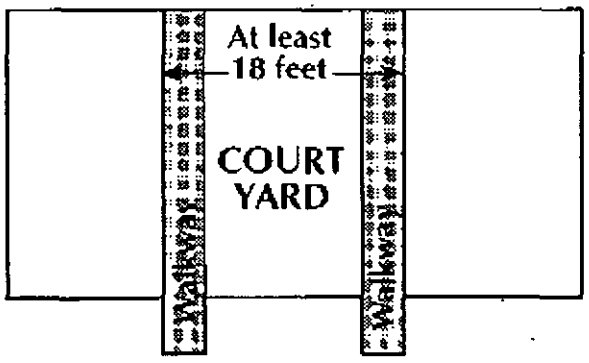
(2) Common Open Space. An in-lieu fee for each 100 square feet of common open space not provided shall be paid to the City for park land purchase and improvements within the Downtown neighborhood. The fee for each 100 square feet of required open space not provided on-site shall be equivalent to 50 percent of the park impact fee for a multi-family residence. No less than 50 square feet of common open space per unit shall be provided on-site. (Ord. 2302)

130-50-030 Combining Common Usable Open Space and Pedestrian Access.

Parking areas, driveways and pedestrian access shall not be counted as common usable open space. Except: if the total width of the common usable open space is 18 feet or wider, any pedestrian path or walkway traversing through the open space may be considered as common usable open space. See examples below.



Area of walkways do not count as common usable open space.



Area of walkways countas common usable open space.

140 Landscaping

(1) General Requirement. All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas, and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and apply toward this standard if the existing vegetation meets the landscaping requirements of this section, is healthy, and is likely to survive development. The requirements specified in RCDG 20D.40.35, Landscape Design Standards, 20D.40.100, Downtown Design Standards, and 20D.80.10, Landscaping and Natural Screening, shall apply.

(2) Plazas and common usable open spaces shall be landscaped to create visual interest by providing a variety of colors, heights, and forms of foliage, soften building edges, and reduce the impact of elements such as noise or wind.

(3) The quantity of trees, shrubs, and other plant materials shall be designed to meet the size and function of the plaza or open space.

150 Pedestrian System

150-10 Purpose

The purpose of the Downtown pedestrian system is to:

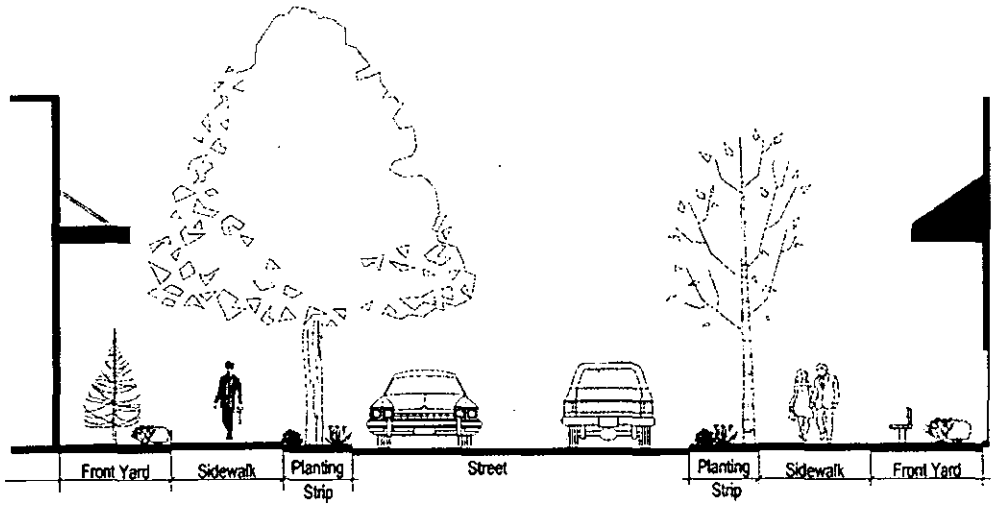
(1) Provide safe pedestrian routes removed from traffic;
(2) Enhance the appearance of buildings and their settings;
(3) Provide a unified design element to complement varying architectural styles;
(4) Soften the appearance of parking lots and service storage areas; and
(5) Provide for the planting of street trees and other

150-20 Installation of Pedestrian System.

The various components of the pedestrian system are shown on the map entitled "Downtown Pedestrian System," the tables and graphics included in section 150-20 Pedestrian System Description, the map entitled "Town Center Pedestrian System" and the table entitled, "Downtown Streets Cross Sections," all of which are incorporated as a part of this section. As property is developed or redeveloped, corresponding portions of the systems shall be installed or otherwise provided for by the property owner/developer. The front yard distance specfies the minimum front yard setback measured from the back of sidewalk. Where the front yard distance is specified as zero feet, the building shall built to the back of the sidewalk. The mid-block segments shown on the map represent desired connections between blocks. In order to provide flexibility, the actual alignment shall be determined through the site plan land use permit process.

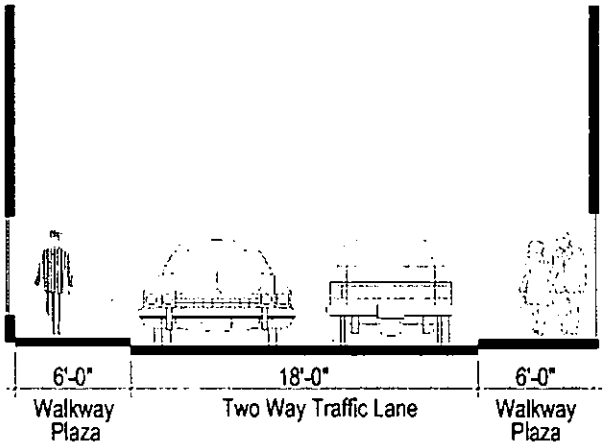
150-20- Pedestrian System Description.

The table and graphics below depict the various pedestrian system cross sections that are called out in the corresponding Downtown Pedestrian System map above. Pedestrian System Types I through VI are grouped together in a common table as they are located along street fronts.

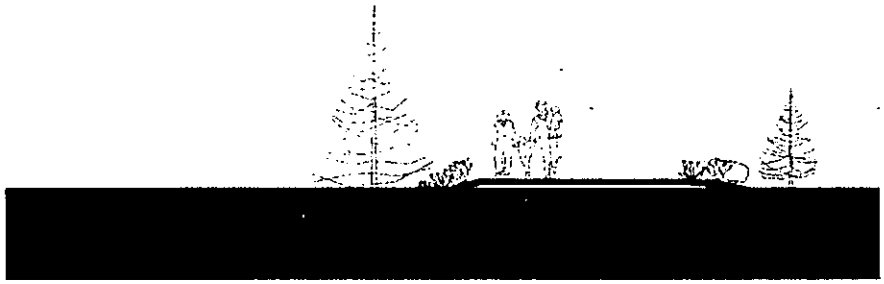


TYPICAL CROSS SECTION

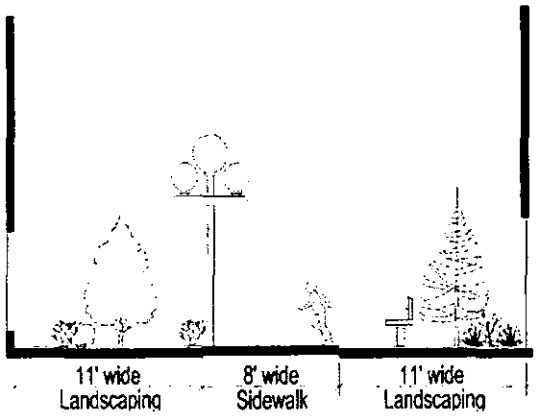
		Ped. Zone		Street	Ped. Zone		
Cross Section	Front Yard	Sidewalk	5' Planting Strip or 4' Furniture Zone with Tree Grates	[illegible]	5' Planting Strip or 4' Furniture Zone with Tree Grates	Sidewalk	Front Yard
I	0	10	4	[illegible]	4	10	0
II	0	10	4	[illegible]	4	10	0
III	14	6	5	[illegible]	5	6	14
IV	7	8	5	[illegible]	5	8	8
V	17	8	5	[illegible]	5	8	17
VI	8	8	4	[illegible]	4	4	8



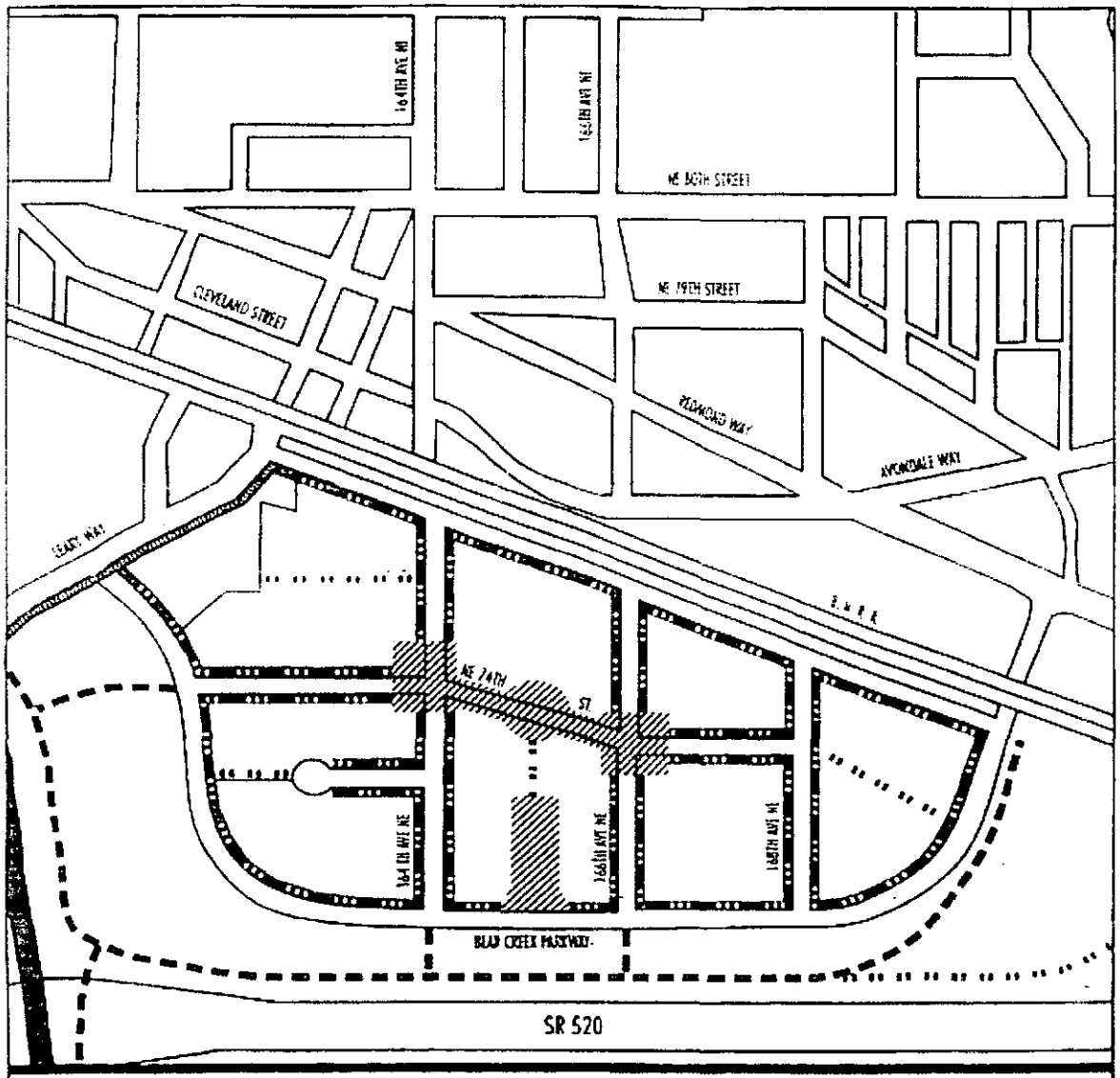
Type VII – A 30-foot-wide combination walkway/vehicular lane.



Type VIII – A 12 foot asphalt trail following natural elements such as rivers and streams, with pedestrian connection to buildings.



Type IX - A 30 foot wide mid-block pathway with an 8-foot sidewalk in the middle and 11 –feet of landscaping/plaza on each side.



Town Center Pedestrian System 20C.40.105-020

0 500 1000 1500 Feet

N

Legend

Type I Walkway per 20C.40.105-020

13-foot sidewalk with street trees when building faces street, 20-foot linkage when parking lot faces street. Such linkage will include a 10-foot sidewalk and a 10-foot parkway planter. An 18-foot linkage, including a 5-foot sidewalk, is required along the north side of Bear Creek Parkway where adjacent to the open space. Sidewalk widths may increase at street intersections due to curb projections, and will be located to improve pedestrian access.

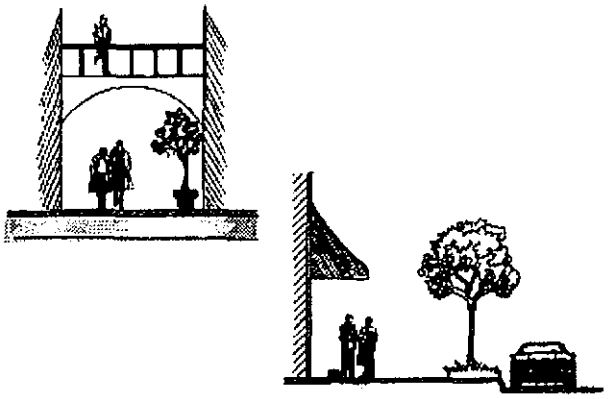
Plaza: Sidewalk standards may be increased at plaza areas to reflect increased pedestrian activity, subject to Site Plan Revisions.

Trail: 10-foot paved trail.

Recommended Linkage.

150-30 Easements/Dedications.
Where a pedestrian system walkway exists or is required outside of a public right-of-way, an easement or the dedication to the City of Redmond may be required to provide continuity of the walkway to adjoining property. In case of dedication, residential density shall be calculated based on pre-dedication lot area.

150-40 Permitted Encroachments.
Upper floors of buildings, marquees, potted plants, awnings, blade signs, and roof projections may extend over the pedestrian system when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities.



Buildings, marquees and roof projections may extend over pedestrian systems when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities.

150-50 Width Measured from Back of Curb.
Where a pedestrian system adjoins a public street, the system's width shall be measured from the back of the existing or proposed curb.

150-60 Construction Standards.
Construction standards for sidewalks are identified in the City of Redmond's Standard Specifications and Details.

150-70 Driveway Crossings.
Driveways crossing the pedestrian system shall be minimized and joint use of driveways required, when feasible, to separate vehicles and pedestrians. Areas in driveways will not be calculated as part of the area required to be landscaped in the pedestrian system.

150-80 Access to Buildings.
Pedestrian access from the primary building to the pedestrian system along the street shall not be interrupted by vehicular circulation, parking, or other elements that discourage pedestrian use.

150-90 Interior Block Pedestrian System.

Interruptions of mid-block pedestrian systems by vehicular circulation or parking are not be permitted.

150-100 Variations Not Meeting Standards.
Variations in the pedestrian system that do not meet minimum standards may be approved by the Technical Committee. Variations may be allowed after consideration of the following factors:

(1) Existing right-of-way available to meet standards;
(2) Existing buildings encroaching in linkage area;
(3) Pedestrian and vehicular volumes anticipated;
(4) Existing vegetation;
(5) Disruption of system continuity;
(6) Accessibility to buildings

150-110 Street Trees Generally.
Street trees within the Downtown neighborhood shall be provided as noted on the map entitled "Downtown Street Tree Plan" which is on file in the office of the Planning Department. As property is developed or redeveloped, trees shall be installed or otherwise provided for by the property owner/developer. For streets which do not list tree types or spacing requirements, refer to the City of Redmond Street Tree Plan.

150-120 Requirements for Street Trees.
(1) Location. Trees shall be spaced on average as noted on the Downtown Street Tree Plan. Trees shall be planted in planter strips where they exist or are required per this Division 30. Where sidewalks are required to be contiguous with street curbs, trees shall be planted in irrigated tree wells, with City-approved root barriers, next to the street. Street trees may be grouped in larger planters near the curb, if found more appropriate through the Administrative Design Flexibility process. Street trees that cannot be placed next to the street due to inadequate planter strip width, street furniture, driveways, or utilities shall be planted in the abutting yard area.

(2) Street trees shall be planted according to guidelines outlined in Chapter_____, Landscaping and Tree Protection.

150-130 Downtown Street Cross Sections
(1) Guidelines for Application.
   a. The Technical Committee shall review and approve each component of the street cross section on a project by project basis and has the authority to alter street cross section widths and uses.
   b. Street Cross Section widths apply at the middle of the block.
      i. The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
      ii. Intersection design shall be based upon the Pedestrian Program Plan and Bicycle System Plan chapters of the TMP, the Bicycle Facilities Design Manual, the City's Construction Specifications and Design Standards for

Streets and Access (RCDG Appendix 20D-3), and any corridor study adopted by the City Council for the street(s) in question.

c. Dedicated Right Of Way shall be 60 feet, except in cases where there is more than one General Purpose lane going the same direction, wherein the dedicated Right Of Way shall be determined by the Technical Committee. Any sidewalk width required by the Downtown Pedestrian System Map exceeding the required Right Of Way shall be provided through an easement.
d. Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes and collision history and using recognized engineering standards such as those published by AASHTO, ITE, or other recognized authority.
e. Utilities, such as power, telephone and cable, shall be placed under the sidewalk.
f. When designing multimodal corridors refer to the Modal Integration section of the Transportation Master Plan. Corridors shall support all modes.
g. See Required Off-Street Improvements (20D.210.20-150) to review additional options and requirements.

Downtown Streets Cross Sections

Downtown Streets Cross Sections											
			Southbound/Westbound				Northbound/Eastbound				
			Street								
Street	From	To	On-Street Parking Width	Bike Lane Width	General Purpose Lanes Width	Median / Two Way Left Turn Lane Width	General Purpose Lanes Width	Bike Lanes Width	On-Street Parking Width	Mid-Block Right-of-Way Width	Curb-to-Curb Width
158th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44
158th Ave NE	NE 83rd St	Redmond Way	18	0	11	0	11	0	8	60	48
159th Pl NE	Bear Creek Parkway	Leary Way	8	0	11	0	11	0	8	60	38
160th Ave NE	NE 90th St	NE 85th St	8	0	12	12	12	0	0	60	44
160th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44
160th Ave NE	NE 83rd St	Redmond Way	0	0	11	11	11	0	0	60	33
161st Ave NE	NE 90th St	NE 87th St	0	5.5	11	11	11	5.5	0	60	44
161st Ave NE	NE 87th St	Redmond Way	0	6	12	12	12	6	8	60	56
161st Ave NE	Redmond Way	Bear Creek Parkway	8	5.5	12	0	12	5.5	8	60	51

Downtown Streets Cross Sections											
			Southbound/Westbound				Northbound/Eastbound				
			Street								
Street	From	To	On-Street Parking Width	Bike Lane Width	General Purpose Lanes Width	Median / Two Way Left Turn Lane Width	General Purpose Lanes Width	Bike Lanes Width	On-Street Parking Width	Mid-Block Right-of-Way Width	Curb-to-Curb Width
164th Ave NE/Red-Wood Rd	NE 90th St	NE 80th St	0	5.5	11	11	11	5.5	0	60	44
164th Ave NE	NE 80th St	Redmond Way	0	0	12	12	12	0	0	60	36
164th Ave NE	Redmond Way	NE 76th St	8	0	12	0	12	0	8	60	40
165th Ave NE	NE 85th St	NE 80th St	8	0	11	0	11	0	8	60	38
166th Ave NE	NE 85th St	NE 76th St	0	5.5	11	11	11	5.5	0	60	44
167th Ave NE	NE 85th St	NE 83rd St	0	0	11	0	11	0	8	60	30
168th Ave NE	NE 80th St	Redmond Way	8	0	14	0	14	0	8	60	44
169th Ave NE	NE 82nd St	NE 79th St	8	0	12	0	12	0	8	60	40
170th Ave NE	NE 80th St	NE 79th St	8	0	11	0	11	0	8	60	36
170th Pl NE	NE 80th St	Avondale Way	8	0	11	0	11	0	8	60	36
170th Pl NE	Avondale Way	Redmond Way	0	0	11	12	11	0	0	60	34
Leary Way	NE 80th St	Cleveland St	8	0	12	0	12	0	8	60	40
Leary Way	Cleveland St	BNSF	0	0	11	11	11	0	0	60	33
Leary Way	BNSF	Bear Creek Parkway	0	0	12	12	24 (1)	0	0	78	48

Downtown Streets Cross Sections											
			Southbound/Westbound				Northbound/Eastbound				
			Street								
Street	From	To	On-Street Parking Width	Bike Lane Width	General Purpose Lanes Width	Median / Two Way Left Turn Lane Width	General Purpose Lanes Width	Bike Lanes Width	On-Street Parking Width	Mid-Block Right-of-Way Width	Curb-to-Curb Width
Leary Way	Bear Creek Parkway	Sammamish River	0	0	24 (1)	0	24 (1)	0	0	72	48
Avondale Way	NE 80th St	Redmond Way	0	5.5	11	11	22 (1)	5.5	0	70	55
Avondale Way	Redmond Way	NE 76th St	0	0	11	12	11	0	0	60	34
NE 79th St	Redmond Way	168th Ave NE	8	0	12	0	12	0	8	60	40
NE 79th St	168th Ave NE	Avondale Way	8	0	13	0	13	0	8	60	42
NE 80th St	Redmond Way	Leary Way	8	0	14	0	14	0	8	60	44
NE 80th St	Leary Way	164th Ave NE	0	0	20	12	12	0	0	60	44
NE 80th St	164th Ave NE	170th Pl NE	8	0	14	0	14	0	8	60	44
NE 83rd St	158th Ave NE	160th Ave NE	8	0	11	0	11	0	20	60	50
NE 83rd St	160th Ave NE	161st Ave NE	20	0	11	0	11	0	8	60	50
NE 83rd St	161st Ave NE	490 feet east of center of 161st Ave NE and NE 83rd St intersection	12	0	14	0	14	0	12	60	52

Downtown Streets Cross Sections											
			Southbound/Westbound				Northbound/Eastbound				
			Street								
Street	From	To	On-Street Parking Width	Bike Lane Width	General Purpose Lanes Width	Median / Two Way Left Turn Lane Width	General Purpose Lanes Width	Bike Lanes Width	On-Street Parking Width	Mid-Block Right-of-Way Width	Curb-to-Curb Width
NE 83rd St/Transit Center	490 feet east of center of 161st Ave NE and NE 83rd St intersection	164th Ave NE	0	0	15	12	15	0	0	60	42
NE 83rd St	164th Ave NE	166th Ave NE	8	0	14	0	14	0	8	60	44
NE 83rd St	166th Ave NE	167th Ave NE	8	0	11	0	11	0	0	60	30
NE 85th St	Sammamish River	164th Ave NE	7	5	10.5	11	10.5	5	7	60	56
NE 85th St	164th Ave NE	166th Ave NE	0	5	11	12	11	5	0	60	44
NE 85th St	166th Ave NE	167th Ave NE	8	0	11	0	11	0	0	60	30
NE 87th St	161st Ave NE	164th Ave NE	8	0	16	0	16	0	8	60	48
NE 90th St	Sammamish River	161st Ave NE	0	5.5	22 (1)	0	22 (1)	5.5	0	82	55
NE 90th St	161st Ave NE	164th Ave NE/ Red-Wood Rd	0	6	12	12	12	6	0	60	48
Redmond Way	Sammamish River	160th Ave NE	0	0	24 (1)	12	24 (1)	0	0	102	60

Downtown Streets Cross Sections											
			Southbound/Westbound				Northbound/Eastbound				
			Street								
Street	From	To	On-Street Parking Width	Bike Lane Width	General Purpose Lanes Width	Median / Two Way Left Turn Lane Width	General Purpose Lanes Width	Bike Lanes Width	On-Street Parking Width	Mid-Block Right-of-Way Width	Curb-to-Curb Width
Redmond Way	160th Ave NE	168th Ave NE	10	0	11	11	11	0	10	60	53
Redmond Way	168th Ave NE	NE 76th St	0	0	26 (1)	24 (2)	26 (1)	0	0	100	76
Cleveland St	Redmond Way	Redmond Way	8	0	11	0	11	0	8	60	38
Bear Creek Parkway	Redmond Way	Leary Way	8	0	11	12	11	0	8	60	42
Bear Creek Parkway	Leary Way	Bear Creek Parkway/170th Ave NE	0	0	11	12	11	0	0	60	34
Bear Creek Parkway	Bear Creek Parkway/170th Ave NE	Redmond Way	0	0	24	12	24	0	0	85	60

(1) Width is taken up by two General Purpose lanes.
(2) Width is taken up by two turn lanes. Width may define business access and/or right turn lanes.

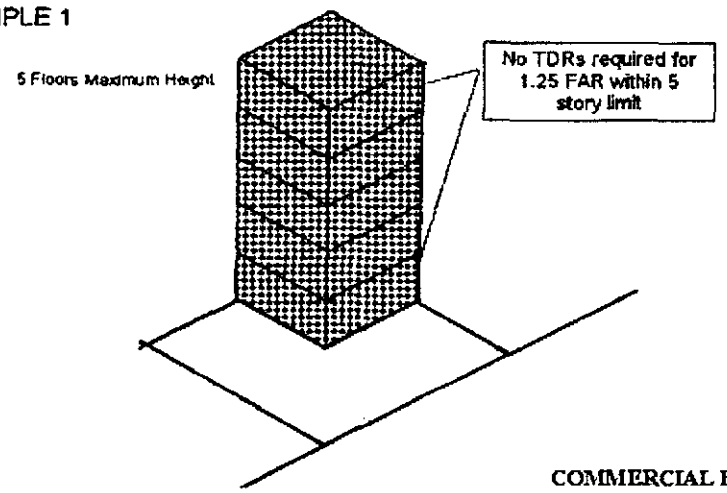
160 Using Transfer of Development Rights (TDRs)

160-10 Maximum Floor Area Ratio and Use of TDRs

(1) This section, in conjunction with the Site Requirements Charts contained in the Zone Regulations, Division 20, sets a maximum floor area ratio (FAR) for all Downtown developments, unless additional floor area is transferred to the development through the TDR program authorized by Chapter 20D.200 RCDG. The maximum FAR applies to the gross floor area of all buildings on the site, excluding parking areas for motor vehicles that are not maintained as stock in trade. Requirements and examples are set forth in the following subsections.

(3) A maximum FAR of 1.25 is the maximum development that can be achieved for non-residential uses without purchasing TDRs. All buildings shall be allowed a minimum of 10,000 square feet of gross floor area regardless of this maximum FAR. In Example 1 below, a five-story building with a 1.25 FAR is shown.

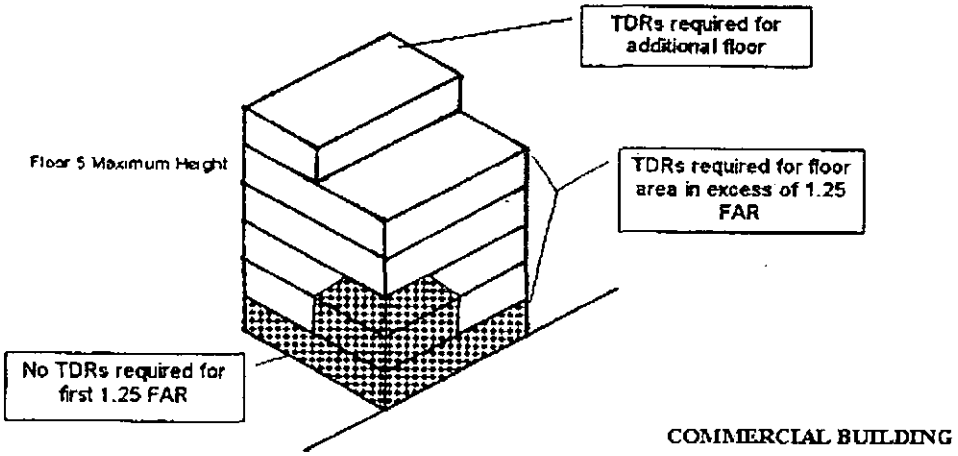
EXAMPLE 1



COMMERCIAL BUILDING

(3) Additional FAR for commercial uses can be achieved by purchasing TDRs for the commercial floor area in excess of 1.25 FAR. Buildings may also add one floor beyond the five-story maximum building height by purchasing TDRs for height. Buildings may not exceed the maximum height limit in any height limit overlay established by the Zone Regulations, Division 20. In Example 2, the 1.25 FAR that can be achieved for commercial uses without TDRs is shaded and the area that is not shaded shows both the additional commercial FAR that can be achieved with TDRs within the five-story height limit and the additional sixth story that may be achieved with the purchase of TDRs for height.

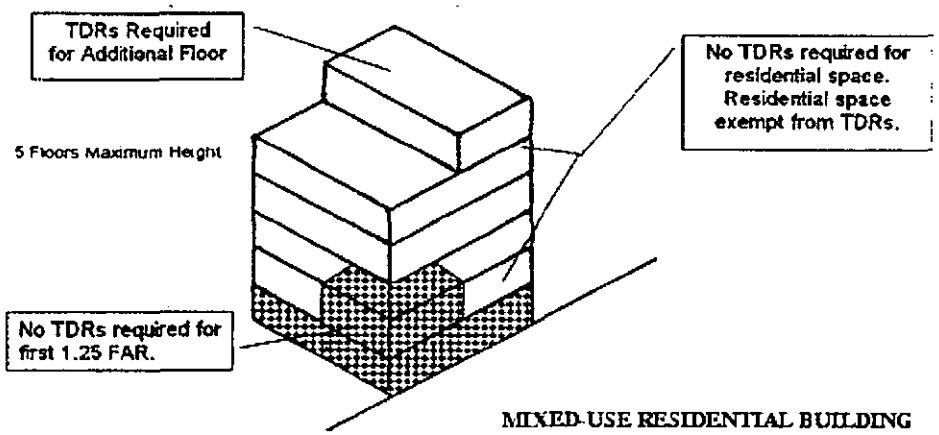
EXAMPLE 2



COMMERCIAL BUILDING

(4) The purchase of TDRs is not required for residential floor area within the maximum building height. In Example 3 below, the area that is not shaded represents residential floor area in a mixed use building. The shaded area represents the first 1.25 FAR that is exempt from the requirement to purchase TDRs. Where five stories is the maximum allowed height, a sixth story may be added with the purchase of TDRs for the additional floor area (one additional floor only), except where a height limit overlay would established in the Zone Regulations, Division 20, would prohibit a sixth floor.

EXAMPLE 3



MIXED-USE RESIDENTIAL BUILDING

170

References

For information on how to measure various site requirements like height and setbacks, see _____, Site Requirements Measurement.

See _____, Applicable Development Standards for information on other standards that may apply to you.

20D.30, Affordable Housing.
20D.40, Design Standards.
20D.80, Landscaping and Tree Protection
20D.90, Exterior Lighting Requirements.
20D.95, Limitations on External Effects of Uses (Performance Standards).
20D.120, Outdoor Storage and Service Areas.
20D.130, Parking Standards.
20D.180 Division of Land
20D.230, Transition Overlay Areas.
20D.240, Transit Supportive Development
Interjurisdictional Review

DEFINITIONS

Arts, Entertainment and Recreation.

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

Education, Public Administration, Health Care, and Other Institutions.

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

General Sales or Services.

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

Manufacturing and Wholesale Trade.

An establishment that engages in the transformation of raw materials into finished products, in the sale of those products to persons, firms, or corporations for resale, or in the storage of materials or products in a warehouse or similar structure. A manufacturing or wholesale trade establishment does not engage in the retail sale of products to the end consumer.

Exhibit B: Overlake Village

10 Purpose
15 Master Planning
20 Subarea Map
30 Zone 1
40 Zone 2
50 Zone 3
60 Zone 4
70 Zone 5
75 Floor Area
80 Building Height
90 Parking Standards
100 Residential Usable Open Space
110 Landscaping
120 Transitional Use Requirements
130 Street Cross Sections
140 Urban Pathway
150 Incentive Program
160 References

10 Purpose

The purposes of the Overlake Village regulations are to:

(1) Implement the vision and policies for Overlake Village zones set forth in the Redmond Comprehensive Plan;

(2) Encourage a broad mix of multi-family residential and commercial uses and amenities in order to achieve a vibrant, engaging environment and a true urban center;

(3) Provide for pedestrian-friendly and activating commercial uses on the ground floor of development located along arterials, while allowing residential uses on the ground floor of development along local streets;

(4) Include housing in all future development;

(5) Promote compact, walkable development forms that are conducive to transit use;

(6) Provide improved connections for non-motorized and local vehicular travel;

(7) Encourage use of environmentally sustainable site design and building features;

(8) Encourage inclusion of retail, restaurants, professional offices, services and entertainment uses to meet needs of residents and employees, enliven the area after working hours, and contribute to a sense of place;

(9) Allow additional building height and density where appropriate through an incentive program to facilitate provision of public and private infrastructure, green buildings, affordable housing, tree retention and open space, while still achieving sustainable, transit-supportive densities.

15 Master Planning

(1) Master Plans are required in Overlake Village for all developments encompassing at least three acres and optional for sites under three acres. When a Master Plan has been approved by the City, site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Plan ("Plan Area"), rather than on a site-by-site basis, provided the approved Master Plan demonstrates the ability to comply with the requirement in question. For example, in the case of a development application for a site that is part of an area controlled by an approved master plan, if the plan designates the maximum lot coverage of structures and such areas are sufficient to meet maximum lot coverage requirements applied to the entire Plan Area, then an individual site plan need not demonstrate compliance with maximum lot coverage requirements.

(2) Developments completing a Master Plan may increase the height of 50% of the buildings in the development by one floor.

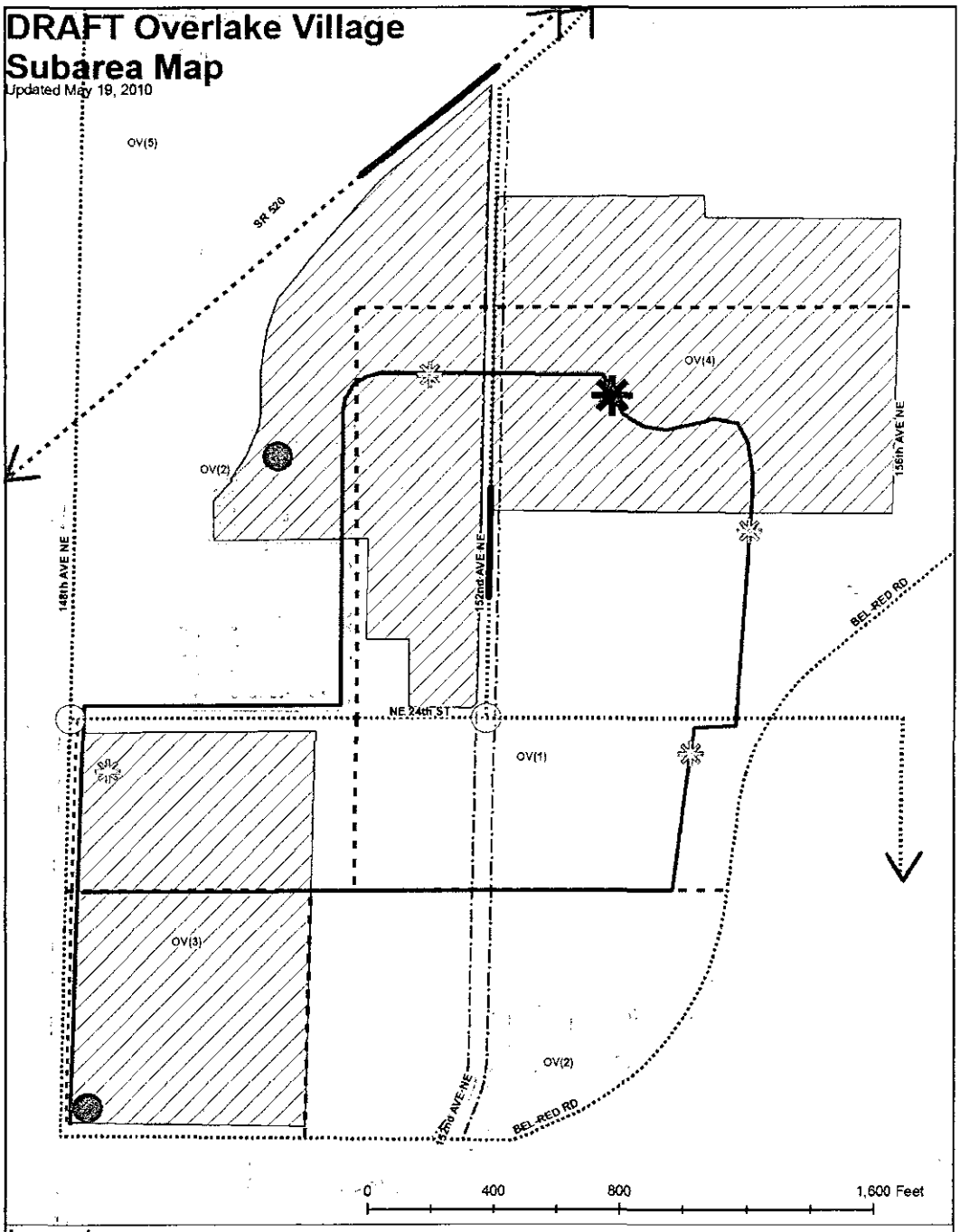
20 Subarea Map

(1) Preferred land uses and development patterns are designated by five zones, the boundaries of which are delineated on the City's zoning map and the subarea map below.

(2) Locations for new elements such as streets, pathways, stormwater facilities, parks, and plazas are conceptual in nature, subject to refinement through the master planning or other planning process.

DRAFT Overlake Village Subarea Map

Updated May 19, 2010



Legend

N

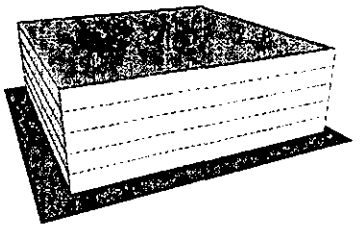
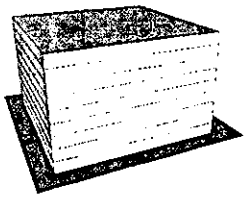
- OV(1)
- OV(2)
- OV(3)
- OV(4)
- OV(5)
- Cornerstone Sites
- Urban Pathway
- New Local Street
- Linear Water Quality Facility
- Intersection Improvements
- Bus Rapid Transit Route
- Bus Rapid Transit Stop
- Light Rail Route
- Light Rail Stop
- General vicinity of regional stormwater facility
- General vicinity of major park cordinated with redevelopment
- General vicinity of plazas coordinated with redevelopment
- General streetscape improvement
- Street improvements and development that create a lively, walkable retail street

30 Zone 1

30-010 Purpose

Zone 1 encompasses a majority of the eastern half of Overlake Village, including both sides of 152nd Avenue NE. Residential uses are emphasized here as part of mixed-use developments. The land within this zone offers a strong opportunity to attract residents to this area due to its location within the core and proximity to transit options and the employment center to the north.

30-020 Maximum Development Yield

	Base	Bonuses Available, and Quantity	Maximum	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35 (*note: graphic scale to change to accommodate taller building*)
Floor area ratio (FAR)	3.7	TDRs: 0.05 Incentive Program: 1.69	5.35		
Height	5 stories	TDRs: 1 story Incentive Program: 4 stories	9 stories		

30-030 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in Zone 1. 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.

Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/50% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Residential												
	Multi-Family Structure	2.5	2.5	2.5	4.0	50%	5	6	8	85%	15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Mixed-Use Residential												
	Dormitory											Bed (0.75, 0.75)	
	SRO											Bedroom (0.5, 1.0)	

Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/50% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Housing Services for the Elderly											See Special Regulations	1. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 2. Parking requirements are as follows: a. Multi-family housing for senior citizens: Unit (0.5, 2.0) b. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) c. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) d. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)
	General sales or services												
	General Sales or Services	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	50%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	1. The following uses are not permitted: a. Gasoline service b. Outdoor automobile sales, rental or service c. Rental storage and mini-warehouses 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Limited to less than 75,000 square feet gross floor area in a single use. 4. Shall be considered a transitional use if: a. Business is a consulting service, research and development service, office and *administrative service, facilities support service, caterer, food service contractor, vending* machine operator, provides services to buildings and dwellings, OR b. Less than 51% of a business's transactions are made with the general public, except for business support services. 5. See 120 Transitional Uses for transitional use requirements. 6. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 7. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) *8. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of* gross floor area for the retail components of mixed-use developments.
	Hotels, Motels and Other Accommodation Services	1.2	1.2	1.2	1.35	50%	4	5	8	85%	15%	Rental room (1.0, 1.0)	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Manufacturing and Wholesale Trade												
	Manufacturing and *Wholesale Trade*	.36	.41	.41 or the amount of non-residential *floor area* existing as of December 11, 2007,	.55 or for those sites with an FAR of *0.48 or greater* on December 11, 2007, a 0.15 increase	50%	4	5	8	85%	15%	1,000 SF GFA *(2.0, 3.0)*	1. Warehouse and storage services not permitted. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Shall be considered a transitional use. See 120 Transitional Uses for transitional use requirements. 4. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.

Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/50% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
				whichever is greater	above the FAR existing on that date								
	Transportation, Communication, Information, and Utilities												
	Road, Ground Passenger and Transit Transportation	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	50%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Communications and Information												1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Shall be considered a transitional use if: a. Business is a software publisher or telecommunications and broadcasting; OR b. Less than 51% of a business's transactions are made with the general public, except for other publishing uses not listed above. 3. See 120 Transitional Uses for transitional use requirements. 4. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Local Utilities					0%						Adequate to accommodate peak use	1. Requires a conditional use permit if 40' in height or greater. See RCDG 20F.40.40, Conditional Uses. 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Regional Utilities												1. Requires a conditional use permit. See RCDG 20F.40.40, Conditional Uses 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Large Satellite Dishes/Amateur Radio Antennas												1. See RCDG 20D.170.45, Telecommunications Facilities 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Wireless Communications Facilities												
	Broadcast and Relay Towers												1. Requires a conditional use permit (See RCDG 20F.40.40, Conditional Uses) and must comply with RCDG 20D.170.45, Telecommunications Facilities. 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Arts, Entertainment, and Recreation												
	Arts, Entertainment, and Recreation	.36	.41	.41 or the amount of non-residential	.55 or for those sites with an FAR of	50%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.

Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/50% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
				floor area existing as of December 11, 2007, whichever is greater	0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date								
	Education, Public Administration, Health Care, and other Institutions												
	Education, Public Administration, Health Care, and other Institutions, except those listed below											See Special Regulations	1. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 2. *Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.*
	Health and Human Services	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	50%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Shall be considered a transitional use if less than 51% of a business's transactions are made with the general public, except for child day care. See 120 Transitional Uses for transitional use requirements. 2. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Shall not be located closer than 300 feet from existing day care operation in residential zone 3. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those *properties eligible for and applying the Regional Stormwater Management Facility incentive.*
	Religious Institutions											Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	1. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 2. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments) 3. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. 4. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. 5. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may *exceed the maximum shoreline building height by 15 feet. (SMP)* 6. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.
	Construction-Related Businesses												
	Construction-Related Businesses	.36	.41	.41 or the amount of non-residential	.55 or for those sites with an FAR of	50%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Shall be considered a transitional use if use does not include a showroom open to the general public. See 120 Transitional Uses for transitional use requirements. 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.

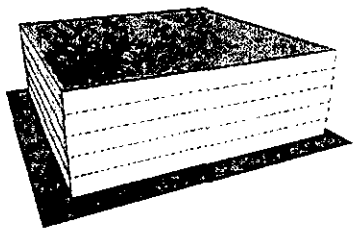
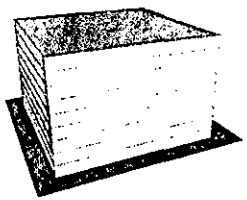
Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/50% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
				floor area existing as of December 11, 2007, whichever is greater	0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date								
	Other												
	Kiosk												1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. 5. Administrative design review required for structures. 6. Requires a conditional use permit if 750 seats or greater. See RCDG 20F.40.40, Conditional Uses
	Vending carts						1	1	1	85%	15%		

40 Zone 2

40-010 Purpose

Two portions of Overlake Village are included in Zone 2: the land northwest of the NE 24th Street/151st Avenue NE intersection, and the area southeast of the NE 21st Street/152nd Avenue NE intersection. Commercial uses are emphasized here as part of mixed-use developments. These land areas are not as desirable for exclusively residential development due to their location along major arterials or near SR 520 and as such less housing is required in these areas than in Zone 1.

40-020 Maximum Development Yield

	Base	Bonuses Available, and Quantity	Maximum	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35 (*note: graphic scale to change to accommodate taller building*)
Floor area ratio (FAR)	3.7	TDRs: 0.05 Incentive Program: 1.69	5.35		
Height	5 stories	TDRs: 1 story Incentive Program: 4 stories	9 stories		

40-030 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in Zone 2. 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.

Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/incentive program (IP)		Base	w/TDRs	w/IP				
	Residential												
	Multi-Family Structure	2.5	2.5	2.5	4.0	25%	5	6	8	85%	15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Mixed-Use Residential												
	Dormitory											Bed (0.75, 0.75)	

Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive program (IP)		Base	w/TDRs	w/IP				
	SRO											Bedroom (0.5, 1.0)	
	Housing Services for the Elderly											See Special Regulations	1. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 2. Parking requirements are as follows: a. Multi-family housing for senior citizens: Unit (0.5, 2.0) b. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) c. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) d. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)
	General sales or services												
	General Sales or Services	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	1. The following uses are not permitted: a. Gasoline service; b. Outdoor automobile sales, rental or service; and c. Rental storage and mini-warehouses. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use residential developments. 3. Requires a conditional use permit if greater than 150,000 SF GFA. See RCDG 20F.40.40, Conditional Uses 4. Shall be considered a transitional use if: a. Business is a consulting service, research and development service, office and *administrative service, facilities support service, caterer, food service contractor, vending* machine operator or provides services to buildings and dwellings; OR b. Less than 51% of a business's transactions are made with the general public, except for business support services. 5. See 120 Transitional Uses for transitional use requirements. 6. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 7. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) 8. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
	Hotels, Motels and Other Accommodation Services	1.2	1.2	1.2	1.35	25%	4	5	8	85%	15%	Rental room (1.0, 1.0)	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Manufacturing and Wholesale Trade												
	Manufacturing and Wholesale Trade	.36	.41	.41 or the amount of non-residential floor area	.55 or for those sites with an FAR of 0.48 or greater	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Warehouse and storage services not permitted. 2. Shall not be materially detrimental in terms of noise, emissions, vibrations, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Shall be considered a transitional use. See 120 Transitional Uses for transitional use requirements. 4. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those

Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive program (IP)		Base	w/TDRs	w/IP				
				existing as of December 11, 2007, whichever is greater	on December 11, 2007, a 0.15 increase above the FAR existing on that date								properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Transportation, Communication, Information, and Utilities												
	Road, Ground Passenger and Transit Transportation	.36	.41	.41 or the amount of *non-residential* floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Communications and Information												1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Shall be considered a transitional use if: a. Business is a software publisher or telecommunications and broadcasting; OR b. Less than 51% of a business's transactions are made with the general public, except for other publishing uses not listed above. 3. See 120 Transitional Uses for transitional use requirements. 4. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Local Utilities					0%						Adequate to accommodate peak use	1. Requires a conditional use permit if 40' in height or greater. See RCDG 20F.40.40, Conditional Uses 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Regional Utilities												
	Large Satellite Dishes/Amateur Radio Antennas												1. See RCDG 20D.170.45, Telecommunications Facilities 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Wireless Communications Facilities												
	Broadcast and Relay Towers												1. Requires a conditional use permit (See RCDG 20F.40.40, Conditional Uses) and must comply with RCDG 20D.170.45, Telecommunications Facilities. 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Arts, Entertainment, and Recreation												
	Arts, Entertainment, and Recreation	.36	.41	.41 or the amount of non-residential floor area	.55 or for those sites with an FAR of 0.48 or greater	25%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.

Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/incentive program (IP)		Base	w/TDRs	w/IP				
				existing as of December 11, 2007, whichever is greater	on December 11, 2007, a 0.15 increase above the FAR existing on that date								
Education, Public Administration, Health Care and other Institutions													
	Education, Public Administration, Health *Care and other* Institutions, except those listed below	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	8	85%	15%	See Special Regulations	1. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 2. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Health and Human Services											1,000 SF GFA (2.0, 3.0)	1. Shall be considered a transitional use if less than 51% of a business's transactions are made with the general public, except for child day care. See 120 Transitional Uses for transitional use requirements. 2. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Shall not be located closer than 300 feet from existing day care operation in residential zone 3. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Religious Institutions											Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	1. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 2. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments) 3. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. 4. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. 5. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) 5. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. 6. Requires a conditional use permit if 750 seats or greater. See RCDG 20F.40.40, Conditional Uses
Construction-Related Businesses													
	Construction-Related Businesses	.36	.41	.41 or the amount of	.55 or for those sites	25%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Shall be considered a transitional use if use does not include a showroom open to the general public. See 120 Transitional Uses for transitional use requirements.

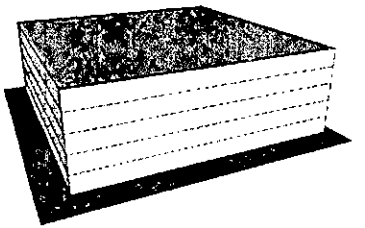
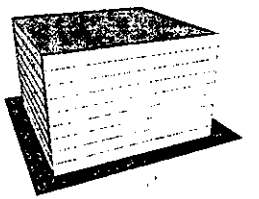
Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/incentive program (IP)		Base	w/TDRs	w/IP				
				non-residential floor area existing as of December 11, 2007, whichever is greater	with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date								3. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
										Other			
	Kiosk												1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. 5. Administrative design review required for structures.
	Vending carts						1	1	1	85%	15%		

50 Zone 3

50-010 Purpose

Zone 3 encompasses a majority of the southwest quadrant of the Overlake Village, except for the land bordering 152nd Avenue NE. Regional retail is emphasized here as part of mixed-use developments. This land area has the highest visibility and is located along this zone's highest trafficked corridors.

50-020 Maximum Development Yield

	Base	Bonuses Available, and Quantity	Maximum	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35 (*note: graphic scale to change to accommodate taller building)*
Floor area ratio (FAR)	3.7	TDRs: 0.05 Incentive Program: 1.69	5.35		
Height	5 stories	TDRs: 1 story Incentive Program: 4 stories	9 stories		

50-030 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in Zone 3. 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.

Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Residential												
	Multi-Family Structure	2.5	2.5	2.5	4.0	25%	5	6	9	85%	15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
	Mixed-Use Residential												
	Dormitory											Bed (0.75, 0.75)	
	SRO											Bedroom (0.5, 1.0)	

Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Housing Services for the Elderly											See Special Regulations	Parking requirements are as follows: 1. Multi-family housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)
	General sales or services												
	General Sales or Services	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	1. The following uses are not permitted: a. Gasoline service; b. Outdoor automobile sales and service; c. Rental storage and mini-warehouses. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Automobile rental requires a conditional use permit (see RCDG 20F.40.40, Conditional Uses) and must comply with the following provisions: a. Shall not abut any residential zone b. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan. c. Vehicle display area shall be outside of required parking and landscape areas. d. Vehicles shall be stored on paved surfaces. e. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle such as year, make, model, etc, may be displayed on the outside of or in the windows of vehicles. f. Outdoor loudspeaker systems are prohibited. g. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage. h. Vehicle repair shall be conducted indoors. 4. Requires a conditional use permit if greater than 150,000 SF GFA. See RCDG 20F.40.40, Conditional Uses 5. Shall be considered a transitional use if: a. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator or provides services to buildings and dwellings; OR b. Less than 51% of a business's transactions are made with the general public, except for business support services. 6. See 120 Transitional Uses for transitional use requirements. 7. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) 8. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
	Hotels, Motels and Other	1.2	1.2	1.2	1.35	25%	4	5	9	85%	15%	Rental room (1.0,	

Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Accommodation Services											1.0)	
	Manufacturing and Wholesale Trade												
	Manufacturing and Wholesale Trade	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	1. *Warehouse and storage services not permitted.* 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Shall be considered a transitional use. See 120 Transitional Uses for transitional use requirements.
	Transportation, Communication, Information, and Utilities												
	Road, Ground Passenger and Transit Transportation	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	
	Communications and Information												1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Shall be considered a transitional use if: a. Business is a software publisher or telecommunications and broadcasting; OR b. Less than 51% of a business's transactions are made with the general public, except for other publishing uses not listed above. 3. See 120 Transitional Uses for transitional use requirements.
	Local Utilities					0%	4	5	9	85%	15%	Adequate to accommodate peak use	Requires a conditional use permit if 40' in height or greater. See RCDG 20F.40.40, Conditional Uses
	Regional Utilities												
	Large Satellite Dishes/Amateur Radio Antennas												See RCDG 20D.170.45, Telecommunications Facilities
	Wireless Communications Facilities												
	Broadcast and Relay Towers												Requires a conditional use permit (See RCDG 20F.40.40, Conditional Uses) and must comply with RCDG 20D.170.45, Telecommunications Facilities.
	Arts, Entertainment, and Recreation												
	Arts, Entertainment, and Recreation	.36	.41	.41 or	.55 or	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	

Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
				the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date								
Education, Public Administration, Health Care, and other Institutions													
	Education, Public Administration, Health Care, and other Institutions, except those listed below	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR *of 0.48 or* greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	9	85%	15%	See Special Regulations	Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Health and Human Services											1,000 SF GFA (2.0, 3.0)	1. Shall be considered a transitional use if less than 51% of a business's transactions are made with the general public, except for child day care. See 120 Transitional Uses for transitional use requirements. 2. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. *Play* equipment shall be located no less than 10 feet from any property line c. Shall not be located closer than 300 feet from existing day care operation in residential zone
	Religious Institutions											Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	1. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments) 2. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. 3. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. 4. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) 5. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. 6. Requires a conditional use permit if 750 seats or greater. See RCDG 20F.40.40, Conditional Uses
Construction-Related Businesses													
	Construction-Related Businesses	.36	.41	.41 or the amount of	.55 or for those sites	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Shall be considered a transitional use if use does not include a showroom open to the general

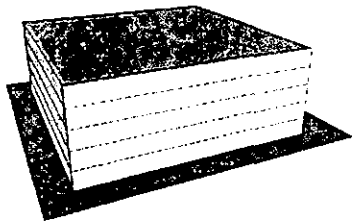
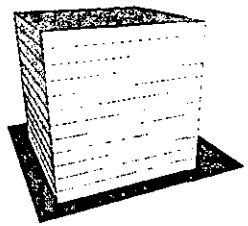
Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
				non-residential *floor area* existing as of December 11, 2007, whichever is greater	with an FAR *of 0.48 or* greater on December 11, 2007, a 0.15 increase above the FAR existing on that date								public. See 120 Transitional Uses for transitional use requirements.
												Other	
	Kiosk												1. *Shall not locate in required parking, landscaping, or drive aisle area, or any area that would* impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act, 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. 5. Administrative design review required for structures.
	Vending carts						1	1	1	85%	15%		

60 Zone 4

60-010 Purpose

Zone 4 provides for redevelopment of a unique 28-acre, sloped site located at the core of the Overlake Village. This site is intended to provide a compact, mixed-use development with substantial residential development, as well as employment, retail and services, which are integrated with a major urban neighborhood public park that provides a central gathering place through plazas and green spaces. With its central location and proximity to major employers, the site is well-suited for pedestrian- and transit-supportive development. The design and development of this district will be controlled by a Master Plan. The Master Plan ensures that development here carries out the vision for Overlake.

60-020 Maximum Development Yield

	Base	Bonuses Available, and Quantity	Maximum	Example of a 5-story building with FAR ≈ 2.9	Example of 12-story building with FAR = 5.2 *(note: graphic scale to change to accommodate taller building)*
Floor area ratio (FAR)	2.9	TDRs: 0.05 Incentive Program: 2.25	5.2		
Height	5 stories	TDRs: 1 story Incentive Program: 6 stories	12 stories		

60-030 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in Zone 4. 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.

Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Residential											
	Multi-Family Structure	2.5	2.5	4.0	50%	5	6	12	85%	20%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Height not to exceed 125' through Overlake Village Incentive Program.
	Mixed-Use Residential											
	Dormitory										Bed (0.75, 0.75)	

Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	SRO										Bedroom (0.5, 1.0)	
	Housing Services for the Elderly										See Special Regulations	1. Height not to exceed 125' through Overlake Village Incentive Program. 2. Parking requirements are as follows: a. Multi-family housing for senior citizens: Unit (0.5, 2.0) b. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) c. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) d. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)
	General sales or services											
	General Sales or Services	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA (2.0, 3.0)	1. The following uses are not permitted: a. Gasoline service; b. Outdoor automobile sales, rental and service; c. Rental storage and mini-warehouses. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Limited to less than 75,000 square feet gross floor area in a single use. 4. Height not to exceed 126' through Overlake Village Incentive Program. 5. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments. 6. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) 7. *Parking for the following uses may be reduced as described below provided the Technical Committee finds there* is sufficient data and analysis upon which the reduction is based to demonstrate that adequate parking will be provided, including shared parking: a. Parking for sit-down and carry-out restaurants may be reduced to not less than 2 spaces per 1,000 square feet gross floor area; b. Parking for restaurants, cafes or delis with less than 750 square feet gross floor area may be reduced to zero spaces.
	Hotels, Motels and Other Accommodation Services	.4	.47	1.0	50%	4	5	12	85%	20%	Rental room (1.0, 1.0)	Height not to exceed 135' through Overlake Village Incentive Program.
	Manufacturing and Wholesale Trade											
	Manufacturing and Wholesale Trade	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA (2.0, 3.0)	1. Wholesale trade establishments and warehouse and storage services not permitted. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Height not to exceed 126' through Overlake Village Incentive Program.
	Transportation, Communication, Information, and Utilities											
	Road, Ground Passenger and Transit Transportation	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA (2.0, 3.0)	Height not to exceed 126' through Overlake Village Incentive Program.

Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Communications and Information											1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Height not to exceed 126' through Overlake Village Incentive Program.
	Local Utilities				0%						Adequate to accommodate peak use	1. *Requires a conditional use permit if 40' in height or greater. See RCDG 20F.40.40, Conditional Uses* 2. Height not to exceed 126' through Overlake Village Incentive Program.
	Regional Utilities											
	Large Satellite Dishes/Amateur Radio Antennas											1. See RCDG 20D.170.45, Telecommunications Facilities 2. Height not to exceed 126' through Overlake Village Incentive Program.
	Wireless Communications Facilities											
	Broadcast and Relay Towers											1. Requires a conditional use permit (See RCDG 20F.40.40, Conditional Uses) and must comply with RCDG 20D.170.45, Telecommunications Facilities. 2. Height not to exceed 126' through Overlake Village Incentive Program.
	Arts, Entertainment, and Recreation											
	Arts, Entertainment, and Recreation	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA (2.0, 3.0)	Height not to exceed 126' through Overlake Village Incentive Program.
	Education, Public Administration, Health Care, and other Institutions											
	Education, Public Administration, Health Care, and other Institutions, except those listed below	.4	.47	1.0	50%	4	5	10	85%	20%	See Special *Regulations*	1. Religious institutions not permitted. 2. Height not to exceed 126' through Overlake Village Incentive Program. 3. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Health and Human Services	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA (2.0, 3.0)	1. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Shall not be located closer than 300 feet from existing day care operation in residential zone 2. Height not to exceed 126' through Overlake Village Incentive Program.
	Construction-Related Businesses											
	Construction-Related Businesses	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA (2.0, 3.0)	1. Shall include a showroom open to the general public. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Height not to exceed 126' through Overlake Village Incentive Program.
	Other											
	Kiosk											1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long.
	Vending carts					1	1	1	85%	15%		

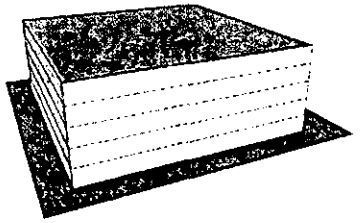
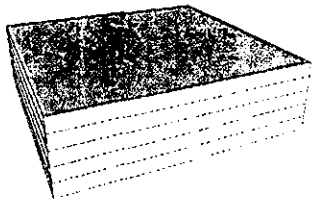
Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
												5. Administrative design review required for structures.

70 Zone 5

70-010 Purpose

Zone 5 is located north of the SR 520 interchange and encompasses approximately 1.7 acres of the Overlake Village. Commercial uses are emphasized here due to the site's location next to the freeway interchange, highly-trafficked arterial, and the immediately surrounding employment campuses. Residential uses are permitted but not required.

70-020 Maximum Development Yield

	Base	Bonuses Available, and Quantity	Maximum	Example of a 5-story building with FAR = 3.7	Example of 5-story building with FAR = 5
Floor area ratio (FAR)	3.7	Incentive Program: 1.3	5		
Height	5 stories	None in this example	5 stories		

70-030 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in Zone 5. 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.

Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Residential											
	Multi-Family Structures	2.5	2.5	4.0	0%	5	5	5	85%	15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 *units or more*	
	Mixed-Use Residential											
	Dormitory										Bed (0.75, 0.75)	
	SRO										Bedroom (0.5, 1.0)	

Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Housing Services for the Elderly										See Special Regulations	Parking requirements are as follows: 1. Multi-family housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)
	General sales or services											
	General Sales or Services	.36	.41	.55	0%	4	5	5	85%	15%	1,000 SF GFA (2.0, 3.0)	1. The following uses are not permitted: a. Gasoline service; b. Outdoor automobile sales, rental or service; and c. Rental storage and mini-warehouses. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Limited to less than 75,000 square feet gross floor area in a single use. 4. Shall be considered a transitional use if: 1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, or provides services to buildings and dwellings; OR 2. Less than 51% of a business's transactions are made with the general public, except for business support services. 5. See 120 Transitional Uses for transitional use requirements. 6. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) 7. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
	Hotels, Motels and Other Accommodation Services	1.2	1.2	1.35	0%	4	5	5	85%	15%	Rental room (1.0, 1.0)	
	Manufacturing and Wholesale Trade											
	Manufacturing and Wholesale Trade	.36	.41	.55	0%	4	5	5	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Warehouse and storage services not permitted. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Shall be considered a transitional use. See 120 Transitional Uses for transitional use requirements.
	Transportation, Communication, Information, and Utilities											
	Road, Ground Passenger and Transit Transportation	.36	.41	.55	0%	4	5	5	85%	15%	1,000 SF GFA (2.0, 3.0)	
	Communications and Information											1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Shall be considered a transitional use if: a. Business is a software publisher or telecommunications and broadcasting; OR b. Less than 51% of a business's transactions are made with the general public, except for other

Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. *required*, *max.* allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
												publishing uses not listed above. 3. See 120 Transitional Uses for transitional use requirements.
	Local Utilities										Adequate to accommodate peak use	Requires a conditional use permit if 40' in height or greater. See RCDG 20F.40.40, Conditional Uses
	Regional Utilities											Requires a conditional use permit. See RCDG 20F.40.40, Conditional Uses
	Large Satellite Dishes/Amateur Radio Antennas											See RCDG 20D.170.45, Telecommunications Facilities
	Wireless Communications Facilities											
	Broadcast and Relay Towers											Requires a conditional use permit (See RCDG 20F.40.40, Conditional Uses) and must comply with RCDG 20D.170.45, Telecommunications Facilities.
Arts, Entertainment, and Recreation												
	Arts, Entertainment, and Recreation	.36	.41	.55	0%	4	5	5	85%	15%	1,000 SF GFA (2.0, 3.0)	
Education, Public Administration, Health Care, and other Institutions												
	Education, Public Administration, Health Care, and other Institutions, except those listed below	.36	.41	.55	0%	4	5	5	85%	15%	See Special Regulations	1. Religious Institutions not permitted. 2. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Health and Human Services										1,000 SF GFA (2.0, 3.0)	1. Shall be considered a transitional use if less than 51% of a business's transactions are made with the general public, except for child day care. See 120 Transitional Uses for transitional use requirements. 2. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Shall not be located closer than 300 feet from existing day care operation in residential zone
Construction-Related Businesses												
	Construction-Related Businesses	.36	.41	.55	0%	4	5	5	85%	15%	1,000 SF GFA (2.0, 3.0)	Shall be considered a transitional use if use does not include a showroom open to the general public. See 120 Transitional Uses for transitional use requirements.
Other												
	Kiosk											1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. 5. Administrative design review required for structures.
	Vending carts					1	1	1	85%	15%		

75 Floor Area

(1) All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met.

(2) The FAR for non-residential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.

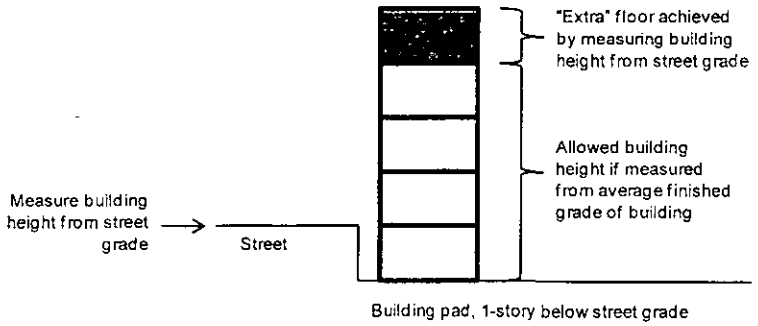
(3) Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities.

(4) Development in Overlake shall be subject to the provision of BROTS, as originally executed to cap commercial development at a total of 15.4 million square feet through 2012.

80 Building Height

(1) Height Tradeoff. The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street or park, to achieve better design and stepped building height through the land use permit process. The amount of floor area that is allowed to exceed the prescribed maximum building height (without use of bonuses or transfer of development rights) shall not exceed the floor area that was removed or omitted to create the stepped building facade and shall not exceed one additional floor above the prescribed maximum building height.

(2) In areas where an adjacent public or private street will be more than one story above the ground floor elevation of a building because of topography (such as the southwest corner of NE 90th Street and Redmond-Woodinville Road), building height may be measured from the grade of the higher public or private street, instead of from average finished grade of the building. Building height as measured from the grade of the public or private street shall not exceed maximum building height (including bonuses, if any), and the entire site shall comply with applicable FAR limits. See example below.



(3) To achieve an appropriate transition between major public streets and development interior to Zone 4, maximum building height within 50 feet of the rights-of-way of 152nd Avenue NE and 156th Avenue NE shall be six stories measured from the closest edge of the property to the right-of-way. Bonuses or transferred development rights may not be used to exceed this limit.

90 Parking Standards

(1) Developments may provide parking in excess of the maximum allowed parking standard shown in the Allowed Uses and Basic Development Standards Tables in Sections 30 - 70, provided the excess parking is also available at all times to the general public, and there is signage at the facility to inform users which parking stalls are available for public use.

(2) Alternative parking standards may be specified in a City-approved Master Plan or site plan when a change is supported by the Overlake Parking Management Plan, a City review of parking in one or more Overlake zones, or a property owner-initiated parking analysis.

(3) Curbside parking on public streets within a development site may count toward up to 25 percent of the required off-street parking. When all or part of the street right-of-way is dedicated by the development site property owner or a predecessor in title, curbside parking shall be fully counted toward satisfaction of the off-street parking requirement. Curbside parking on 152nd Avenue NE or 156th Avenue NE shall not be counted toward off-street parking. Curbside parking on private streets that are part of the development site shall be fully counted toward satisfaction of the required off-street parking requirement.

100 Residential Usable Open Space

(1) General Requirement. The minimum residential usable open space requirement establishes the minimum percentage of a development that must be set aside to provide usable open space for residents. Every development that includes residences shall provide usable open space in an amount equal to or greater than 6.25 percent of the gross residential floor area.

(2) Alternatives for configuration of the total amount of usable open space.

(a) Common open space is open space that is open to all residents. It includes landscaped courtyards or decks, gardens with pathways, children's play areas, and other multi-purpose recreational or green spaces. Except for rooftop open space, it may be used to meet 100 percent of the usable open space requirement.

(b) Common open space shall be large enough to provide functional leisure or recreational activity as determined by the Technical Committee. The average minimum dimension shall be 20 feet, with no dimension less than 12 feet.

(c) Private open space is open space that is not open to all residents. It includes balconies, patios and other multi-purpose recreational or green spaces. It may be used to meet up to 50 percent of the usable open space requirement. Private open spaces shall be at least 50 square feet, with no dimension less than five feet.

(d) Rooftop open space may be used to meet up to 50 percent of the usable open space requirement, except for rooftop open space described in subsection (e) below.

(e) In some circumstances, a rooftop may be accessible from street grade because of significant slopes on a site. In such instances, rooftop open space built at street grade and open to the general public may be used to meet 100 percent of the usable open space requirement.

(3) Combining Usable Open Space and Pedestrian Access. Parking areas, driveways and pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design shall not be counted as usable open space, except any pedestrian path or walkway traversing through the open space if the total width of the common usable open space is 18 feet or wider.

110 Landscaping

(1) General Requirement. All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and apply toward this standard if the existing vegetation meets the landscaping requirements of this section, is healthy, and is likely to survive development. The requirements specified in RCDG 20D.40.35 – Landscape Design Standards and RCDG 20D.80.10 Landscaping and Natural Screening, shall apply. In addition, supplemental landscaping requirements for Overlake Village are defined below.

(2) Plantings along streets. At a minimum, planting strips along streets shall include street trees per the City's standards for type and species. Where space allows, planting areas should include other vegetation suitable for an urban setting. Tree planting pits on streets that include furniture zones per RCDG 20C.45.40-070, Overlake Street Cross Sections shall be covered with cast iron tree grates of a type that meets ADA requirements.

(3) Open Space and Plazas.

(a) Plazas and common usable open spaces shall be landscaped to create visual interest by providing a variety of colors, heights, and forms of foliage, soften building edges, and reduce the impact of elements such as noise or wind.

(b) The quantity of trees, shrubs and other plant materials shall be designed to meet the size and function of the plaza or open space.

(4) Zone 5 Buffers.

(a) Properties in Zone 5 shall provide a landscape buffer at least 20 feet in width along street frontages where any portion of the street bordering the development site borders a residential zone within a neighboring jurisdiction.

(b) The buffers shall be planted with the following materials:

(i) Minimum of 1 tree per 200 square feet of buffer area. No more than 40 percent of trees may be deciduous.

(ii) Evergreen shrubs, a minimum of 5 gallon in size. The area covered by the shrubs shall equal at least one-third of the buffer frontage.

(iii) Groundcover plantings to cover the ground within three years.

(iv) Plant materials shall be drought tolerant and at least 50% native species by area.

(v) Trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development; rather it should screen it.

(c) Up to 20 percent of the buffer area may be used for streets, driveways, utility crossings, trails or ground level features such as patios. Other structures may not be placed in required buffers.

(d) Buffers may be counted towards required open space, required pervious surfaces, setbacks and other requirements in the Use and Bulk Regulations that they meet.

120 Transitional Use Requirements

(1) Purpose. The purpose of this section is to provide for the transition of properties consistent with the adopted vision and plan for Overlake Village as a multi-story mixed-use/residential urban neighborhood. This section is intended to ensure fairness to existing uses and property owners while also recognizing that the eventual redevelopment of these properties is consistent with and carries out the City's adopted goals, policies and plans.

(2) Transitional uses indicated in the Use and Bulk Regulation Tables in Sections 30, 40, 50 and 70 shall:

(a) Only be located within the building footprint existing on any property as of December 11, 2007;

(b) Not exceed 25,000 square feet gross floor area; and

(c) Together with other transitional uses on the property, not comprise more than 70% of the total floor area for the buildings existing on the property under the ownership of record as of December 11, 2007.

(3) The desirability of allowing transitional uses to continue shall be reviewed prior to December 12, 2012 and every five years after that, at a minimum, in order to determine whether allowing such uses to continue is compatible with the vision for Overlake. Unless City Council amends these regulations to prohibit transitional uses as the result of the review, the uses shall continue for an additional five years. If City Council amends these regulations to prohibit the transitional uses, all such uses with a Redmond business license located in Overlake Village zone at the time of the amendment shall become legal non-conforming uses. A transitional use located within Overlake Village zone that becomes a legal non-conforming use shall be allowed to expand consistent with the conditions outlined in (1) above. If a legal non-conforming use vacates the premises in which it is located, the use may be replaced by any other transitional use that was allowed by the code as adopted on December 11, 2007.

130 Street Cross Sections

130-010 Guidelines for Application

(1) The Technical Committee shall review and approve each component of the street cross section on a project by project basis and has the authority to alter street cross section widths and uses, including utility locations.

(2) Street cross section widths apply at the middle of the block.

(a) The widths and existence of each component may vary at intersections, as determined by the Technical Committee.

(b) Intersection design shall be based upon the Pedestrian Program Plan and Bicycle System Plan chapters of the TMP, the Bicycle Facilities Design Manual, the City's Construction Specifications and Design standards for Streets and Access, and any corridor study adopted by the City Council for the street(s) in question.

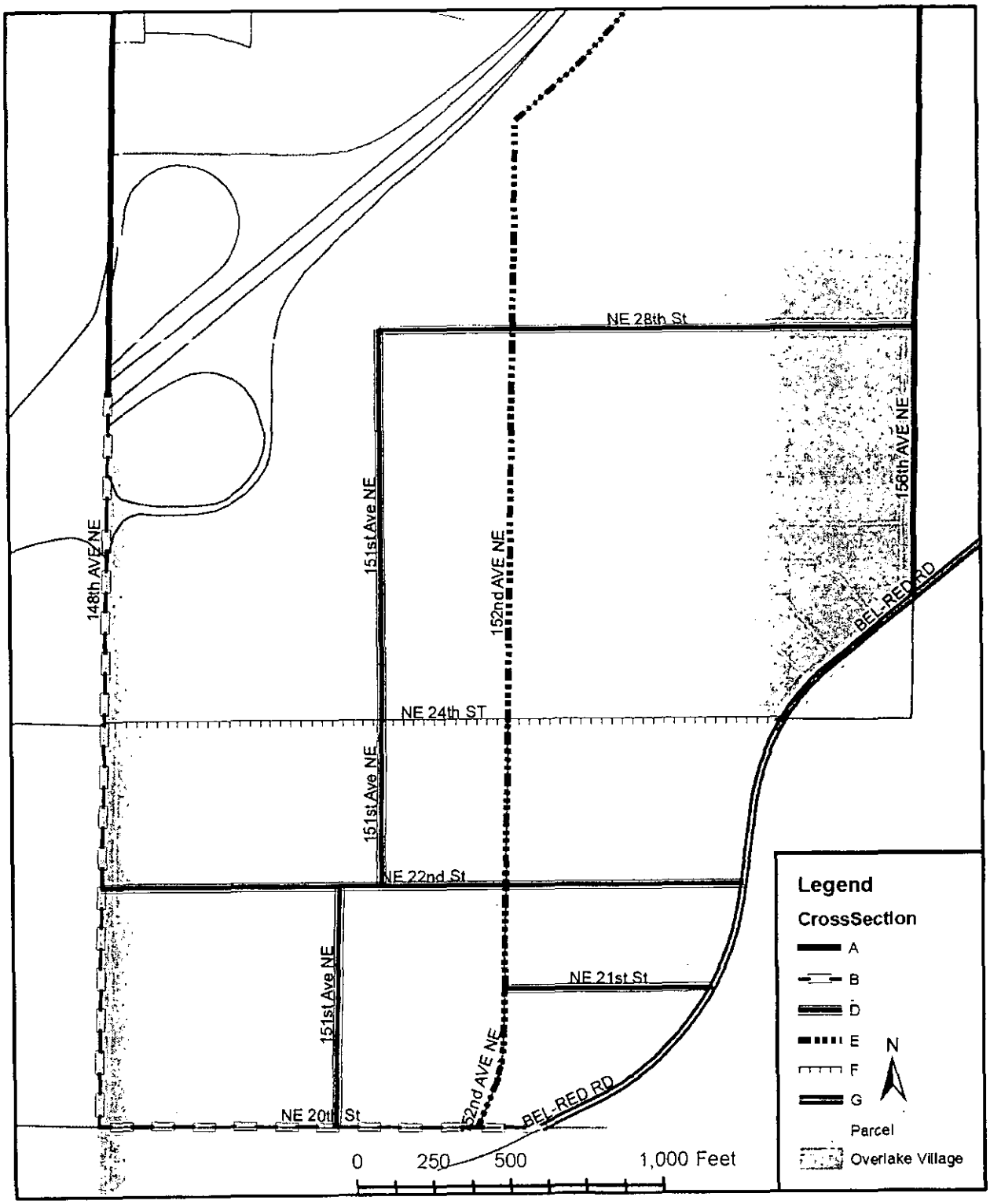
(3) Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes and collision history and using recognized engineering standards such as those published by AASHTO, ITE, or other recognized authority.

(4) Utilities, such as power, telephone and cable, shall be placed under the sidewalk.

(5) When designing multimodal corridors refer to the Modal Integration section of Transportation Master Plan. Corridors shall support all modes.

(6) Improvements less than 30 inches above grade, including decks, patios, walks and driveways, are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

130-020 Location Map



130-030 Site Requirements by Cross-Section

INSERT CROSS-SECTION ILLUSTRATION															
	Street Cross Section											Building Placement		Building Use	Notes
	Southbound/Westbound						Northbound/Eastbound								
	Ped. Zone		Street							Ped. Zone					
Cross Section	Sidewalk	5' Planting Strip or 4' Furniture Zone with Tree Grates	On-Street Parking	Bike Lane	GP Lanes	Median / Two Way Left Turn Lane	GP Lanes	Bike Lanes	On Street Parking	5' Planting Strip or 4' Furniture Zone with Tree Grates	Sidewalk	Build-To Line (Front and Side Street)	Setback line (Side and Rear)	Ground Floor Uses	
A	8	5	0	0	24	12	24	0	0	5	12	10	0	Residences prohibited. Offices or recreational areas associated with residential uses allowed.	1. Separate multi-use path parallel to corridor. 2. Street section shared by Bellevue and Redmond. 3. Outside GP lane 13'. Inside GP lane 11'.
B	8	5	0	0	24	12	24	0	0	5	8	1	0	Residences prohibited. Offices or recreational areas associated with residential uses allowed.	Outside GP lane 13'. Inside GP lane 11'.
D	8	4	8	0	11	12	11	0	8	4	8	2-8	0		These streets are new connections or existing local streets.
E	12	4	8	5	12	14	12	5	8	4	12	4-8	0	Pedestrian-oriented uses required; residential prohibited.	1. Interim pending the results of a corridor study conducted in coordination with identification of a light rail alignment by the Sound Transit Board of Directors. 2. Light rail in the corridor would result in the removal of the median and on-street parking.
F	8	5	0	0	22	12	22	0	0	5	8	2-8	0	Residences prohibited. Offices or recreational areas associated with residential uses allowed.	
G	6	5	0	5.5	22	12	22	5.5	0	5	6	1	0	Residences prohibited. Offices or recreational areas associated with residential uses allowed.	

130-040 Ground Floor Uses

(1) General Requirement. Ground floor uses are established in 130-030 Site Requirements by Cross-Section. This section establishes requirements regarding ground floor uses specified in the chart.

(2) Pedestrian-Oriented Use Requirements. Where pedestrian-oriented ground-floor uses are required, the following requirements must be met, in addition to the design requirements found in XXX.

(a) A minimum of 50 percent of the linear sidewalk-level facade shall be occupied by pedestrian-oriented uses and should be continuous; and,

(b) Up to 50 percent of the linear sidewalk-level frontage may be designed to accommodate future conversion to pedestrian-oriented uses. Any uses other than residential may be permitted until conversion of the space.

(3) In locations where ground floor residential units are permitted, either:

(a) The units shall be set back a minimum of 10 feet from the back of the required setback zone, or

(b) All living areas with windows shall be elevated above the street grade at least three feet.

(c) The Code Administrator may consider alternative design solutions that retain resident privacy while enhancing the pedestrian environment on the sidewalk.

140 Urban Pathway

(1) As properties are developed, corresponding portions of the urban pathway shown on the Overlake Village Subarea Map shall be installed by the property owner/developer. In the event that the Technical Committee determines that installation should be delayed to accommodate a more comprehensive planned future improvement of the urban pathway, the property owner/developer shall pay the cost of the installation to the City in lieu of installation. In order to provide flexibility, the actual alignment shall be determined through the Site Plan Entitlement process.

(2) The improvements shall include a 12-foot-wide concrete path with eight feet of landscaping on both sides as part of a 28-foot corridor, with pedestrian lighting and connections to existing or planned plazas or open spaces. The Technical Committee may approve alternatives to concrete if site or design conditions warrant. Where the pathway follows existing or planned streets or extends along retail storefronts, the corridor width may be reduced through the Site Plan Entitlement process.

(3) The landscaping shall include a combination of trees, shrubs and other plant materials to enhance visual interest and create a park-like quality along the pathway. A landscaping

plan shall be submitted to and approved by the Technical Committee and may provide for varying types and quantities of landscaping along the pathway to provide compatibility with the adjoining land use. For example, the landscaping could include more shrubs and groundcover and fewer trees where visibility of retail storefronts is needed.

150 Incentive program

150-010 Purpose

The purpose of this division is to enhance the character and overall livability of Overlake Village. The incentive program does this by incentivizing features that implement neighborhood goals and respond to needs for public amenities, housing opportunities, and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area, as well as additional permitted uses. This division also indicates the City's priorities for provision of these desired features.

150-020 Features and Incentives

(1) Table 1 of this section indicates high priority features and maximum incentives available in each Zone. Table 2 of this section indicates additional bonus features and incentives. Following the tables, section 150-030 explains the features in detail.

(2) In order for sites to qualify for development incentives the applicant must provide the applicable feature(s) described in Table 1: Priority Features and Incentives.

(3) An applicant may provide additional features from Table 1 or 2 to qualify for additional development incentives. The same land area may not be used to qualify for two bonus features. For example, an applicant whose site is shown for a major park on the subarea map in section 20, and who satisfies that requirement must provide additional space for an outdoor plaza in order to receive additional development incentives.

(4) Restrictions.

(a) Features provided through this program for parks, stormwater facilities or plazas may not be counted toward satisfaction of the minimum usable open space requirements in 100 Residential Usable Open Space.

(b) Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

Table 1 Priority Features and Incentives			
	Priority Feature	**Applicable Zones**	**Maximum Incentive Per Feature**
1.	Regional Stormwater Management Facility	1, 2, 3 as indicated on map	Three additional stories for all residential buildings in the development, Four additional stories for all commercial buildings in the development, Additional 1.5 FAR for residential uses, and Additional 0.19 FAR for commercial uses.
2.	Major Park	4	Three additional stories for all residential buildings in the development, Four additional stories for all commercial buildings in the development, Additional 1.5 FAR for residential uses, and Additional 0.15 FAR for commercial uses.
3.	Plaza Dedication	1, 2, 3, 4, 5	One additional story for 50% of the buildings in the development
4.	Plaza Improvement	1, 2, 3, 4, 5	One of the following: Additional 1.5 FAR for residential uses, or Additional 0.15 FAR for commercial and hotel uses, or One additional story for 50% of the buildings in the development, or Expanded list of nonresidential land uses to include uses considered transitional in the Allowed Uses and Basic Development Standards Tables in Sections 30, 40, 50 and 70. Only available if required residential development per the Allowed Uses and Basic Development Standards Tables in Sections 30 - 60 has been constructed.

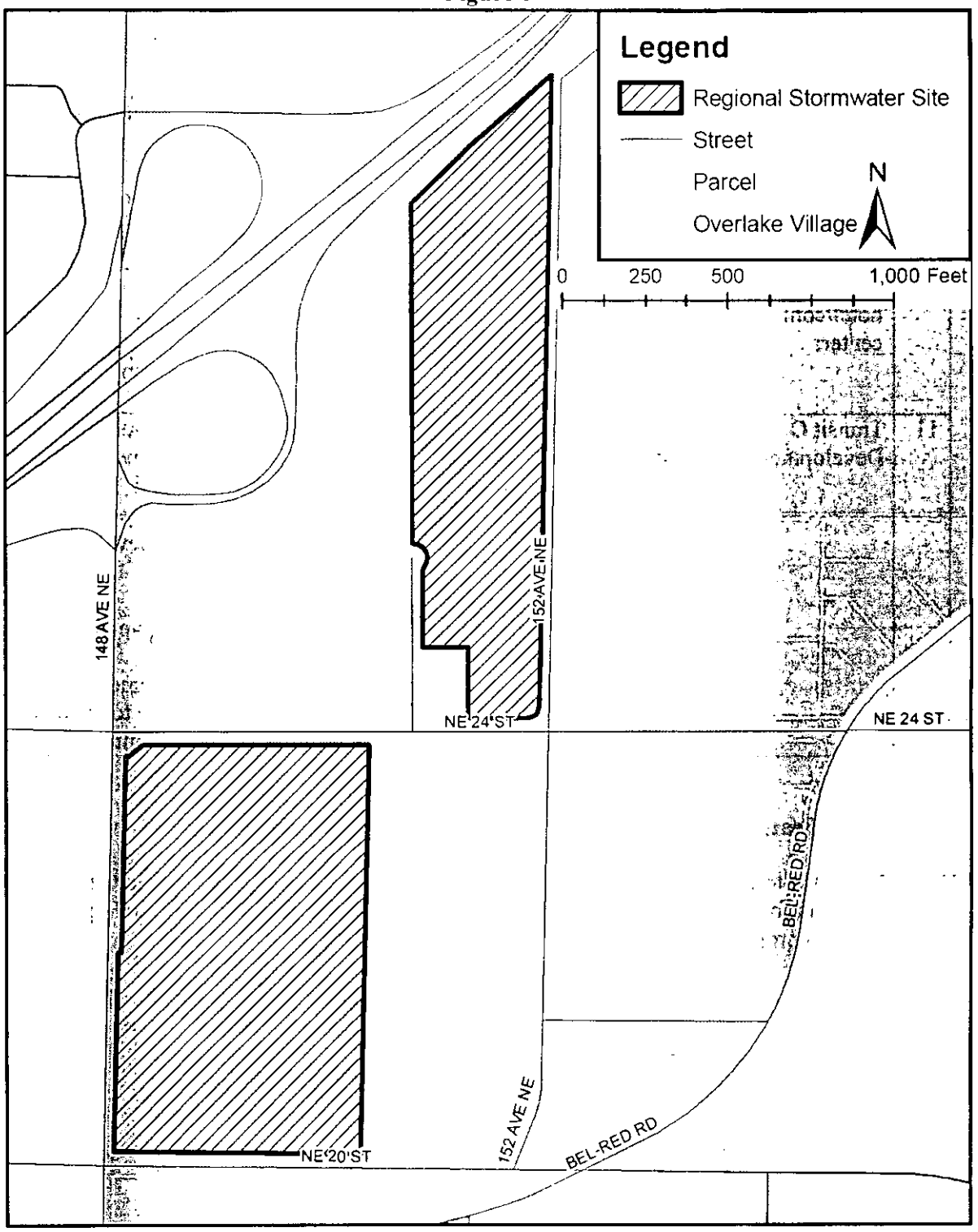
Table 2 Additional Features and Incentives			
	Additional Features	**Applicable Zones**	**Maximum Incentive Per Feature**
5.	Green Building or Development	1, 2, 3, 4, 5	One additional story for each building designed and constructed to meet the certification described in 150-030, and Expanded list of nonresidential land uses to include uses considered transitional in the Allowed Uses and Basic Development Standards Tables in Sections 30, 40, 50 and 70. Only available if required residential development per the Allowed Uses and Basic Development Standards Tables in Sections 30 - 60 has been constructed.
6.	Residential Uses Above Minimum Required	1, 2, 3, 4	One additional story for all buildings in the development.
7.	Below-Grade Parking	1, 2, 3, 4, 5	One additional story for all buildings in the development, Additional 1.5 FAR for residential uses, Additional 0.15 FAR for commercial uses; and Expanded list of nonresidential land uses to include uses considered transitional in the Allowed Uses and Basic Development Standards Tables in Sections 30, 40, 50 and 70. Only available if required residential development per the Allowed Uses and Basic Development Standards Tables in Sections 30 - 60 has been constructed.
8.	Combination Below-Grade and Wrapped Structured Parking	1, 2, 3, 4, 5	Select one of the incentives offered for Feature 7
9.	Affordable Housing Above Minimum	1, 2, 3, 4, 5	Additional residential floor area at 2.5 times the equivalent floor area for each affordable unit provided above the minimum requirement of 10

Table 2 Additional Features and Incentives			
	Additional Features	**Applicable Zones**	***Maximum Incentive Per Feature***
	Required.		percent of the total dwellings, up to a maximum total residential FAR of 3.75. The bonus residential floor area may be used to increase building height by up to 1 story.
10.	Full service hotel/conference center:	4	Two additional stories for full service hotel/conference center buildings; and Additional .20 FAR for commercial development.
11.	Transit Oriented Development	4	One additional story for commercial buildings and two additional stories for residential and full service hotel/conference center buildings; and Additional .25 FAR for commercial development; and. Additional .75 FAR for residential development. Undeveloped transit-oriented development bonus FAR may be transferred from one site to another site that satisfies the criteria for the bonus.

150-030 Features Explained

(1) Regional Stormwater Management Facility: Dedicate 2 to 4 acres of land to the City of Redmond for use as a regional stormwater management facility. The map in Figure 1 indicates properties to which this provision applies.

Figure 1


Legend
Regional Stormwater Site
Street
Parcel
Overlake Village
N
0
250
500
1,000 Feet
148 AVE NE
152 AVE NE
NE 24 ST
NE 24 ST
BEL-RED RD
152 AVE NE
BEL-RED RD
NE 20 ST

(2) Major Park: Provide a minimum of 2.5 acres of land that is accessible and welcoming to the public as an urban park and open space.

(a) May be in one or two open space areas, with one of the spaces a minimum of 1.5 acres in size to provide sufficient size for informal recreation. If provided in two areas, these spaces shall be contiguous or connected by a pathway which promotes a clear visual connection and relationship between the spaces. The pathway shall be designed at a minimum to meet the requirements of 140 Urban Pathway. Visual connection may be achieved through proximity of the spaces or through enhanced design treatments along the pathway which enable pedestrians to readily perceive the connection between the spaces.

(b) The intended character of the open space(s) is to:

(i) Include a balance of open lawn and trees,

(ii) Include hard surfaces such as plazas as well as soft surfaces (lawns),

(iii) Provide a central gathering place and a place that can be programmed, such as for concerts,

(iv) Include space for refuge as well as space for active recreation such as small play areas,

(v) Help serve needs for a variety of ages, from children through seniors, and

(vi) Be located either near 152nd Avenue NE or provide a clear connection to 152nd Avenue NE through at least one pathway.

(c) The City and applicant shall establish an agreement regarding the design, funding and timing for completion of improvements for this park. The completion of improvements for this park shall be commensurate with the progress on the construction of the development.

(d) The space shall be dedicated to the City of Redmond or be subjected to covenants or other legally binding provisions mutually agreed upon by the property owner and City to assure the property is open and accessible to the public.

(3) Plaza dedication. Provide a minimum of 5% of the gross site area, an equivalent fee in lieu based on fair market value, or a combination of land and fee for the purpose of providing space for an outdoor plaza.

(a) The space shall be dedicated to the City of Redmond or be subject to covenants or other legally binding provisions mutually agreed upon by the property owner and City to assure the property is open and accessible to the public.

(b) The Technical Committee shall review and determine whether proposed sites qualify for plaza locations based on considerations including:

(i) Consistency of the proposed location with the preferred vicinities shown in 20 Overlake Village SubArea Map,

(ii) The suitability of the proposed location for an outdoor plaza, and

(iii) Opportunities to create an open space of greater value by locating this space in conjunction with other open spaces, such as those required in 100 Residential Usable Open Space.

(4) Plaza Improvement. Applicants may seek additional incentives for completion of plaza improvements to provide a space that is accessible and welcoming to the public. These applicants shall submit a plan which shows landscaping, lighting, seating, color and materials, relationship to building frontage, and relationship to and coordination with the pedestrian system, addressing at a minimum the design requirements specified in RCDG 20D.40.200-090. Proposed improvements shall be reviewed and approved by the Technical Committee.

(5) Green Building or Development. Minimum of LEED Silver Certification, or comparable Built Green or other certification as determined by the Technical Committee

(6) Residential Uses above minimum required. Provide and maintain at least 75% of the total gross floor area for the development in residential uses in Zones 1 and 4, and at least 50% in Zones 2 and 3.

(7) Below Grade Parking. At least 60 percent of off-street parking for the development is located below grade.

(8) Combination Below-Grade and Wrapped Structured Parking. At least 60 percent of off-street parking for the development is located in parking structures, some or all of which may be above-grade, provided above-grade parking structures do not have frontage on 152nd Avenue NE, 156th Avenue NE, public park space or a public pedestrian pathway system, and have ground level retail or other pedestrian-oriented uses incorporated into the structure where it is adjacent to other public streets so that none of the parking structure fronts on the ground level in these areas. This bonus applies only in locations where this standard is not otherwise required by RCDG 20D.40.200-030, Parking Garage Design.

(9) Affordable housing above minimum required. Provide a minimum of 20 percent of the total dwellings in the development as affordable as defined by RCDG 20A.20.010.

(10) Full Service Hotel/Conference Center. Include land area dedicated to a full service hotel/conference center as defined by RCDG 20A.20.

(11) Transit Oriented Development. Provide transit-oriented development that:

(a) Is located within 2,500 feet of a transit station or stop served by light rail, bus rapid transit or other high-capacity transit service. The transit station or stop for the transit-oriented development bonus may be in existence, or may be planned for construction, provided it is fully funded and is scheduled to be open for service within two years of the date of occupancy of the structure that utilizes the increase in FAR;

(b) Will be connected with the transit station or stop by sidewalks, crosswalks and/or pathways which afford convenient pedestrian access; and

(c) Will include 1,000 or more residential units as a component of a mixed-use district.

160 References

For information on how to measure various site requirements like height and setbacks, see _____, Site Requirements Measurement.

See _____, Applicable Development Standards for information on other standards that may apply to you.

See also:
20D.30, Affordable Housing
20D.40, Design Standards
20D.90, Exterior Lighting Requirements
20D.95, Limitations on External Effects of Uses (Performance Standards)
20D.120, Outdoor Storage and Service Areas
20D.130, Parking Standards
20D.140, Critical Areas Regulations
20D.230, Transition Overlay Areas
20D.240, Transit Supportive Development Standards

Exhibit C: Overlake Business and Advanced Technology

10 Purpose
20 Maximum Development Yield
30 Regulations Common to All Uses
40 Allowed Uses and Basic Development Standards
50 Capacity Phasing
60 References

10 Purpose

The purpose of the Overlake Business and Advanced Technology Zone is to:

(1) Implement the vision and policies for the Overlake Business and Advanced Technology zone set forth in the Redmond Comprehensive Plan;

(2) Provide a high wage employment area that accommodates advanced technology, research and development, corporate offices, high technology manufacturing and similar uses to serve City and regional economic goals;

(3) Maintain a campus-like environment with significant areas of trees and open spaces;

(4) Provide for a low to moderate intensity of development to match available public facilities;

(5) Enhance compatibility between the uses in this zone and neighboring residential areas;

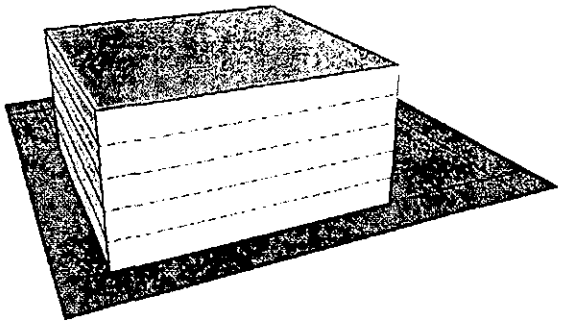
(6) Encourage walking, bicycling, carpools, vanpools, and transit use; and

(7) Provide opportunities for multi-family residential development and limited convenience commercial and service uses to help reduce motor vehicle trips in the area by serving employees from nearby businesses.

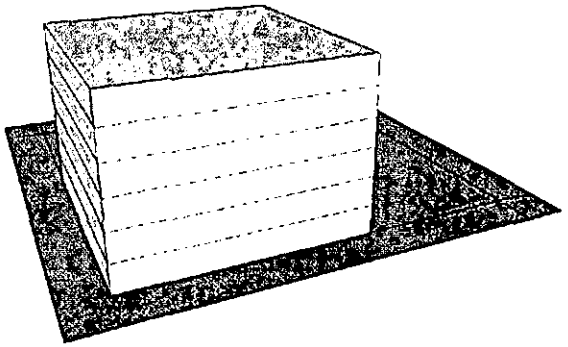
20 Maximum Development Yield

	Base	Bonuses Available, and Quantity	Maximum
Floor area ratio (FAR)	1.47	None in this example	1.47
Height	4 stories	TDRs: 1 story	5 stories

Example of a 5-story building with FAR = 1.47



Example of 6-story building with FAR = 1.47

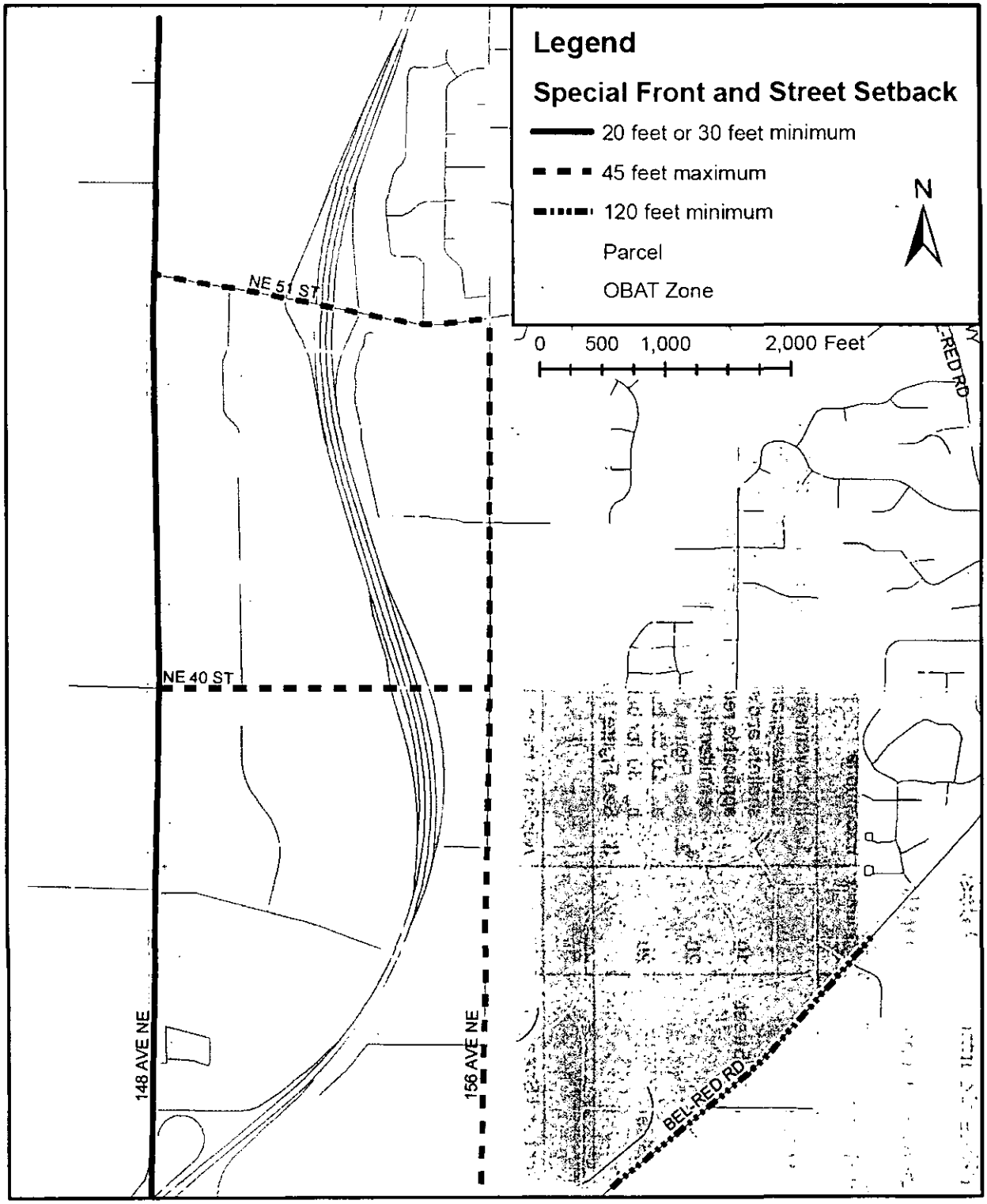


30 Regulations Common to All Uses

30-010 Regulations Common to All Uses Table

	Regulation	Standard	Exceptions
Minimum	Setbacks Front and Street Rear Side	 10 20 20	1. Improvements less than 30 inches above grade, including decks, patios, walks and driveways, are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas. 2. See Figure 1 below for Front and Street setbacks along 148th Avenue NE. Setbacks shall be: a. 20' for buildings 20' or less in height; or b. 30' for buildings greater than 20' in height. 3. See Figure 1 below for Front and Street setbacks along Bel-Red Road.
	Landscaping	20%	
Maximum	Front and Street Setbacks	45	Applies in the locations noted on Figure 1 below only.
	Impervious surface area	80%	
	Height	Varies	
	FAR	Varies	1. All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met. 2. The FAR for non-residential and residential uses within a given development are individually calculated and may be added to together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
	Sign category	B	

Figure 1: Special Front and Street Setbacks Map



30-020 Landscaping

(1) General Requirement. All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and apply toward this standard if the existing vegetation meets the landscaping requirements of this section, is healthy, and is likely to survive development. The requirements specified in RCDG 20D.40.35 – Landscape Design Standards and RCDG 20D.80.10 Landscaping and Natural Screening, shall apply. In addition, supplemental landscaping requirements are defined below.

(2) Plantings along streets. At a minimum, planting strips along streets shall include street trees per the City's standards for type and species. Where space allows, planting areas should include other vegetation suitable for an urban setting. Tree planting pits on streets that include furniture zones per 30-030 Street Cross Sections shall be covered with tree grates of a type that meets ADA requirements.

(3) Buffers.

(a) Landscape buffers at least 20 feet in width shall be provided in the locations shown on the Map in Figure 1.

(b) The buffers shall be planted with the following materials:

(i) Minimum of 1 tree per 200 square feet of buffer area. No more than 40 percent of trees may be deciduous.

(ii) Evergreen shrubs, a minimum of 5 gallon in size. The area covered by the shrubs shall equal at least one-third of the buffer frontage.

(iii) Groundcover plantings to cover the ground within three years.

(iv) Plant materials shall be drought tolerant and at least 50% native species by area.

(v) Trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development; rather it should screen it.

(c) Up to 20 percent of the buffer area may be used for streets, driveways, utility crossings, trails or ground level features such as patios. Other structures may not be placed in required buffers.

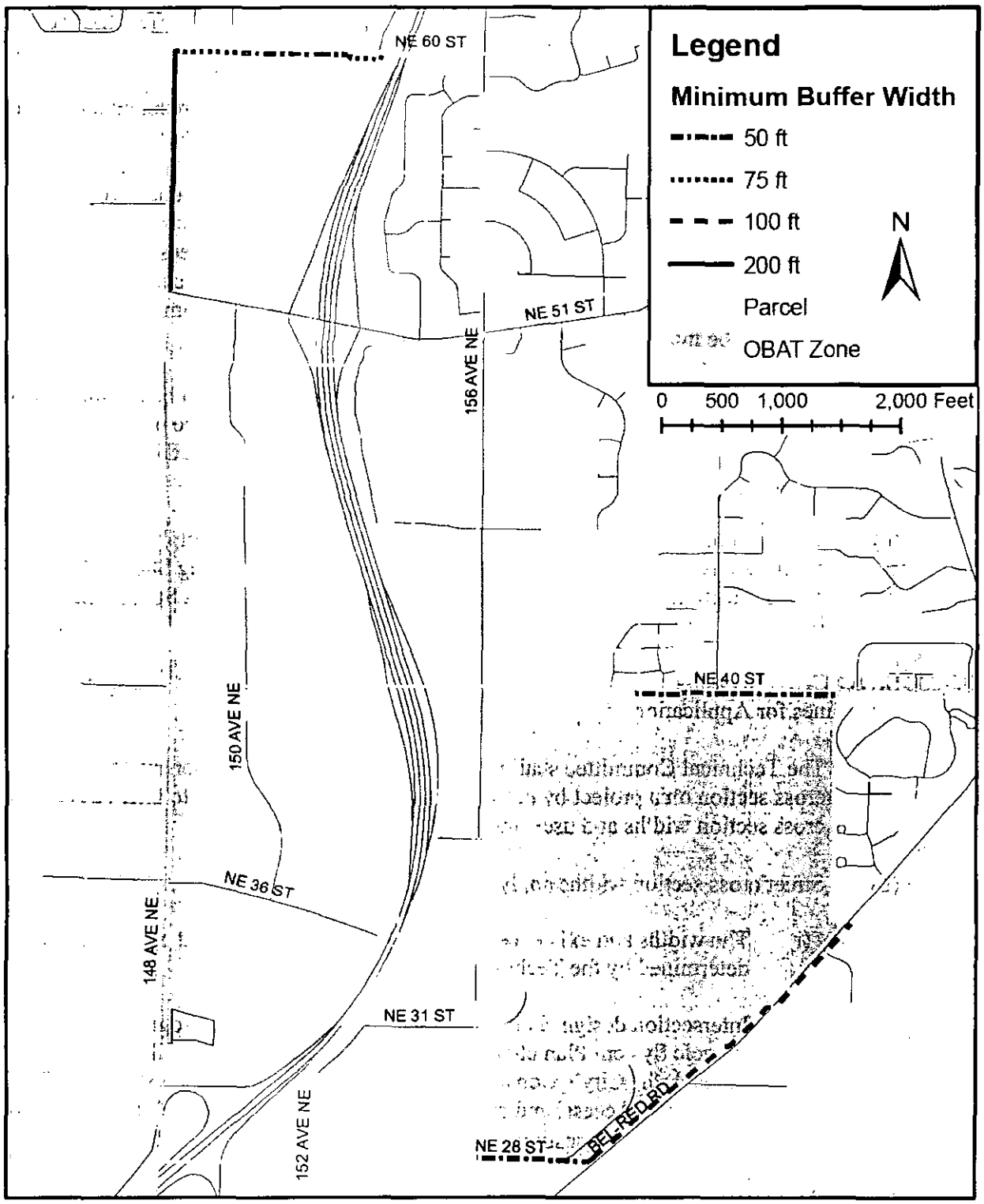
(d) Buffers may be counted towards required open space, required pervious surfaces, setbacks and other requirements in the Use and Bulk Regulations Table that the buffers meet.

INSERT FIGURE 2

(4) Supplemental Buffer Requirements

(a) Purpose. The purpose of the supplemental buffer requirements is to protect nearby uses from the potential adverse impacts of more intense uses due to noise, glare, and the scale of development in locations where the lots are large enough for greater buffers than required by other provisions of the Redmond Community Development Guide. Buffers shall be required in the locations set forth on the Map in Figure 3.

Figure 3


Legend
Minimum Buffer Width
50 ft
75 ft
100 ft
200 ft
Parcel
OBAT Zone
N
0 500 1,000 2,000 Feet
NE 60 ST
NE 51 ST
156 AVE NE
150 AVE NE
148 AVE NE
NE 36 ST
NE 31 ST
152 AVE NE
NE 28 ST
BEL-RED RD
NE 40 ST

(b) The width of all required buffers shall be measured at right angles to the property line. Regardless of right-of-way expansions in the future due to purchases, dedications, the granting of easements, or any other means, the buffer shall be measured from the property line as it existed on July 1, 2010.

(c) Notwithstanding any other provision of this title, the 100-foot greenbelt along the portion of Bellevue-Redmond Road identified above in Figure 3 shall be planted and maintained so that it blocks vision from the unaided human eye through the greenbelt along both sides of Bellevue-Redmond Road from ground level to a height of 55 feet above the ground surface. This greenbelt shall consist of an evergreen canopy, a middle story of deciduous and evergreen trees, and an understory of shrubs, plants, and smaller trees. While the plants shall be primarily of types native to the area, soils and micro-climate, non-native ornamental plants may also be included.

(d) Existing significant trees within the buffers and open space shall be retained when possible. Berms within the buffer and open space areas should be planted with a mixture of medium scale evergreen trees and shrubs to provide additional visual buffering to nearby properties.

(e) The greenbelts and buffers provided for in this section shall comply with the applicable requirements of Chapter 20D.80 RCDG, Landscaping Standards and Tree Protection, and RCDG 20C.60.25-080, Landscaping, Open Space and Buffers, except as specifically provided by this section.

30-030 Street Cross Sections

(1) Guidelines for Application

(a) The Technical Committee shall review and approve each component of the street cross section on a project by project basis and has the authority to alter street cross section widths and uses, including utility locations.

(b) Street cross section widths apply at the middle of the block.

(i) The widths and existence of each component may vary at intersections, as determined by the Technical Committee.

(ii) Intersection design shall be based upon the Pedestrian Program Plan and Bicycle System Plan chapters of the TMP, the Bicycle Facilities Design Manual, the City's Construction Specifications and Design standards for Streets and Access, and any corridor study adopted by the City Council for the street(s) in question.

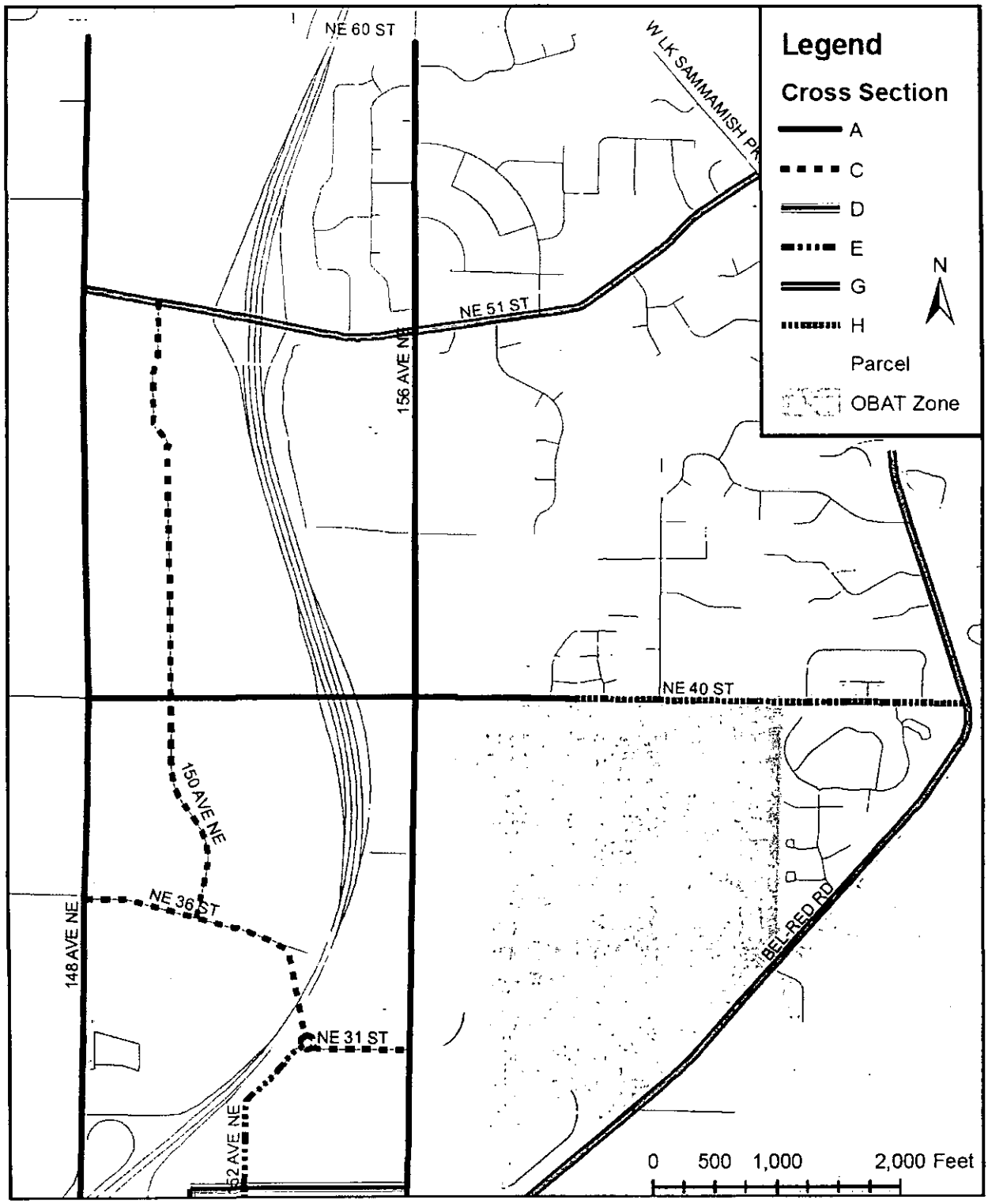
(c) Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes and collision history and using

recognized engineering standards such as those published by AASHTO, ITE, or other recognized authority.

(d) Utilities, such as power, telephone and cable, shall be placed under the sidewalk.

(e) When designing multimodal corridors refer to the Modal Integration section of TMP. Corridors shall support all modes.

(2) Location Map and Table



INSERT CROSS SECTION ILLUSTRATION												
	Street Cross Section											
	Southbound/Westbound						Northbound/Eastbound					
	Ped. Zone		Street							Ped. Zone		
Cross Section	Sidewalk	5' Planting Strip	On-Street Parking	Bike Lane	GP Lanes	Median / Two Way Left Turn Lane (5)	GP Lanes	Bike Lanes	On Street Parking	5' Planting Strip or 4' Furniture Zone with Tree Grates	Sidewalk	Notes
A	8	5	0	0	24	12	24	0	0	5	12	1. Separate multi-use path parallel to corridor. 2. Street section shared by Bellevue and Redmond. 3. Outside GP lane 13'. Inside GP lane 11'.
C	6	5	0	5.5	11	12	11	5.5	0	5	6	
E	12	4	8	5	12	14	12	5	8	4	12	1. Interim pending the results of a corridor study conducted in coordination with identification of a light rail alignment by the Sound Transit Board of Directors. 2. Light rail in the corridor would result in the removal of the median and on-street parking.
G	6	5	0	5.5	22	12	22	5.5	0	5	6	
H	8	5	0	0	11	12	11	0	0	5	12	

40 Allowed Uses and Basic Development Standards

40-010 Allowed Uses and Basic Development Standards

The following table (see below) contains the basic zoning regulations that apply to uses in the Overlake Business and Advanced Technology (OBAT) zone. To use the chart, 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.

Section	Use	Maximum FAR		Maximum Height		*Parking ratio: unit* of measure (min. required, max. allowed)	Special Regulations
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
	Residential						
	Multi-Family Structures	1.0	1.0	5	6	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
	Mixed-Use Residential						
	Dormitory					Bed (0.75, 0.75)	
	SRO					Bedroom (0.5, 1.0)	
	General sales or services						
	General Sales or Service	.40	.47	4	5	1,000 SF GFA (2.0, 3.0)	1. The following uses are prohibited: a. Pet and animal sales or services; b. Veterinary services; c. Full-service restaurant; and d. Travel arrangement and reservation services. 2. Convenience uses only. 3. If open to the general public, use shall: a. Be located in multi-tenant buildings or as part of mixed-use developments; b. Not exceed 20,000 square feet of gross floor area on a single site or 30,000 square feet of gross floor

Section	Use	Maximum FAR		Maximum Height		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
							area on a single site if an athletic club or fitness center is included; and, c. Provide bicycle parking facilities. 4. If open only to internal employees, use is not subject to the above constraints. 5. Automobile sales, rental and service not allowed except for service to public transit or company-owned vehicles provided the following conditions are met: a. Requires a conditional use permit. See RCDG 20F.40.40 Conditional Uses. b. Service for company-owned vehicles shall be accessory to another use. c. Not permitted within a Transition Overlay. 6. Gasoline service requires a conditional use permit. See RCDG 20F.40.40 Conditional Uses. 7. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
	Real Estate Services	.40	.47	4	5	1,000 SF GFA (2.0, 3.0)	Property management services only.
	Manufacturing and Wholesale Trade						
	Manufacturing and Wholesale Trade	.40	.47	4	5	1,000 SF GFA (2.0, 3.0)	Outdoor storage not permitted.
	Transportation, Communication, Information, and Utilities						
	Road, Ground Passenger and Transit Transportation	.40	.47	4	5	1,000 SF GFA (2.0, 3.0)	
	Communications and Information						
	Local Utilities;					Adequate to	Requires a conditional use permit if 40' in height or greater.

Section	Use	Maximum FAR		Maximum Height		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
	Regional Utilities					accommodate peak use	See RCDG 20F.40.40, Conditional Uses
	Large Satellite Dishes/Amateur Radio Antennas	.40	.47	4	5	Adequate to accommodate peak use	See RCDG 20D.170.45, Telecommunications Facilities
	Wireless Communications Facilities						
	Broadcast and Relay Towers						Requires a conditional use permit (See RCDG 20F.40.40, Conditional Uses) and must comply with RCDG 20D.170.45, Telecommunications Facilities.
Arts, Entertainment, and Recreation							
	Arts, Entertainment, and Recreation	.40	.47	4	5	1,000 SF GFA (2.0, 3.0)	
Education, Public Administration, Health Care, and other Institutions							
	Education, Public Administration, Health Care, and other Institutions except those listed below	.40	.47	4	5	See Special Regulations	1. Associations, non-profit organizations, etc. not permitted. 2. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Child Day Care	.47	.47			Employee on maximum shift (1.0, 1.0)	1. Play equipment shall be located no less than 10 feet from any property line 2. Shall not be located closer than 300 feet from existing day care operation in residential zone 3. If built at greater than 0.40 FAR without use of TDRs, deed restrictions shall be placed on building space to require space is used permanently for child day care and no other uses.

Section	Use	Maximum FAR		Maximum Height		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
	Religious Institutions	.40	.47			Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	1. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments) 2. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. 3. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. 4. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) 5. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. 6. Requires a conditional use permit if 750 seats or greater. See RCDG 20F.40.40, Conditional Uses
Construction-Related Businesses							
	Construction-Related Businesses	.40	.47	4	5	1,000 SF GFA (2.0, 3.0)	Shall not include a showroom open to the general public.

40-020 Commercial Floor Area Limit
Development in Overlake shall be subject to the provision of BROTS, as originally executed to cap commercial development at a total of 15.4 million square feet through 2012.

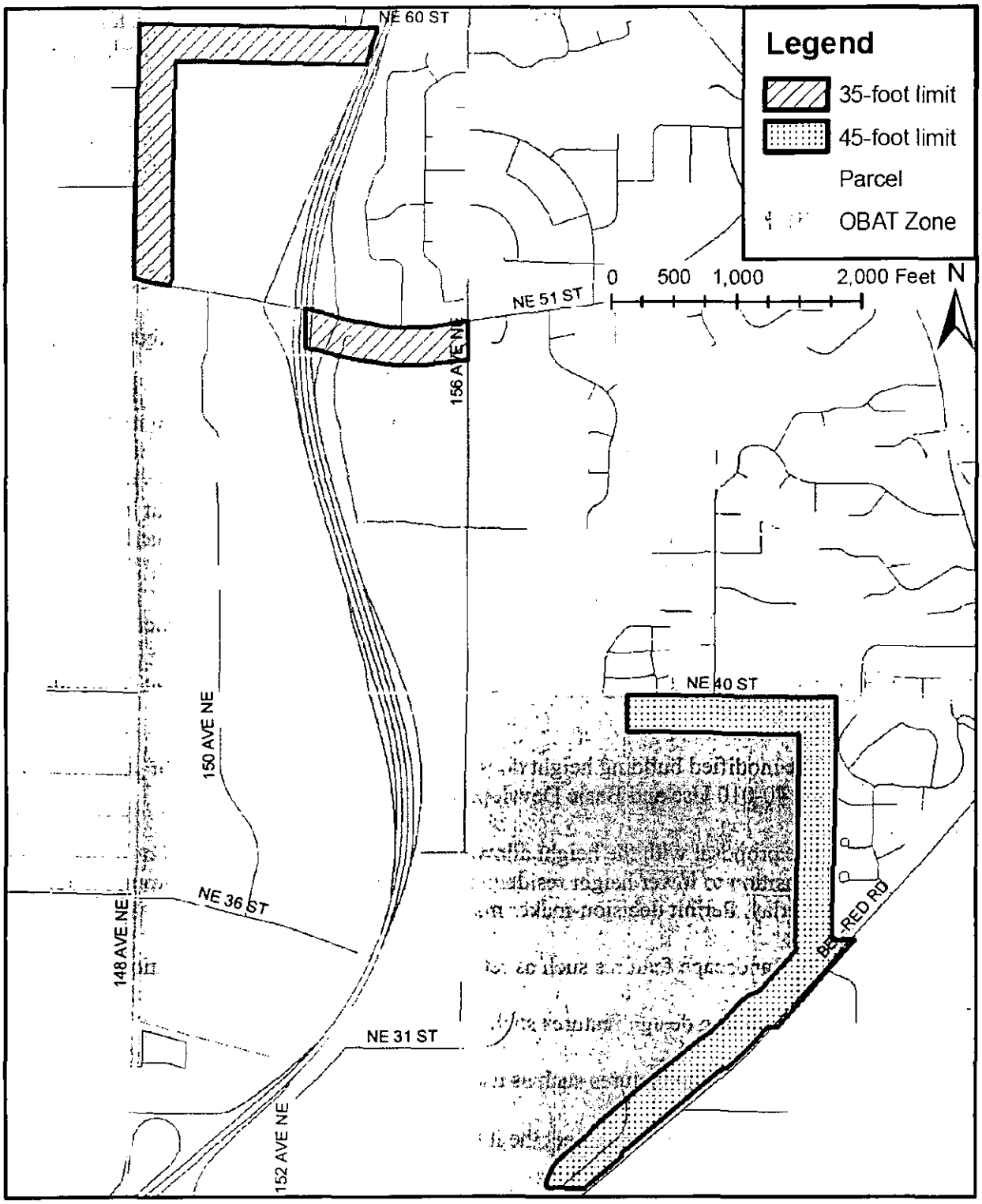
40-030 Building height

(1) Height Tradeoff. The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street or park, to achieve better design and stepped building height through the development approval process. The amount of floor area that is allowed to exceed the prescribed maximum building height (without use of bonuses or transfer of development rights) shall not exceed the floor area that was removed or omitted to create the stepped building facade and shall not exceed one additional floor above the prescribed maximum building height.

(2) Height Limit Overlay.

(a) Purpose. This section establishes special height limits as shown on the Height Limit Overlay Map. The intent of this requirement is to promote compatibility on the edges of zones that allow more intense uses than abutting zones and to minimize adverse impacts such as glare.

(b) Height Limit Overlay Map



(c) Requirements.

(i) The Height Limit Overlay Map shows limits on maximum height for structures located within 300 feet of the OBAT Zone boundary with lower intensity zones.

(ii) Forty-Five-Foot Height Limit Overlay. Within this overlay, maximum structure height shall be 45 feet or three stories, whichever is lower.

(iii) Thirty-Five-Foot Height Limit Overlay.

(A) Within this overlay, maximum structure height shall be 35 feet.

(B) The maximum structure height may be increased up to 45 feet if at least one of the following features are provided:

1. At least one quarter of the on-site parking is provided in underground parking structures.

2. The existing grade under the proposed structure pad is at least 10 feet below the grade at the property lines of all properties that border or are across the street from the development site.

3. Transfer of development rights are used to increase structure height.

(3) Allowed structure height may be further increased within this overlay if the following conditions are met:

(a) The modified building height does not exceed the maximum height permitted by the 40-010 Use and Basic Development Standard Table.

(b) The proposal with the height allowance will provide an equivalent or better transition to lower height residential zones as the limit imposed through the height overlay. Permit decision-maker may consider:

(i) Landscape features such as retention or enhancement of vegetation;

(ii) Building design features such as massing or roofline;

(iii) Site design features such as use of landscaped berms; or

(iv) Other features that meet the intent of this section.

40-040 Parking

(1) Developments may provide parking in excess of the maximum allowed parking standard, provided the excess parking is also available at all times to the general public, and there is signage at the facility to inform users which parking stalls are available for public use.

(2) The Technical Committee may consider parking at a ratio as low as 1.5 per 1,000 if a covenant is recorded with the property which limits the uses to warehouse uses and/or limits the number of employees permitted in a building or project.

40-050 Residential Usable Open Space

(1) General Requirement. The minimum residential usable open space requirement establishes the minimum percentage of a development that must be set aside to provide usable open space for residents. Every development that includes residences shall provide usable open space in an amount equal or greater than 6.25 percent of the gross residential floor area.

(2) Alternatives for configuration of the total amount of usable open space.

(a) Common open space is open space that is open to all residents. It includes landscaped courtyards or decks, gardens with pathways, children's play areas, and other multi-purpose recreational or green spaces. Except for rooftop decks, it may be used to meet 100 percent of the usable open space requirement.

(b) Common open space shall be large enough to provide functional leisure or recreational activity as determined by the Technical Committee. The average minimum dimension shall be 20 feet, with no dimension less than 12 feet.

(c) Private open space is open space that is not open to all residents. It includes balconies, patios and other multi-purpose recreational or green spaces. It may be used to meet up to 50 percent of the open space requirement. Private open spaces shall be at least 50 square feet, with no dimension less than five feet.

(d) Rooftop open space may be used to meet up to 50 percent of the usable open space requirement, except for rooftop open space described in subsection (e) below.

(e) In some circumstances, a rooftop may be accessible from street grade because of significant slopes on a site. In such instances, rooftop open space built at street grade and open to the general public may be used to meet 100 percent of the usable open space requirement.

(3) *Combining Usable Open Space and Pedestrian Access. Parking areas, driveways and* pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design shall not be counted as usable open space, except

any pedestrian path or walkway traversing through the open space if the total width of the common usable open space is 18 feet or wider.

50 Capacity Phasing

(1) The purpose of this section is to allow for increases in nonresidential development capacity over time by linking increases in maximum permitted nonresidential floor area ratio to progress on mode-split goals, improvements to transportation facilities or services, increased residential development in the neighborhood, and the adequacy of parks, emergency services and other services needed for a daytime population.

(2) Increase to 0.47/0.55 FAR. The maximum permitted nonresidential floor area ratio in the Overlake Business and Advanced Technology zone shall be increased as follows when the Code Administrator determines a minimum of 10 points are achieved as defined in Table 1 of this section.

(a) Without use of TDRs: from 0.40 to 0.47

(b) With use of TDRs: from 0.47 to 0.55

(3) Increase to 0.55/0.62 FAR. The maximum permitted nonresidential floor area ratio in the Overlake Business and Advanced Technology zone shall be increased as follows when the Code Administrator determines a cumulative total of 20 points are achieved as defined in Table 1 of this section.

(a) Without use of TDRs: from 0.47 to 0.55

(b) With use of TDRs: from 0.55 to 0.62

Table 1
Overlake Business and Advanced Technology Capacity Phasing Triggers

Event	Points
Each increment of 250 residential dwellings permitted in Overlake after October 20, 2009.	3
Overlake Village Park (2.5 acres minimum): project fully funded	1
Overlake Village Park (2.5 acres minimum): land acquired or dedicated	1
Overlake Village Park (2.5 acres minimum): operational	1
Overlake Village Regional Stormwater Facility 1: project fully funded	1
Overlake Village Regional Stormwater Facility 1: land acquired or dedicated	1
Overlake Village Regional Stormwater Facility 1: operational	1
Overlake Village Regional Stormwater Facility 2: project fully funded	1

Event	Points
Overlake Village Regional Stormwater Facility 2: land acquired or dedicated	1
Overlake Village Regional Stormwater Facility 2: operational	1
King County Metro RapidRide service operational in Overlake	3
Sound Transit Bus Rapid Transit service operational in Overlake	3
Other transit or shuttle connections between employment campuses in OBAT and retail and service locations in the Overlake Village subarea at 30 minute or better frequencies from 8:00 AM to 7:00 PM	3
East Link Light Rail Segment D: preliminary design complete	2
East Link Light Rail Segment D: construction contract awarded	4
East Link Light Rail Segment D: operational	5
East Link Light Rail Segment E: preliminary design complete	1
East Link Light Rail Segment E: construction contract awarded	3
East Link Light Rail Segment E: operational	4
Overlake Access Project (slip ramp): preliminary design complete	1
Overlake Access Project (slip ramp): construction contract awarded	3
Overlake Access Project (slip ramp): operational	4
148th Avenue NE Corridor Improvements Phase I: preliminary design complete	1
148th Avenue NE Corridor Improvements Phase I: operational	2
West Lake Sammamish Parkway Improvements (TFP project RED-BROTS-031): operational	2
NE 40th Street Non-Motorized Bridge: operational	2
SR 520 Trail Grade Separation at NE 40th and NE 51st Streets: operational	2
Overlake Wayfinding Program: Tier 1 Directional Signs installed	1
Overlake CTR-affected employers' average non-single-occupancy-vehicle mode split of 45%	5
Overlake CTR-affected employers' average non-single-occupancy-vehicle mode split of 50%	5

60 References

For information on how to measure various site requirements like height and setbacks, see _____, Site Requirements Measurement.

See _____, Applicable Development Standards for information on other standards that may apply to you.

See also:
20D.30, Affordable Housing
20D.40, Design Standards
20D.80, Landscaping and Tree Protection
20D.90, Exterior Lighting Requirements
20D.95, Limitations on External Effects of Uses (Performance Standards)
20D.120, Outdoor Storage and Service Areas
20D.130, Parking Standards
20D.230, Transition Overlay Areas
20D.240, Transit Supportive Development

RESIDENTIAL REGULATIONS

DEFINITIONS

"A" Definitions.

"Area, Waterfront Lot.

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

Articulation.

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

"G" Definitions.

Gated Community.

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

Gross Acre.

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

"H" Definitions.

Height of Building or Structure.

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

"M" Definitions.

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

Modulation.

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

"N" Definitions.

Neighborhood Character.

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

"O" Definitions.

Owner Occupancy.

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

"R" Definitions.

Roadside Produce Stands.

A small, sometimes temporary or seasonal establishment from which a farmer, gardener, or other person sells, delivers, or peddles any fruits, vegetables, flowers, berries, butter, eggs, fish, milk, poultry, meat or other farm produce or edibles produced or manufactured by such person in the State of Washington.

Round or Rounding.

The process by which fractional values used in calculations are rounded to the nearest whole number. Fractional values of five-tenths (0.5) and above are rounded up; fractional values below five tenths (o.5) are rounded down.

"S" Definitions.

Soften.

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

Streetscape.

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

"W" Definitions.

Walkable Neighborhood or Community.

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

RESIDENTIAL REGULATIONS

10 Introduction and User Guide

10-010 How to Use this Part

20 Zone Summaries.

30 General Residential Regulations.

30-010 Purpose.
30-020 Relationship to Building and Fire Codes.
30-030 Fractional Values.

40 Permitted Land Uses in Residential Zones.

40-010 Permitted Uses in Zone Summaries.

50 Site Requirements for Residential Zones.

50-010 Purpose.
50-020 Site Requirements in Zone Summaries.
50-030 Allowed Density.
50-040 Minimum Required Density.
50-050 Average Lot Size.
50-060 Minimum Lot Width Circle.
50-070 Minimum Lot Frontage.
50-080 Building Setbacks.
50-090 Building Separation.
50-100 Maximum Lot Coverage for Structures.
50-110 Maximum Impervious Surface.
50-120 Minimum Open Space – Landscaping – Buffers.
50-130 Maximum Height of Structures.

60 Residential Development and Architectural, Site and Landscape Design Regulations

60-010 Residential Development - General Provisions.
60-020 Residential Architectural, Site & Landscaping Design - General.
60-030 Variety and Visual Interest in Building and Site Design.
60-040 Building Orientation.
60-050 Building Character, Proportionality and Massing.
60-060 Landscaping Standards
60-070 Streets and Pathways.

70 Special Residential Regulations Generally

70-010 Purpose.

80 Accessory Dwelling Units.

80-010 Purpose.
80-020 Applicability.

80-030 Requirements.
80-040 Penalty for Violation.
80-050 Cancellation.

90 Accessory Structures.

90-010 Purpose.
90-020 Applicability.
90-030 Requirements.

100 Bed and Breakfast Inns.

100-010 Purpose.
100-020 Applicability.
100-030 Requirements for Bed and Breakfast Inns.

110 Cottage Housing Developments.

110-010 Purpose.
110-020 Applicability.
110-030 Cottage Housing Development Size.
110-040 Special Site Requirements for Cottage Housing Developments.
110-050 Neighborhood Meeting.
110-060 Supplemental Neighborhood Requirements

120 Green Building and Green Infrastructure Incentive Program.

120-010 Purpose.
120-020 Applicability.
120-030 Required Elements.
120-040 Techniques and Incentives.
120-050 Techniques Explained.
120-060 Incentives Explained.
120-070 Neighborhood and Supplemental Requirements.

130 Innovative Housing Demonstration Projects.

130-010 Purpose.
130-020 Applicability.
130-030 Project Requirements.

130-040 Allowed Flexibility.
130-050 Procedures.

140 Designated Manufactured Homes, Manufactured Homes and Mobile Homes.

140-010 Purpose.
140-020 Applicability.
140-030 Requirements for Designated Manufactured Homes.
140-040 Requirements for Manufactured Home Parks and Mobile Home Parks.
140-050 Nonconforming Mobile Home Parks.

150 Attached Dwelling Units.

150-010 Purpose.
150-020 Applicability.
150-030 Requirements.

160 Notification Special Requirements.

160-010 Purpose.
160-020 Applicability.
160-030 Requirements.

170 Residential Innovative Zone.

170-010 Purpose.
170-020 Applicability.
170-030 Density.
170-040 Requirements for Smaller Dwelling Units.

180 Retirement Residences.

180-010 Purpose.
180-020 Applicability.
180-030 Requirements.
180-040 Approval Criteria.

190 Affordable Housing.

200 Critical Areas Residential Density Bonus.

200-010 Purpose.
200-020 Bonus.

210 Zero Lot Line Development.

190-010 Purpose.
190-020 Requirements.

10 Introduction and User's Guide

10-010 How to Use this Part.

This part of the Zoning Code contains the City's regulations regarding residential development. Division 20 provides a summary description of each residential land use zone, including its permitted land uses and site requirements. Divisions 30 through 60 set forth general regulations governing development in all zones and explain the requirements in the zone summaries. Divisions 60 through 210 set forth requirements for specific development types such as accessory dwelling units, cottage housing, and zero lot line development.

20 Zone Summaries.

30 General Residential Regulations.

30-010 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.

30-020 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.

30-030 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.

40 Permitted Land Uses in Residential Zones.

40-010 Permitted Uses in Zone Summaries.

Each zone summary in Division 20 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.

50 Site Requirements for Residential Zones.

50-010 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.

50-020 Site Requirements in Zone Summaries.

Each zone summary in Division 20, Zone Summaries, sets forth the basic dimensional standards for residential development in that zoning district. Sections 50-020 through 50-130 provide additional general requirements applicable to all zoning districts. Some site requirements may be modified as provided in Sections 50-020 through 50-130 and as provided in the Innovative Housing Demonstration Projects regulations, Division 130.

50-030 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 summary in Division 20, 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. ft.	x	4/43,560	=	2 maximum allowed dwelling units

50-040 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 (5). The minimum required density percentage, as well as the allowed density, for each residential zone is shown in the zone summary for that zone in Division 20.

(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 ~~wa~~is made to determine net buildable area:

Example:						

Gross Site Area: 87,120 sq. ft.	–	6,100 sq. ft. (sensitive areas and buffers)	–	15,680 sq. ft. (public rights-of-way)	=	Net Buildable Area: 65,340 sq. ft. (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.

Formula:

Net buildable area	x	Allowed density	x	Minimum required density percentage	=	Minimum required number of units

Example:

Gross site area = 87,120 sq. ft. (2 acres)
Net buildable area = 65,340 sq. ft. (1.5 acres)
Allowed density = 6 units per acre
Minimum required density percentage = 80 percent

Net buildable area: 1.5 acres	x	Allowed density: 6 units per acre	x	Minimum required density percentage: 80% (0.8)	=	Minimum required number of units: 7 (rounded down from 7.2)

Required Unit Range for this Example:

Maximum number of units allowed, excluding bonuses = 12 (see allowed density calculation under Section 50-030)

Minimum required number of units = 7

(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 Section 20D.30.15 for affordable housing requirements).

50-050 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 summaries (Division 20) 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 (Division 120) 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 Education Hill Neighborhood which is at least 200% 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 described in the definition of *Affordable Housing in Section _____, 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 Section 50-030 and as shown for all residential zones in the zone summaries for the residential zoning districts in Division 20.

(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.

50-060 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.

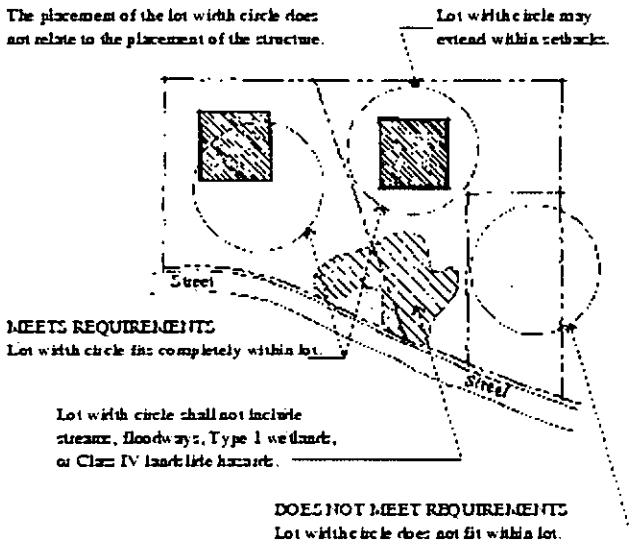
(2) Requirement.

(a) The zone district summary for each residential zoning district (Division 20) identifies the minimum lot width circle diameter that must fit within each newly created lot for each residential zone. 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.

MINIMUM LOT WIDTH CIRCLE



50-070 Minimum Lot Frontage.

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

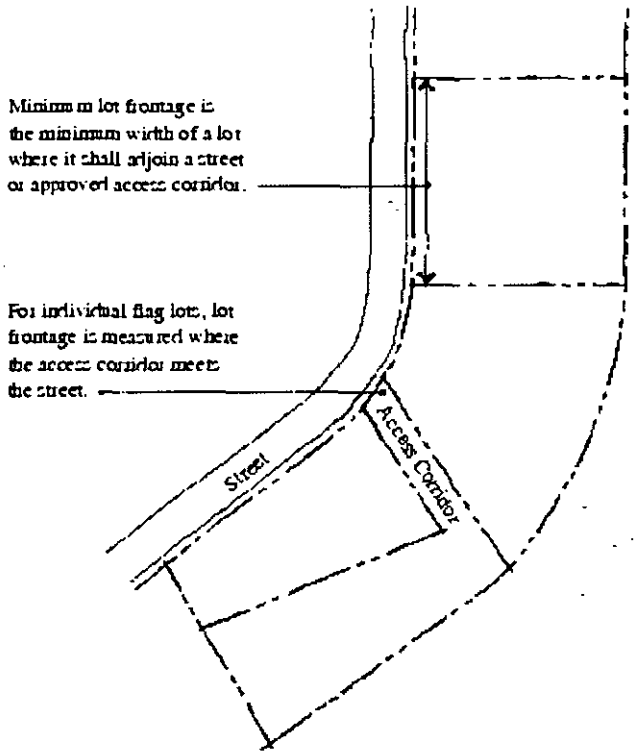
(a) Prevent congestion by allowing for on-site parking; and

(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 district summary for each residential zoning district (Division 20), 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.

MINIMUM LOT FRONTAGE



50-080 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;

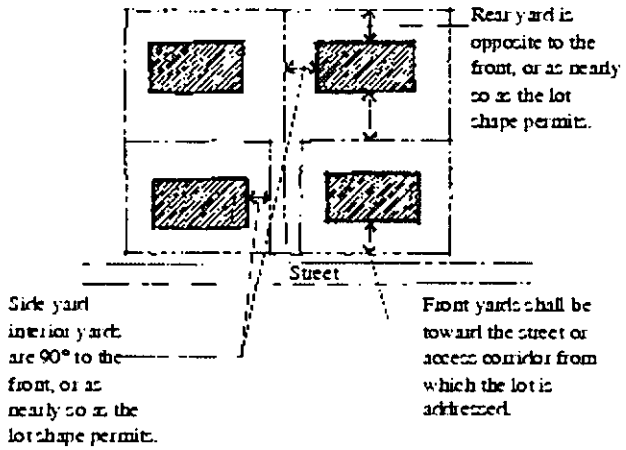
(c) Minimize incompatibilities such as excessive light and noise; and

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

(2) Requirements.

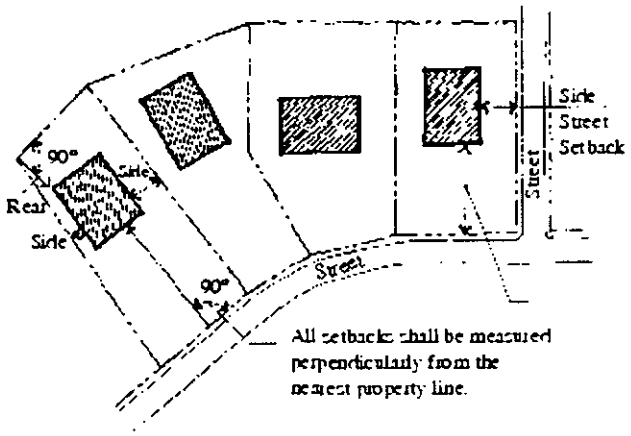
(a) Lot Orientation. For the purpose of applying setback regulations, the following shall be applied: the front shall be toward the street or access corridor from which the lot is addressed; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are 90 degrees to the 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.

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.

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.

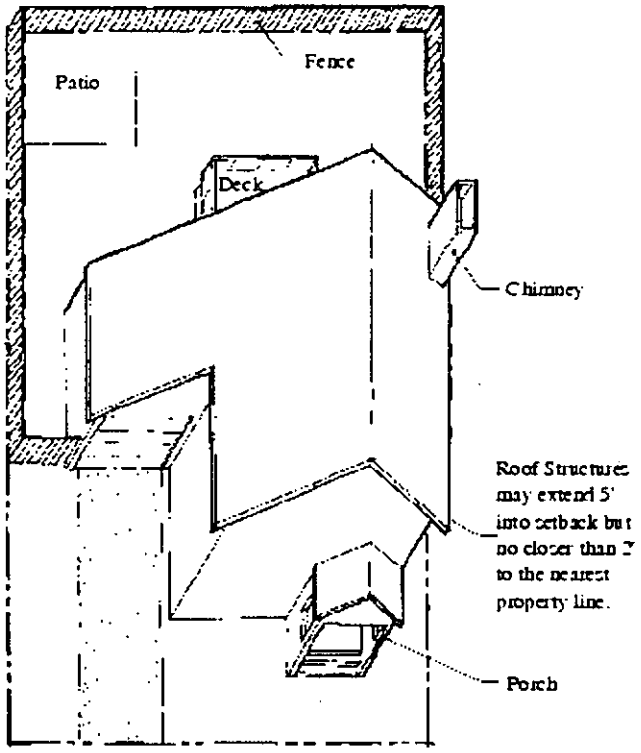
(e) Side/Interior Setbacks. In those zones where the side/interior setback is five feet and 10 feet, each lot shall have one five-foot side/interior setback and one 10-foot side/interior setback. Where an abutting property has a five-foot side/interior setback, the side/interior setback on that side 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.

PERMITTED ENCROACHMENTS IN SETBACK AREAS

Building extremities, such as chimneys, decks at least 30" above grade, and porches, are permitted within front, rear, side, and side street setbacks. In interior side-yard setback areas, these extremities may project up to 2 feet into an interior side yard.



(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) Multi-Family/Front Setbacks. A binding site plan, site plan, or preliminary plat may modify front setbacks along access corridors within multi-family 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 Division 210.

(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 Chapter 20A.20, Definitions, shall be located for each shoreline property through a site reconnaissance and survey by a licensed surveyor.

(b) See Section 20D.150.60-020, Lake Sammamish Setback, for setback requirements and restrictions. Habitat enhancement features or shoreline protective structures, subject to the requirements of Section 20D.150.80, Shoreline Protective Structures, and in-water structures, subject to the requirements of Section 20D.150.70, 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.

50-090 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 zone district summary for the residential zoning district in which the building is located. (See Division 20).

50-100 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 zoning district. (See Division 20). Decks exceeding a height of thirty inches above grade, patios, and porches with roofs shall be counted toward the maximum lot coverage of structures.

50-110 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 summary for each residential zone (Division 20) 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 Division 20).

50-120 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 summary, Division 20.

(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 summary for the residential zoning district in which the property is located (Division 20).. 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 sensitive 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 Section 50-120 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.

50-130 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 summary for each residential zone (Division 20).

(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 *Section ___, 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 Section ____, 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.

60 Residential Development and Architectural, Site and Landscape Design Regulations.

60-010 Residential Development -Purpose.

The purpose of this division is to:

(1) Maintain the vitality of the City's residential areas by providing design standards for residential development; and

(2) Implement the goals and policies of the Neighborhoods Element of the Redmond Comprehensive Plan.

60-020 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;

(c) Ensure that dwelling units are of a scale that is proportional to their lot size and location;

(d) Provide for the use of 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 low impact development techniques.

(h) Assist applicants and decision makers reviewing development applications; and

(i) Comply with Section 20D.40.10-010, 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 the maps set forth at the end of this division: 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 Section 20D.40.10-020(2)(d), (e) and (f) of the Zoning Code, Compliance with the Design Standards. 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 Chapter _____, Nonconformances.

(c) Specific neighborhood requirements for the North Redmond Neighborhood are set forth in 60-040(2)(a)(ii) (Building Orientation), 60-050(2)(a) and (e) (Building Character, Proportionality and Massing), and 60-070(2)(e), (h), (i), and (j) (Streets and Pathways). Specific neighborhood requirements for the Education Hill Neighborhood are set forth in 60-070(1)(d) (Streets and Pathways).

60-030 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 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:

- Variation in structure height by a minimum of at least 10 percent;

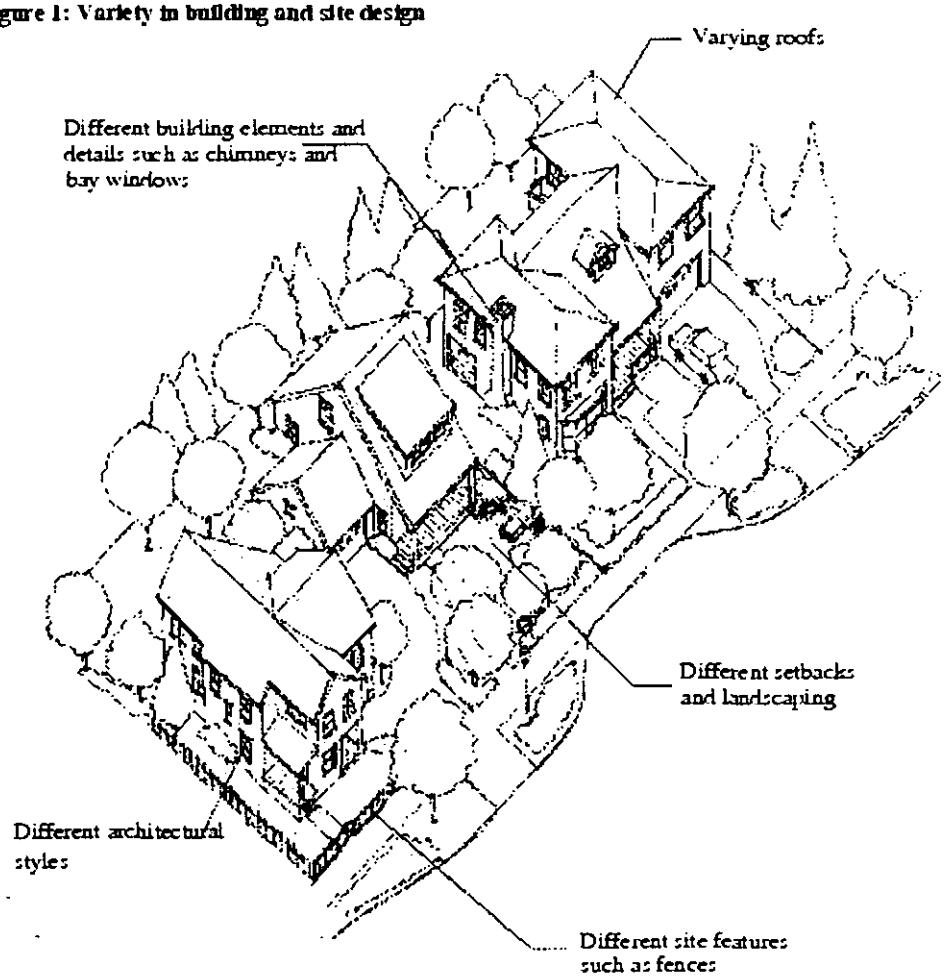
- Varying roof pitch, shape, and orientation between adjacent structures;
- Variation in structure width of greater than five feet;
- Variation in dwelling unit type or size by a minimum of at least 10 percent;
- Variation in garage orientation (i.e., front, side, alley, detached);

Secondary features may include:

- Variation in setbacks from the street of greater than four feet;
- Entry enhancement and differentiation;
- Variation in building materials, colors, and detailing;
- Façade articulation and modulation.
- 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 1: 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;

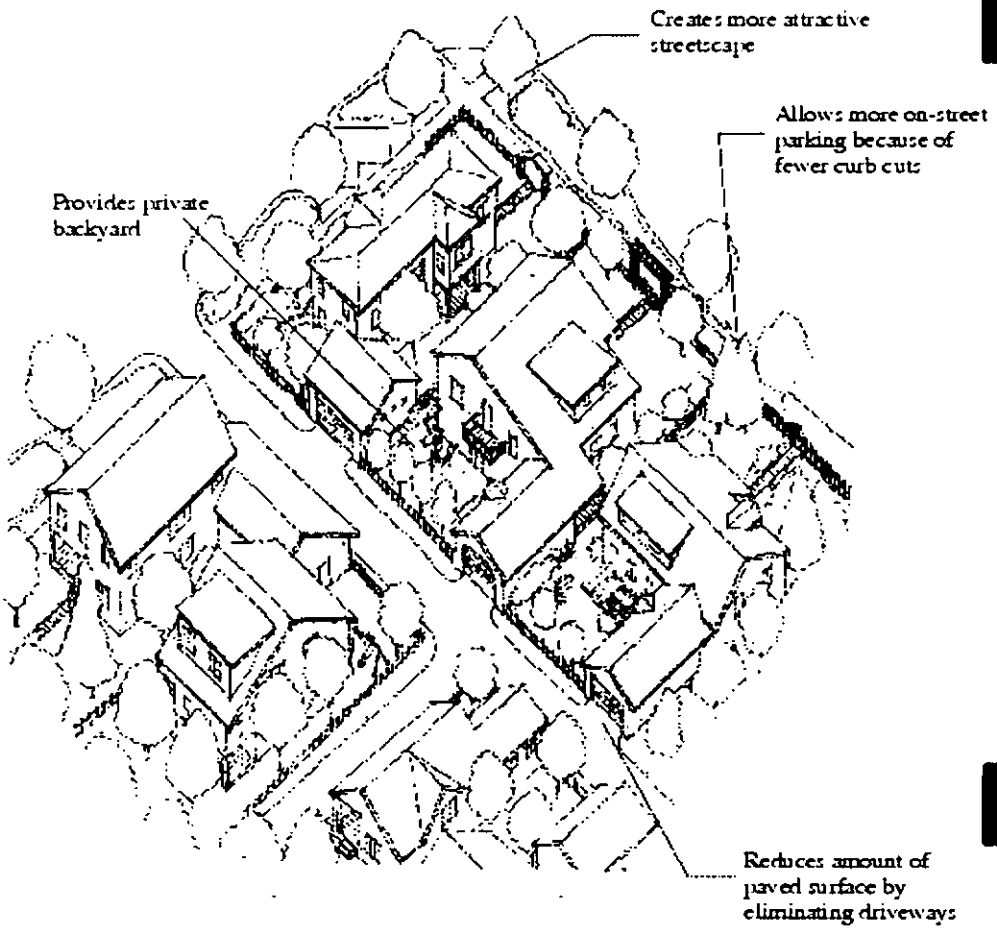
(ii) Variation in type of driveway (shared or not shared);

(iii) Alleys (See Figure 2);

(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 2: Benefits of alley access



60-040 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 3).

(2) Design Criteria.

(a) Setbacks on Arterials.

(i) Except as provided in subsection (2)(a)(ii) of this section, 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 summary for the residential zoning district in which the property is located.

(ii) In the North Redmond Neighborhood only, the following arterial setback requirements apply in lieu of the setbacks provided in the zone summary for residential zoning district in which the property is located:

(A) 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.

(B) 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.

(C) 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:

(1) This setback shall be measured from the edge of the proposed right-of-way.

(2) 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.

(3) 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.

(4) The multi-story vegetation shall meet the requirements of Section 20D.80.10-080, Types of Planting, Type II – Visual Screen, and Subsection III.27-060(2)(a)(ii), Vegetation for the Wedge Subarea Common Areas.

(5) 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.

(D) 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. 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.

(E) 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:

- Setting the garage back a minimum of five feet from the front street elevation of the dwelling;
- 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).

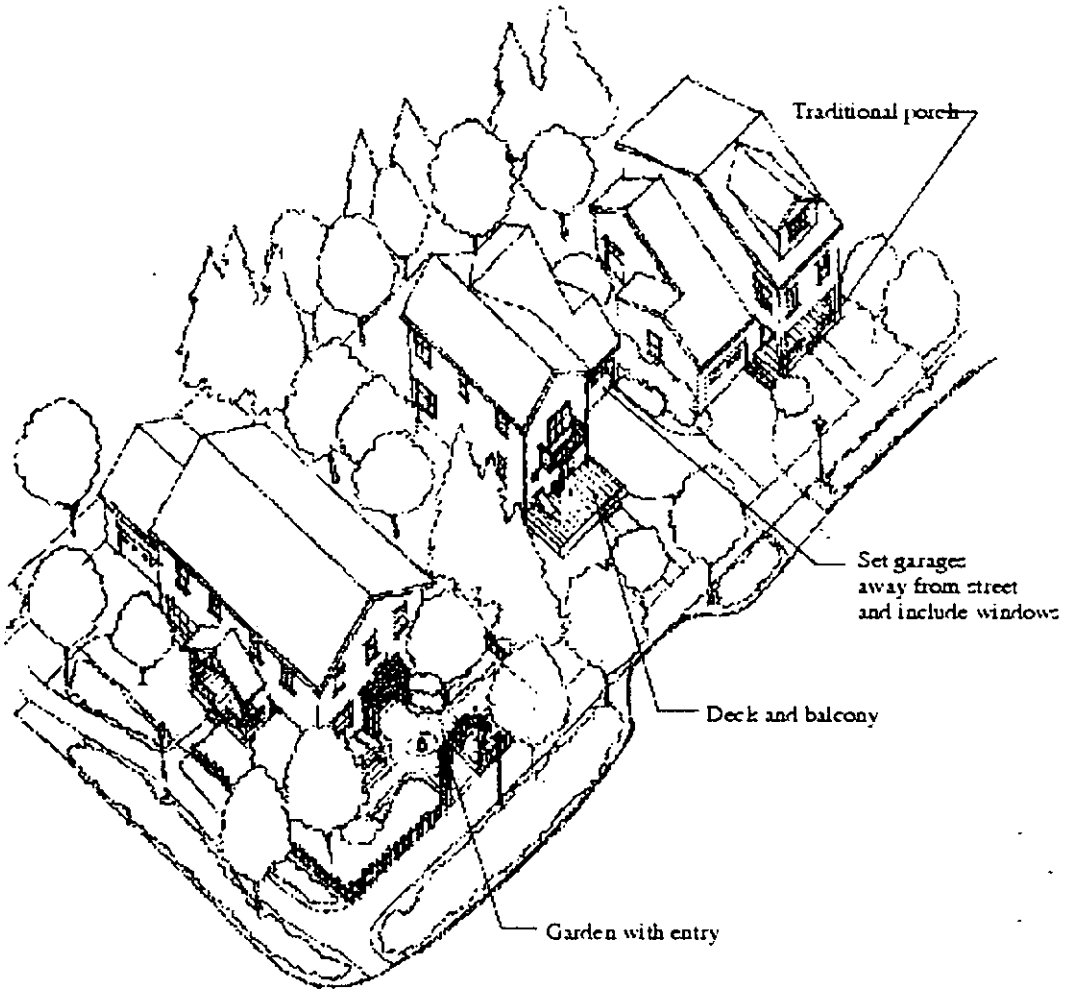
(c) Garage Doors. On new dwelling units, garage doors facing the front street shall include windows, multiple garage doors (for example, one door per parking stall) or other architectural treatments that reduce the mass of the garage door surfaces and meet the intent of this section.

(d) Transition Areas. In the Education Hill, Grass Lawn, 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 3: Building Orientation. Three options for providing living space oriented toward the street



60-050 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 4);

(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.

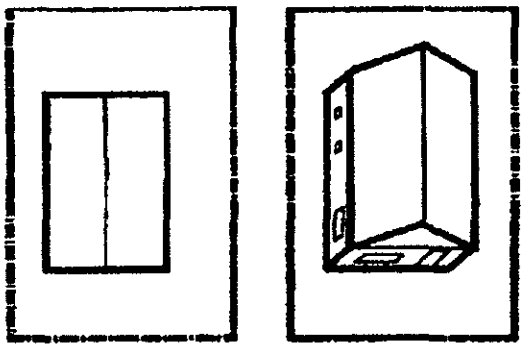


Figure 4. Single-family dwellings proportional to their lot size.

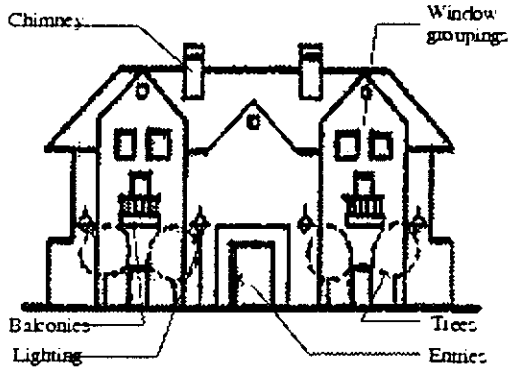
(2) Design Criteria.

(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.

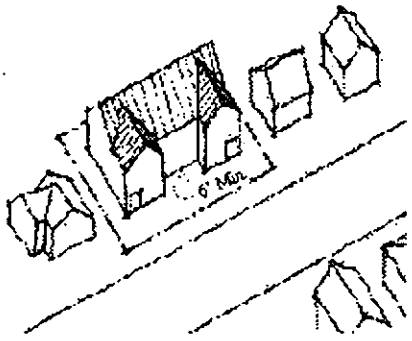
(b) Modulation and Articulation. Modulation and articulation shall be used to reduce the perceived size of large new buildings, and to provide visual interest for all buildings that have a facade facing the street on any front, street side or rear property line. The use of these techniques shall be varied between adjacent buildings. (See Figure 5.)

(c) Consideration of Existing Topography. Buildings should be designed to fit the topography, such as stepping down a hillside or terrace. (See Figure 6).

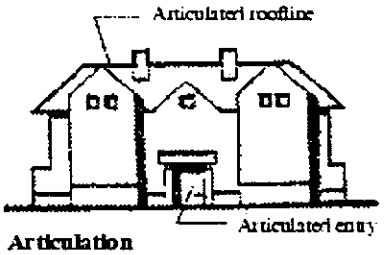
Figure 5:



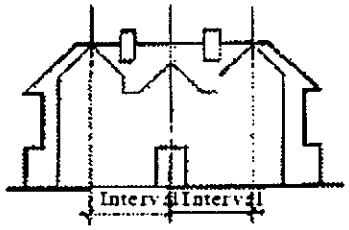
Building details which can reinforce the articulation interval



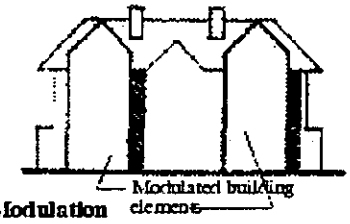
Modulation of principal building facade adds interest to a long building



Articulation



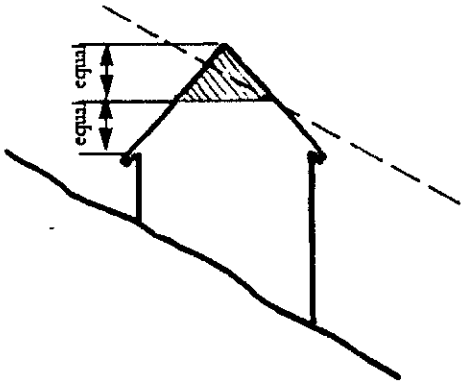
Interval



Modulation

Figure 6:Consideration of site conditions

Buildings step down or terrace down a hill side thus fitting into the 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.

(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.

(F) Create open space that includes trails accessible to the residents.

(G) Provide open space that is centrally located and adjacent to a majority of the residences.

(H) Create linkages with open space on neighboring properties.

(I) Create a buffer between the new development and existing nearby homes.

(J) Create a play area/park that is open and accessible for use by the surrounding neighborhood.

(iii) Common open space shall be 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 Section 60-070.

(e) Low Impact Development within North Redmond Wedge Subarea. Sustainable and low impact development (LID) techniques shall be

incorporated into new residential development within the Wedge subarea. Refer to Division120, 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) The following Green Building and Green Infrastructure techniques are required within the Wedge subarea:

(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:

(1) Fifteen percent;

(2) Twenty-five percent;

(3) Thirty percent;

(E) Clustered node;

(F) Alternative road standard.

60-060 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) 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 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.

(ii) Landscaping consisting of native vegetation shall be required in all common areas of all lots within any new residential development.

Applicants are strongly encouraged to comply with the Design Guidelines in the Redmond Design Manual.

(iii) 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.

(iv) Plant materials shall be selected that are appropriate for the site and soil conditions, excluding noxious weeds as defined by the City.

(v) In addition to tree preservation requirements in Chapter ___, 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:

(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.

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

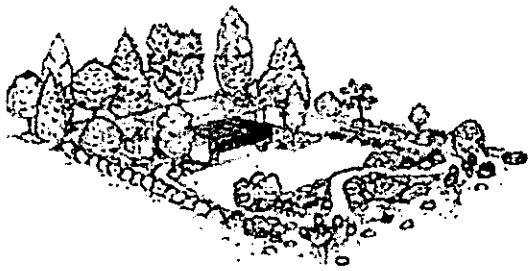
(A) Vegetation for common areas within the Wedge subarea shall be planted to establish a multi-story canopy at maturity and shall include a ratio of two coniferous species to one deciduous species.

(B) Vegetation for common areas shall be planted to achieve a density equal to Type 2 Visual Screening, Section 20D.80.10-080, 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.

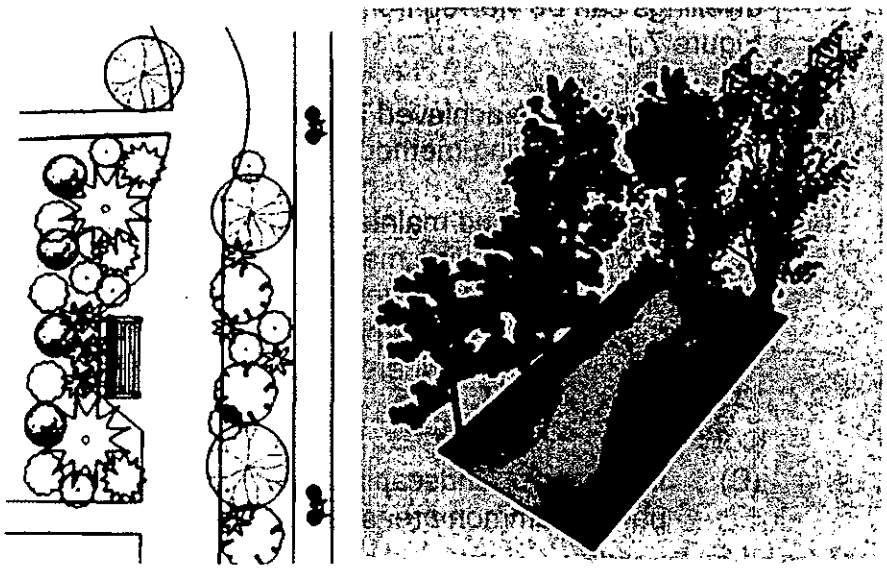
(D) Species shall be planted to achieve a naturalized appearance by ensuring a variety of species and by installing in a minimum grouping of three plants per vegetated cluster or vegetated area (See Figure 8).

Figure 8: Naturalized plant design, groupings, and a 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 9).

Figure 9: Planting to achieve a natural appearance.



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

(A) Drainage swales shall be designed to convey stormwater 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 stormwater 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) Recommended drainage swale plantings are contained in Appendix D-3 to the Zoning Code. 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 7.)

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

(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 as follows:

(1) There shall be 20 feet maximum spacing between trees;

(2) There shall be a minimum of two trees per lot; and

(3) 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 as follows:

(1) There shall be 20 feet maximum spacing between trees;

(2) There shall be a minimum of two trees per lot; and

(3) At least 50% 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.

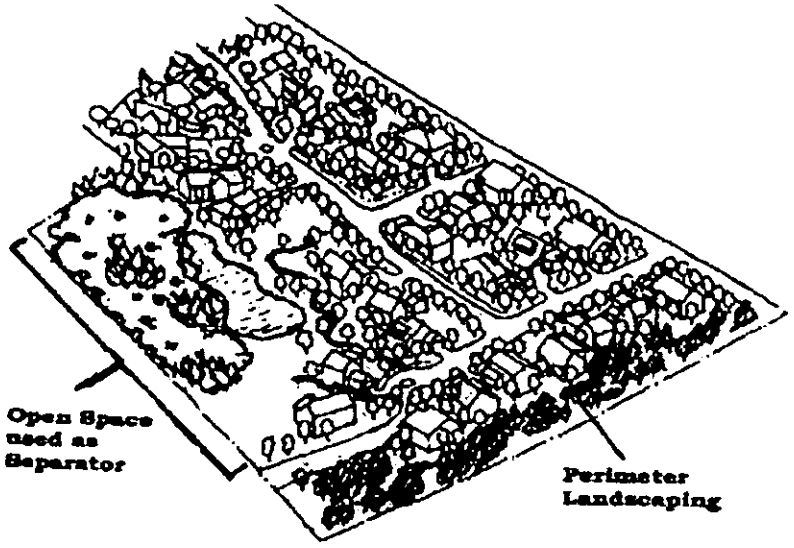


Figure 7. Two options for providing separation around new subdivisions.

(c) Stormwater Detention. Stormwater ponds shall be designed to be attractive in appearance and function. All surface ponds shall be landscaped, with native vegetation, and maintained while providing continuous vehicle access for maintenance. Any fencing shall be split rail or split rail combined with dark-colored vinyl or powder-coated chain link fence. Privately maintained stormwater detention vaults as approved by the Technical Committee may be used. Privately maintained stormwater facilities are encouraged to be designed for multiple uses including, but not limited to, gardens, play areas, or sports courts. All stormwater facilities shall meet the requirements of the Stormwater Technical Notebook adopted by the City.

60-070 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;

(c) Design streets to implement traffic calming measures that support the pedestrian environment;

(d) Enhance neighborhood character and reduce stormwater 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

(e) 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 20D-3 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 9).

(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 10).

Figure 9: Pedestrian Connections at Cul-de-sacs

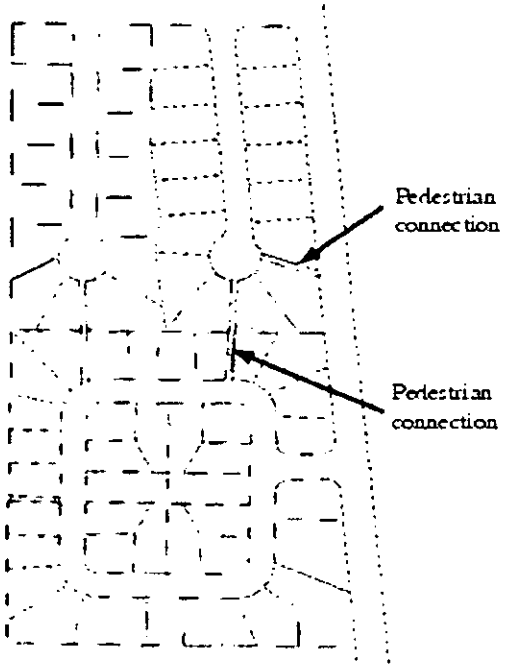
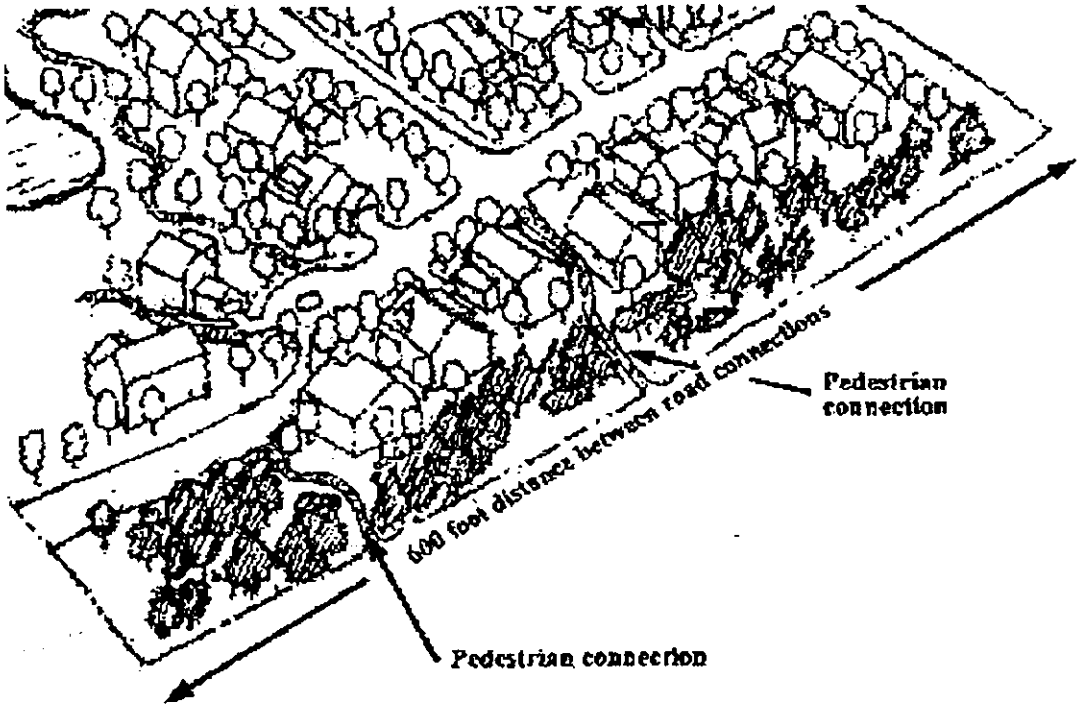


Figure 10: Pedestrian Connections Provided Between 600-Foot-Distant Road Connections



(d) At least one ingress and one egress connection shall be provided to every adjacent trail, open space, or contiguous development(s).

(f) 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 Appendix 20D-1 of the Zoning Code.

(h) 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.

(A) Treatments shall be designed and installed to:

(1) Have proper overhead clearance and comply with sight distance for roadway traffic;

(2) Be drought-tolerant and easy to maintain;

(3) Provide visual interest and include various native species;

(4) Complement the scale of the treatment area, be narrower in form, and spaced closely within the natural tolerance of each species;

(5) Tolerate urban conditions including salt, wind, and pollution; and

(6) Provide seasonal interest with seasonally flowering species and varying colors.

(B) Planting shall follow the treatment area template, Figure 16, as space permits.

(1) Multi-story, canopy-forming, native vegetation through the following design and installation techniques:

(a) Street trees shall be selected and installed in groupings of three various species to achieve a naturalized character.

(b) Vegetation within required medians, along the street edge, and along both sides of sidewalks, where feasible, within the right-of-way.

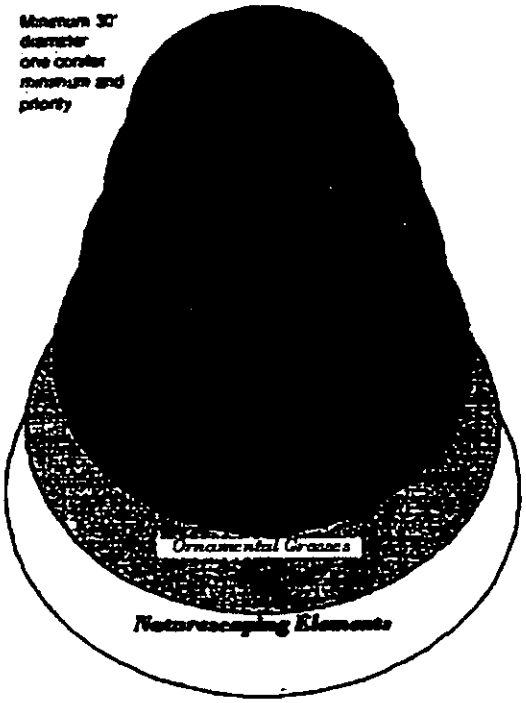
(c) Vegetation at bus stops.

(d) Vegetation on publicly owned land at street intersections and at the ingress and egress of nonmotorized connections such as trails and paths.

(2) 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. Refer to Appendix 20C-1, IV, A.1 (c, d and e), Benches, for design and installation. The Administrator may approve alternative locations and amenities that meet the intent of this section.

(3) 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 16: Treatment Area Template



(i) 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 Division 20D.140.10, Critical Areas. In addition to critical areas requirements, the trespass shall also meet the following requirements unless, with the exception of Division 20D.140.10, Critical Areas, other techniques that meet the intent of this section are approved by the Code 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.

(j) 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.

70 Special Residential Regulations Generally.

70-010 Purpose.

The purpose of the special residential regulations in Divisions 70 through 210 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.

-020 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.

80 Accessory Dwelling Units.

80-010 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;

(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.

80-020 Applicability.

The provisions of this section apply to all accessory dwelling units.

80-030 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.

80-050 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 Section 80-030(5). 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.

90 Accessory Structures.

90-010 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 adding storage space, work space, or other uses that would not qualify it as a dwelling unit.

90-020 Applicability.

Accessory structures are allowed in all residential zones of the City, as an accessory use to an existing dwelling unit.

90-030 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.

(a) 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.

(b) 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.

(c) 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 dictate 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.

XX Animal Boarding: Kennels, Shelters, and Equestrian Facilities.

XX-010 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.

XX-020
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 (3), 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.

(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.

XX-030 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 50 feet 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 special development 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 Chapter 20D.40 RCDG.

(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.

100 Bed and Breakfast Inns.

100-010 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.

100-020 Applicability.

Bed and breakfast inns with up to two guest rooms are permitted outright in 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.

100-030 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 Section ___, Home Businesses, 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.

XX Churches, Temples, Synagogues, and Other Places of Worship.

XX-010 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.

XX-020 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.

XX-030 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 Chapter _____.

(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) A transportation management plan (TMP) shall be submitted for approval by the City. The TMP shall address the following: 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.

(5) The maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons shall be 15 feet.

(6) The proposed structure(s) shall comply with the applicable design criteria contained in Chapter _____, Design Standards, for the zone in which the use is located.

(7) 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 can be found in either RCDG 20D.170.40-040 or 20D.170.40-050 below as the capacity and zone apply. (Ord. 1930 (20C.80.7370))

XX-040 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 between 250 to 750:

(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.

110 Cottage Housing Developments.

110-010 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.

110-020 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 Section110-060.

110-030 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.

110-040 Special Site Requirements for Cottage Housing Developments.

(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.

	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 Section 110-040(3), 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 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.

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

(G) Although the areas set forth in (A) through (E) 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% of the total floor area. For the purposes of this calculation, the area of interior stairway may be allocated between floors served.

(v) 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 Footnote 5, 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 1)

(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 Code 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. Division 80 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.

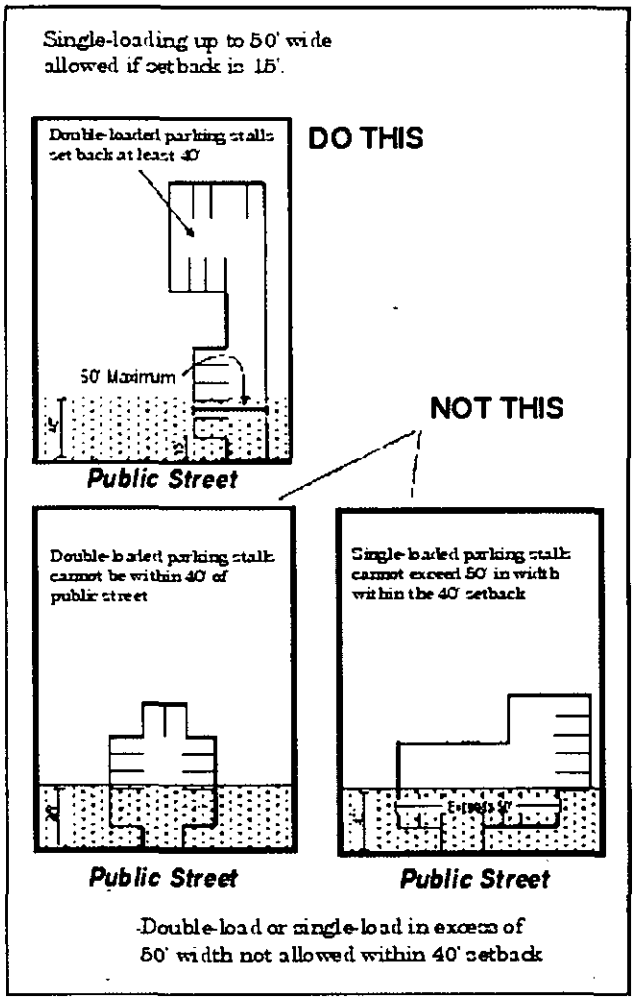


Figure 1. Cottage Housing Parking Requirements.

(c) Accessory dwelling units (ADUs) are allowed in cottage housing developments only when proposed at the time of initial cottage development application.

(e) 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 Code 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.

110-050 Neighborhood Meeting.

A neighborhood meeting is required for all cottage developments. Requirements for neighborhood meetings are set forth in Section 60-030 of the Administration and Procedures Chapter of the Zoning Code.

110-060 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 Education Hill Neighborhood.

(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 Sections ___ and ___.

(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.

(iii) 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 neighborhood subarea is completed. See Section 110-050 (2)(c)(i)(A) and (B) and Education Hill Neighborhood Policy N-EH-20.

(3) Requirements for Cottage Housing of Less Than Four Dwellings. The requirements in 30.52, 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 summary for the R-6 zone district in Section _____. Section 50-080(2)(f), Side/Interior Setbacks, shall apply. Refer to Section 110-040(1)(b), Cottage Housing Developments Site Requirements Chart, for specific requirements concerning encroachments.

(b) Cottage Floor Area. Section 110-040(2)(b)(iv), concerning mix of building footprints, shall not apply.

(c) Required Minimum Open Space. Open Space requirements shall conform to 25-120, 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 Section 110-040(3).

(d) Parking Location and Screening. Section 110-040(4)(b)(v) concerning parking location shall not apply.

(4) Demonstration Project. Consistent with Policy N-WR-E-4, 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.

XX Day Care.

XX-010 Purpose.
This section provides development criteria for commercial day care centers in residential zones.

XX-020 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.

120 Green Building and Green Infrastructure Incentive Program

120-010 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 stormwater in a way that mimics natural stormwater 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.

120-020 Applicability

(1) The provisions of this division may be applied to developments that are primarily residential in nature in all residential (R) zones. They may apply to a range of projects, from new single-family homes to multi-building multi-family 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, conditional, or special use types in Division 50, or specified in any neighborhood specific regulation (see Division60). This division does not eliminate the requirement to obtain a conditional or special 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.

120-030 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 Section 120-050, 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 stormwater 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 stormwater 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 stormwater management facilities will be located: "This property contains a stormwater management facility, such as a green roof or rain garden, that the owner of this property is required to maintain. Stormwater 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 stormwater facility maintenance agreement provided by the developer of this property, a copy of which is on file with the City of Redmond."

120-040 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, Sections 60-050 and 60-060 explain the techniques and incentives in detail. Definitions and descriptions of on-site natural stormwater 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.

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%	1
30%	2
50%	3
5. Native soil preservation	1
6. Native soil restoration	2
7. Impervious surface area reduction	
10%	1
20%	2
8. Permeable materials	
50%	1
100%	2
9. Green (vegetated) roofs	
First 10,000 sq. ft. of green roof area proposed under this program	1 point per 1,000 sq. ft. of green roof area
Next 20,000 sq. ft. of green roof area proposed under this program	1 point per 2,000 sq. ft. of green roof area
25% of roof area	1
50% 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	3

technique for all structures	
12. Bio-retention or infiltration	
50% detained or infiltrated	1
75% detained or infiltrated	2
100% detained or infiltrated	3

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%	2
25%	3
30%	4
6. Density bonus	
5%	3
10%	5
7. Clustered node	4
8. Alternative road standard	2
Note: Stormwater 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.	

120-050 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 Section 120-030(1), 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 stormwater management techniques are used (see Section 120-030(2)). 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 (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.

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
Multi-family 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 (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 Code 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 Code 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 Section 20A.20.140) 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.

(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 (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 Code 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 (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 summary for the residential zoning district in which the property is located (Chapter II), 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 Section 50-110(3).

(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 stormwater 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 stormwater 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.

120-060 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 Division150, 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 (R) 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 Section 120-040. The proposed average lot size of all lots included in a development shall define all other site requirements (as shown in zone summary for the residential zoning district in which the property is located, See Division 20) 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)

120-070 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 Division60.

130 Innovative Housing Demonstration Projects.

130-010 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.

130-020 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 zoning district summary. 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 zoning district 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.

130-030 Project Requirements and Preferences.

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

Requirements	
Housing Types	• Any attached or detached single-family housing type, as defined by the Redmond Community Development Guide, provided that attached dwelling units are not permitted in the North Redmond Wedge subarea.
Design Standards	• Division 60(design standards) shall apply while allowing flexibility when necessary to meet the intent of this division. • Except as otherwise provided in this division, the proposal must be consistent with surrounding development with respect to building heights, roof forms, property lines, parking location and screening, and lot coverage. • 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.
Site Requirements	• 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. • Any modification to the lot standards shall minimize adverse impacts on adjoining properties.
Unit Size Limits	• There shall be no minimum size requirements for the individual units, provided units meet the minimum livability standards as defined by the Building Code. • 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.
Number of Units	• Projects proceeding under this division shall be allowed *no more than two times the density that is allowed by the* underlying zone. • Limitations on the number of units allowed per lot are waived. • Existing single-family homes may remain on the subject property and will be counted as units in the total unit

	count.
Access Requirements and Utilities	• 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. • The applicant shall verify with the Public Works Department that adequate water, sewer, and storm water capacity exists to service the proposed development.
Development Size	• A maximum of 12 units shall be permitted as part of any innovative housing demonstration project.
Ownership Structure	• Subdivision. • Condominium. • Single owner for entire project (to allow rental).
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 Section 20D.30.10, Affordable Housing, and Section 20D.30.15, Affordable Senior Housing Bonus, shall not be waived through this division.

Parking	• Unless otherwise approved, the following minimum parking standards shall apply:
	
	  • One stall per unit for units under 700 square feet in size.
	
	  • One and one-half stalls per unit for units 700 to 1,000 square feet in size.
	
	  • Two stalls per unit for units over 1,000 square feet in size.
	
	• Shall be provided on the subject property.
	
	• Shall be located in clusters of not more than six adjoining spaces.
	
	• 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. • 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. • All parking structures shall have a pitched roof design with a minimum slope of 4:12.

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

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.

130-040 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 Section 130-010, 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 Section 130-030 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 Section 130-030, 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. Stormwater fees and utility hook-up fees shall be determined based on the actual anticipated usage or on a per-unit basis, whichever is less.

130-050 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;

(ii) 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 (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 Section 130-030(1); and,

(ii) Complies with at least five of the project preferences set forth in Section 130-030(2); and,

(iii) Is consistent with and fulfills the purposes and of the innovative housing regulations as set forth in Section 130-010.

(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 Section 50-100 of the Administration and Procedures Title of the Zoning Code. An appeal of a decision granting authorization to proceed shall be consolidated with the review of the application under subsection (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 Section 50-090 of the Administration and Procedures Title of the Zoning Code.

(ii) For all other innovative housing demonstration projects, the City shall use a Type II review process as described in Section 50-080, of the Administration and Procedures Title of the Zoning Code.

(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.

140 Designated Manufactured Homes, Manufactured Homes and Mobile Homes.

140-010 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.

140-020 Applicability.

(1) 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.

(2) 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.

140-030 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.

140-040 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 Division 20.

(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 Chapter_____, Landscaping, Natural Screening and Tree Preservation, 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.

(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.

140-050 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.

150 Attached Dwelling Units.

150-010 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 sensitive 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.

150-020 Applicability.

(1) Generally. Unless otherwise specified in subsections (2) and (3), 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 (2) and (3).

(2) Willows/Rose Hill Neighborhood.

(i) 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 N-WR-E-4 to evaluate compatibility with the Willows/Rose Hill Neighborhood.

(3) 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.

150-030 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 summary for the residential zoning district, Division 20.

(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.

(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) 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 Section 90-030(1)(a).

(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) Overlake Neighborhood.

(i) For two-unit attached dwelling units, the density in the Single-Family Urban zones shall not exceed the following:

Zone	**Maximum Number of Housing Units Per Acre [excluding the density bonus in Section 150-030(4).]**
R-4	6 housing units per gross acre.
R-5	7.5 housing units per acre (shall not be rounded up to 8).
R-6	9 housing units per acre.

(ii) For three-unit attached dwelling units and four-unit attached dwelling units, the density in the Single-Family Urban zones shall not exceed the following:

Zone	**Maximum Number of Housing Units Per Acre [excluding the density bonus in Section 150-030(4).]**

R-4	6 housing units per gross acre.
R-5	7.5 housing units per acre (shall not be rounded up to 8).
R-6	9 housing units per acre.

(c) 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.

(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.

(5) Review and Decision Procedures.

(a) 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 Section _____, 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 Division 150 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 Section 150-030(1), but shall be subject to the minimum

lot size requirements of the underlying zone as set forth in the zone summary for the residential zone district. See Division 20.

(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.

[INSERT GRAPHIC HERE]

(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 Section 150-030(3), with the exception of Section 150-030(3)(c) 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.

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

160-010 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.

160-020 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.

160-030 Requirements.

For the properties described in Section IV.100-020, 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 Community Development Guide 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.

170 Residential Innovative Zone.

170-010 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.

170-020 Applicability.

The Residential Innovative zone may be applied to areas of the City designated Low-Single-Family Urban.

170-030 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 Section 50-040 for calculation of net buildable area. The smaller dwelling unit(s) shall be a size-limited dwelling as defined by Section 20A.20.190, a two-unit attached dwelling unit, or cottage as defined by Section 20A.20.030. 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.

180 Retirement Residences.

180-010 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.

180-020 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.

180-030 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 Section 180-030(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 summary for the zoning district, together with any density bonus authorized under_____, Affordable Housing, or Division , Affordable Senior Housing Bonus, except any facilities developing under Subsection IV. 180-030(b).

(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, the applicant shall provide to the City a transportation management plan (TMP). The TMP shall address the following: traffic control, parking management (including the mitigation of overflow parking into the adjoining residential neighborhood), 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 Section _____(Affordable Housing) or Section _____(Affordable Senior Housing Bonus) of the Zoning Code.

(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 Community Development Guide 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.

180-040 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.

190 Affordable Housing.*

*Cross Reference: Affordable Housing, Chapter _____.

200 Critical Areas Residential Density Bonus.

200-010 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.

200-020 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 Section 20D.140.10, Critical Areas;

(g) Major concentrations of significant trees. Chapter 20A.20, 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 "/c" or "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 than 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

210 Zero Lot Line Development.

210-010 Purpose.

The purpose of zero lot line development as 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.

210-020 Requirements.

All zero lot line developments shall comply with the standards and requirements of site requirements set in the zone summary 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.

EXHIBIT D R1

XX R-1 Single-Family Constrained Residential

XX-010 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.

XX R-1 Single-Family Constrained Residential

XX-020 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% of base density	0.10 dwelling units allowed
	Affordable Housing: Up to 15% of base density	0.15 dwelling units allowed
		Total = 1 dwelling unit per gross acre

XX-030 Regulations Common to All Uses

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	35,000 sq. ft.	
	Required Density	80% of net acres	
	Lot Width Circle	85 feet	
	Lot Frontage	20 feet	
	Setbacks • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish	 • 30 feet • 20 ft. • 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 Section ____, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, Idylwood, North Redmond, Overlake 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	
	Parking	2 spaces per dwelling unit	
Maximum	Lot Coverage for Structures	12% of total lot area	
	Impervious Surface Area	20% of total lot area	
	Building Height	35 feet	30 feet within Shorelines

XX R-1 Single-Family Constrained Residential

XX-040 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.

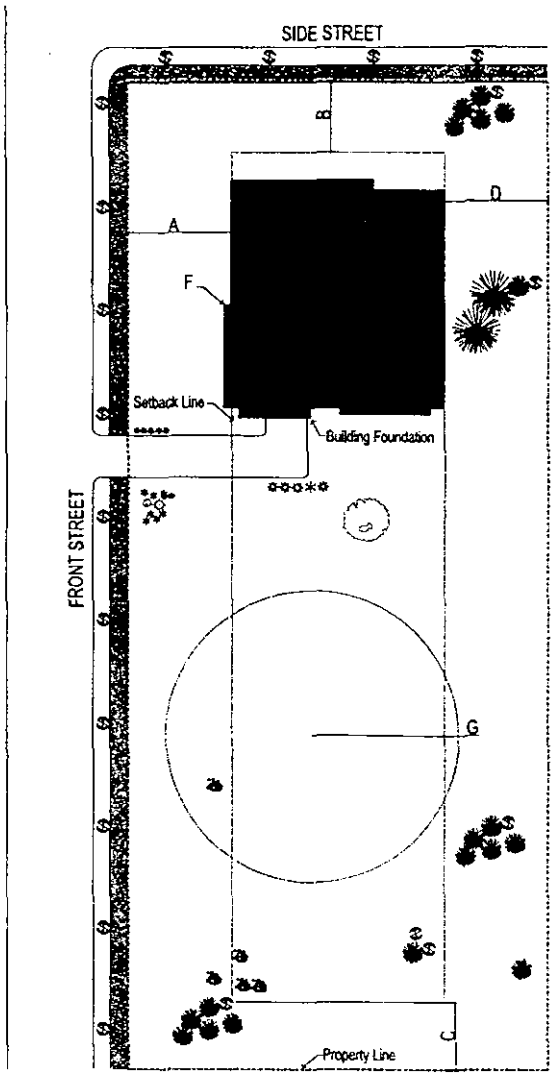
Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	
	Size-limited dwelling	
	Accessory dwelling unit (ADU)	1. See Section ___, Accessory Dwelling Units, for specific regulations which may apply.
	Manufactured housing	1. See Section __ , Manufactured Housing, for specific regulations which may apply.
	Housing Services for the Elderly, including: • Residential care facility • Adult family homes	1. A Conditional Use Permit is required for residential care facilities.
	Bed & Breakfast Inn	1. Permitted use if less than three rooms. A Conditional Use Permit is required for Inns with between three and eight rooms.
		Commercial
	Home Business	1. See Section ___, Home Businesses, for specific regulations which may apply.
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ___ for specific regulations which may apply.
	Roadside produce stand	
		Arts, Entertainment & Recreation

XX R-1 Single-Family Constrained Residential

Section	Use	Special Regulations
	Community indoor recreation	1. Includes non-commercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
	Parks, open space, trails and gardens	1. Permitted if public or non-commercial. A Conditional Use Permit is required for commercial facilities.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required.
	Golf course and accessory uses	1. A Conditional Use Permit is required.
	Marine recreation	1. A Conditional Use Permit is required.
	Commercial swimming pool	1. A Conditional Use Permit is required.
		Education, Public Administration, Health Care, and Other Institutions
	Day care center	1. A Conditional Use Permit is required. See Section __, Day Care Centers, for specific regulations which may apply.
	Public safety	1. A Conditional Use Permit is required.
	Grade schools (K-12)	1. A Conditional Use Permit is required.
	Religious Institution	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section __, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply.
		Transportation, Communication, Information, and Utilities
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Heliport	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.

XX R-1 Single-Family Constrained Residential

Section	Use	Special Regulations
	Fixed wing float plane facility	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Pier, dock, float	1. See Section ___ , In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure	1. See Section ___ , Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Large satellite dish/amateur radio antenna	1. See Section ___, Telecommunications for specific regulations which may apply.
	Wireless communication facility	1. See Section ___, Telecommunications for specific regulations which may apply.
		Agriculture
	Crop production	
	Equestrian facility	
	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.



TYPICAL SITE LAYOUT R-1

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"

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

XX R-2 Single-Family Constrained Residential

XX-010 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.

XX R-2 Single-Family Constrained Residential

XX-020 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% of base density	0.20 dwelling units allowed
	Affordable Housing: Up to 15% of base density	0.30 dwelling units allowed
		Total = 3 dwelling units per gross acre

XX-030 Regulations Common to All Uses

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	18,000 sq. ft.	
	Required Density	80% of net acres	
	Lot Width Circle	70 feet	
	Lot Frontage	20 feet	
	Setbacks • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish	 • 30 feet • 5 ft./10 ft. • 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 Section ___, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, Idylwood, North Redmond, Overlake 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	
	Parking	2 spaces per dwelling unit	
Maximum	Lot Coverage for Structures	30% of total lot area	
	Impervious Surface Area	40% of total lot area	
	Building Height	35 feet	30 feet within Shorelines

XX R-2 Single-Family Constrained Residential

XX-040 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.

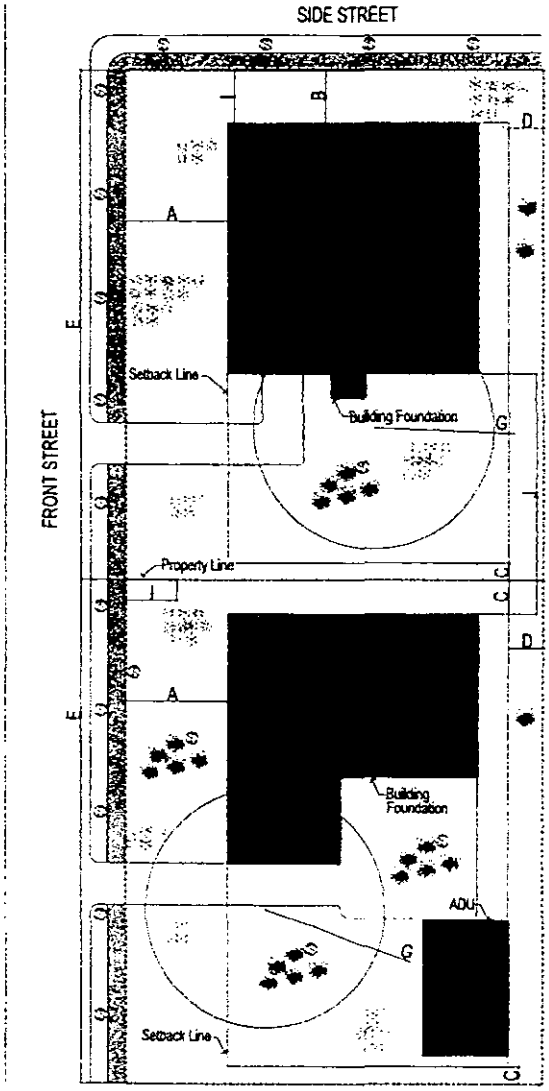
Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	
	Size-limited dwelling	
	Accessory dwelling unit (ADU)	1. See Section ___, Accessory Dwelling Units, for specific regulations which may apply.
	Manufactured housing	1. See Section __ , Manufactured Housing, for specific regulations which may apply.
	Housing Services for the Elderly, including: • Residential care facility • Adult family homes	1. A Conditional Use Permit is required for residential care facilities.
	Bed & Breakfast Inn	1. Permitted use if less than three rooms.
		Commercial
	Home Business	1. See Section ___, Home Businesses, for specific regulations which may apply.
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ___ for specific regulations which may apply.
	Roadside produce stand	
		Arts, Entertainment & Recreation
	Community indoor recreation	1. Includes non-commercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.

XX R-2 Single-Family Constrained Residential

Section	Use	Special Regulations
	Parks, open space, trails and gardens	1. Permitted if public or non-commercial. A Conditional Use Permit is required for commercial facilities.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required.
	Golf course and accessory uses	1. A Conditional Use Permit is required.
	Marine recreation	1. A Conditional Use Permit is required.
	Commercial swimming pool	1. A Conditional Use Permit is required.
		Education, Public Administration, Health Care, and Other Institutions
	Day care center	1. A Conditional Use Permit is required. See Section __, Day Care Centers, for specific regulations which may apply.
	Public safety	1. A Conditional Use Permit is required.
	Grade schools (K-12)	1. A Conditional Use Permit is required.
	Religious Institution	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section __, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply.
		Transportation, Communication, Information, and Utilities
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Heliport	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Fixed wing float plane facility	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.

XX [redacted] Single-Family Constrained Residential [redacted] [redacted]

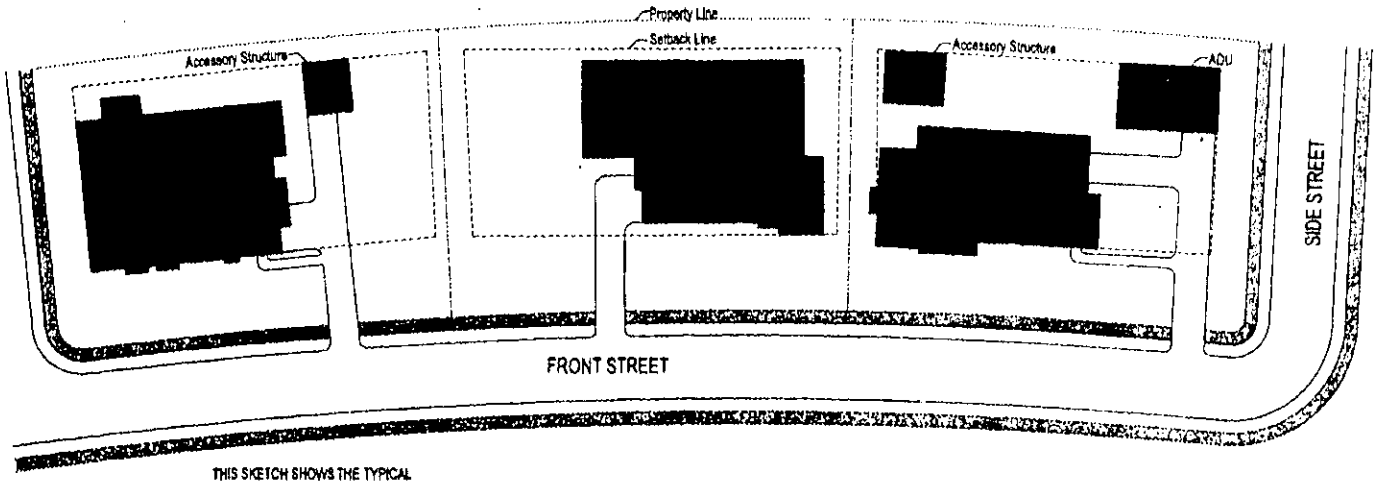
Section	Use	Special Regulations
	Pier, dock, float	1. See Section ___ , In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure	1. See Section ___ , Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Broadcast and relay towers	1. A Conditional Use Permit is required. See Section ___, Telecommunications for specific regulations which may apply.
	Large satellite dish/amateur radio antenna	1. See Section ___, Telecommunications for specific regulations which may apply.
	Wireless communication facility	1. See Section ___, Telecommunications for specific regulations which may apply.
		Agriculture
	Crop production	
	Equestrian facility	1. A Conditional Use Permit is required.
	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.



TYPICAL SITE LAYOUT R-2

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"

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



THIS SKETCH SHOWS THE TYPICAL LEVEL OF DEVELOPMENT FOR THE R-2 ZONE.
AVERAGE LOT SIZE USED FOR THIS SKETCH IS 18,000 SQUARE FEET.

TYPICAL SUBDIVISION LAYOUT R-2

EXHIBIT D R3

XX R-3 Single-Family Constrained Residential

XX-010 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.

XX [redacted]ingle-Family Constrained Residential

XX-020 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% of base density	0.40 dwelling units allowed
	Affordable Housing: Up to 15% of base density	0.60 dwelling units allowed
		Total ≈ 4 dwelling units per gross acre

XX-030 Regulations Common to All Uses

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	12,000 sq. ft.	
	Required Density	80% of net acres	
	Lot Width Circle	60 feet	
	Lot Frontage	20 feet	
	Setbacks • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish	 • 30 feet • 5 ft./10 ft. • 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 Section ____, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, Idylwood, North Redmond, Overlake 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% of total lot area	
	Parking	2 spaces per dwelling unit	
Maximum	Lot Coverage for Structures	30% of total lot area	
	Impervious Surface Area	60% of total lot area	
	Building Height	35 feet	30 feet within Shorelines

XX R-3 Single-Family Constrained Residential

XX-040 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.

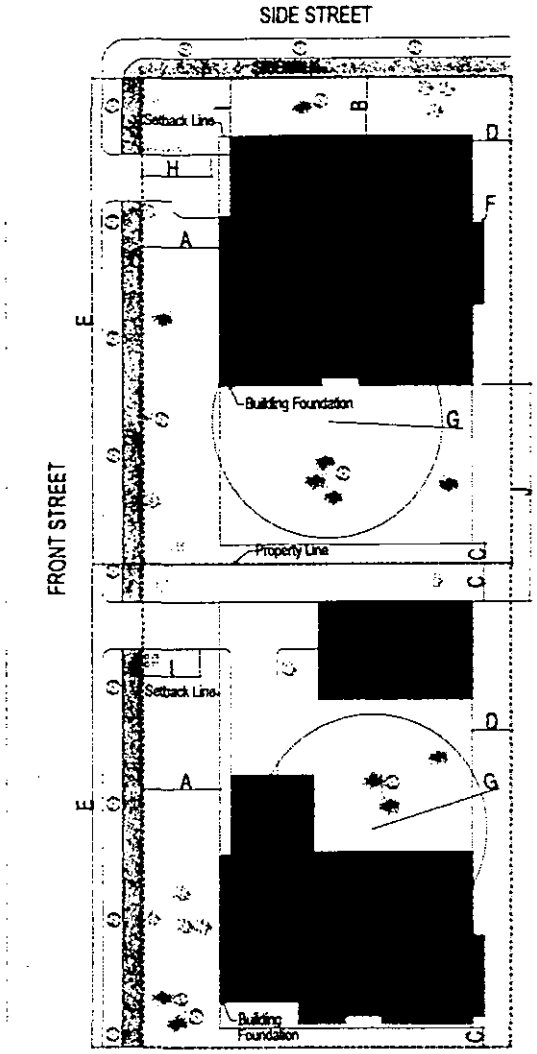
Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	
	Size-limited dwelling	
	Accessory dwelling unit (ADU)	1. See Section ___, Accessory Dwelling Units, for specific regulations which may apply.
	Manufactured housing	1. See Section __ , Manufactured Housing, for specific regulations which may apply.
	Housing Services for the Elderly, including: • Residential care facility • Adult family homes	1. A Conditional Use Permit is required for residential care facilities.
	Bed & Breakfast Inn	1. Permitted use if less than three rooms.
		Commercial
	Home Business	1. See Section ___, Home Businesses, for specific regulations which may apply.
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ___ for specific regulations which may apply.
	Roadside produce stand	
		Arts, Entertainment & Recreation

XX [redacted]-5 Single-Family Constrained Residential [redacted] [redacted]

Section	Use	Special Regulations
	Community indoor recreation	1. Includes non-commercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
	Parks, open space, trails and gardens	1. Permitted if public or non-commercial. A Conditional Use Permit is required for commercial facilities.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required.
	Golf course and accessory uses	1. A Conditional Use Permit is required.
	Marine recreation	1. A Conditional Use Permit is required.
	Commercial swimming pool	1. A Conditional Use Permit is required.
		Education, Public Administration, Health Care, and Other Institutions
	Day care center	1. A Conditional Use Permit is required. See Section __, Day Care Centers, for specific regulations which may apply.
	Public safety	1. A Conditional Use Permit is required.
	Grade schools (K-12)	1. A Conditional Use Permit is required.
	Religious Institution	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section __, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply.
		Transportation, Communication, Information, and Utilities
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Heliport	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.

XX R-3 Single-Family Constrained Residential

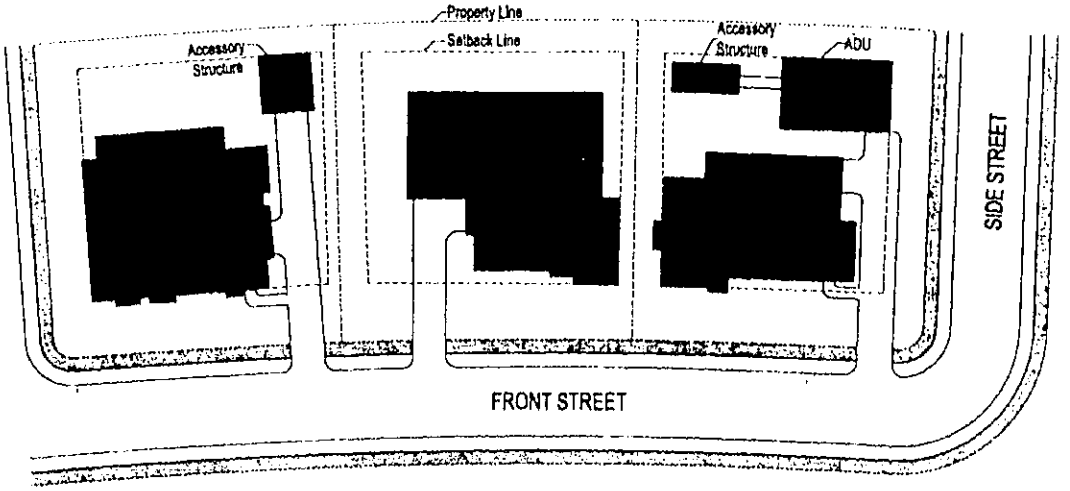
Section	Use	Special Regulations
	Fixed wing float plane facility	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Pier, dock, float	1. See Section ___ , In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure	1. See Section ___ , Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Broadcast and relay towers	1. A Conditional Use Permit is required. See Section ___, Telecommunications for specific regulations which may apply.
	Large satellite dish/amateur radio antenna	1. See Section ___, Telecommunications for specific regulations which may apply.
	Wireless communication facility	1. See Section ___, Telecommunications for specific regulations which may apply.
		Agriculture
	Crop production	
	Equestrian facility	1. A Conditional Use Permit is required.



TYPICAL SITE LAYOUT R-3

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"

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



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

XX R-5 Single-Family Urban Residential

XX-010 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 non-residential uses are allowed.

XX R-5 Single-Family Urban Residential

XX-020 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% of base density	0.50 dwelling units allowed
	Affordable Housing: Up to 15% of base density	0.75 dwelling units allowed
		Total = 10 dwelling units per gross acre

XX-030 Regulations Common to All Uses

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	5,500 sq. ft.	
	Required Density	80% of net acres	
	Lot Width Circle	35 feet	
	Lot Frontage	20 feet	
	Setbacks • Front • Garage • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish	 • 15 feet • 18 feet • 5 ft./10 ft. • 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 Section ____, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, Idylwood, North Redmond, Overlake 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% of total lot area	
	Parking	2 spaces per dwelling unit	
Maximum	Lot Coverage for Structures	40% of total lot area	Maximum lot coverage for structures shall be 35% in the following neighborhoods: Education Hill, Idylwood, North Redmond, Overlake and Willows/Rose Hill.
	Impervious Surface	60% of total lot area	
	Building Height	35 feet	30 feet within Shorelines

XX R-5 Single-Family Urban Residential

XX-040 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.

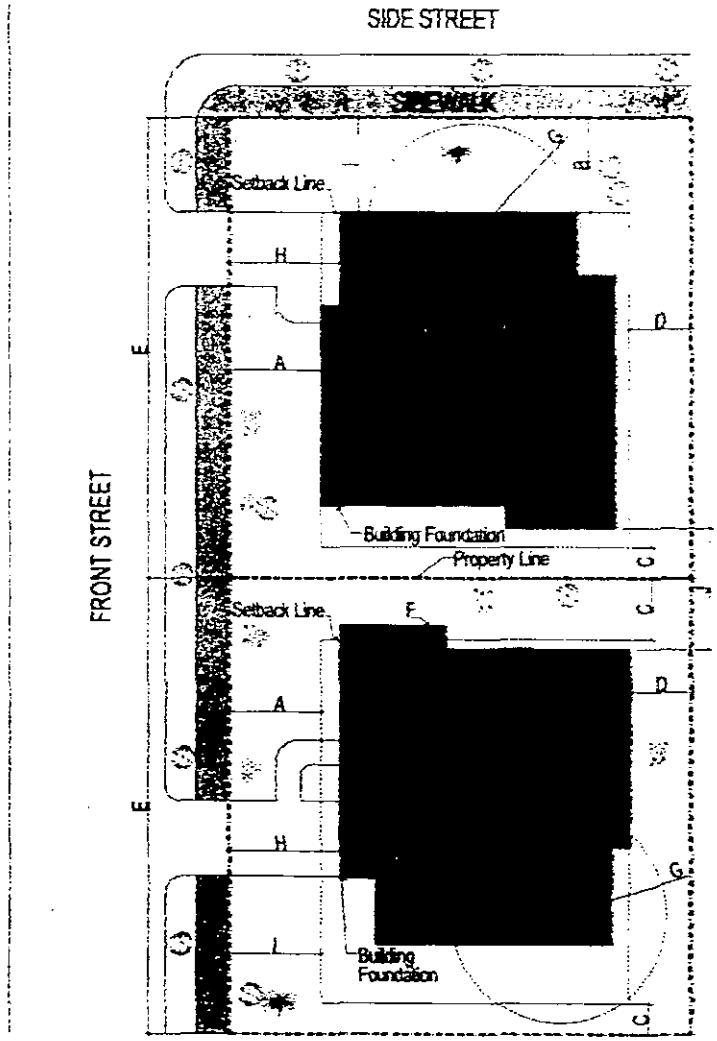
Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	
	Cottage	1. Permitted use only in Education Hill, Grass Lawn, North Redmond, and Willows/Rose Hill neighborhoods.
	Small-lot short plat	1. Permitted use only in Education Hill neighborhood. See Section ___ for additional requirements for small-lot short plats.
	Size-limited dwelling	
	Accessory dwelling unit (ADU)	1. See Section ___, 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.
	Attached dwelling unit, 2-4 units	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 Section ___ for specific neighborhood requirements related to density, design, and review and decision procedures.
	Manufactured housing	1. See Section __ , Manufactured Housing, for specific regulations which apply to Manufactured Housing
	Housing Services for the Elderly, including: • Retirement residence • Residential care facility • Adult family homes	1. A Conditional Use Permit is required for Retirement Residences. See Section __, Retirement Residences, for specific regulations which may apply. 2. A Conditional Use Permit is required for Residential Care Facilities.
	Bed & Breakfast Inn	1. Permitted use if less than three rooms.
		Commercial
	Home Business	1. See Section ___, Home Businesses, for specific regulations which apply to home businesses.

XX R-5 Single-Family Urban Residential

Section	Use	Special Regulations
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ___ for specific requirements for family day care providers.
	Roadside produce stand	
		Arts, Entertainment & Recreation
	Community indoor recreation	1. Includes non-commercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
	Parks, open space, trails and gardens	1. Permitted if public or non-commercial. A Conditional Use Permit is required for commercial facilities.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required.
	Golf course and accessory uses	1. A Conditional Use Permit is required.
	Marine recreation	1. A Conditional Use Permit is required.
	Commercial swimming pool	1. A Conditional Use Permit is required.
		Education, Public Administration, Health Care, and Other Institutions
	Day care center	1. A Conditional Use Permit is required. See Section __, Day Care Centers, for specific requirements.
	Public safety	1. A Conditional Use Permit is required.
	Grade schools (K-12)	1. A Conditional Use Permit is required.
	Religious Institution	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section ___, Churches, Temples, Synagogues and Other Places of Worship, for specific requirements.
		Transportation, Communication, Information, and Utilities

XX [redacted]ingle-Family Urban Residential [redacted] [redacted]

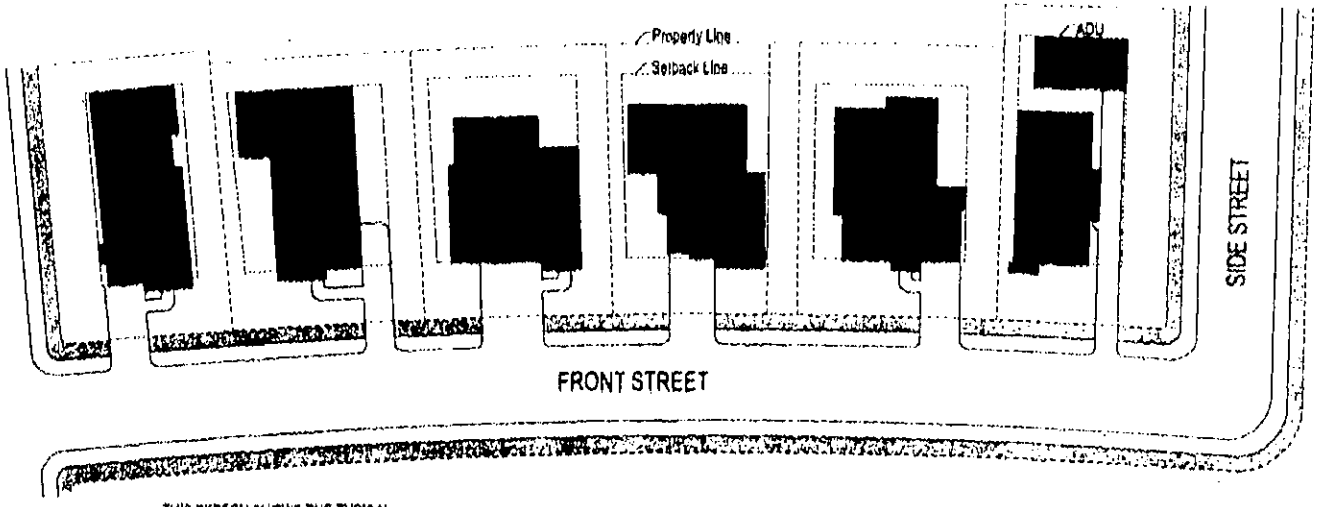
Section	Use	Special Regulations
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Heliport	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Fixed wing float plane facility	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Pier, dock, float	1. See Section ___, In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure	1. See Section ___, Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Broadcast and relay towers	1. A Conditional Use Permit is required. See Section ___, Telecommunications for specific development requirements.
	Large satellite dish/amateur radio antenna	1. See Section ___, Telecommunications for specific development requirements.
	Wireless communication facility	1. See Section ___, Telecommunications for specific development requirements.
		Agriculture
	Crop production	
	Equestrian facility	1. A Conditional Use Permit is required.



TYPICAL SITE LAYOUT R-5

A	FRONT SETBACK MINIMUM 15'-0"
B	SIDE STREET SETBACK MINIMUM 15'-0"
C	SIDE INTERIOR SETBACK [illegible]
D	REAR SETBACK MINIMUM 15'-0"
E	LOT FRONTAGE MINIMUM 20'-0"
F	ALLOWED PROJECTION OF BUILDING EXTREMITIES INTO SETBACK
G	LOT TURNING 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"

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



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

XX R-6 Single-Family Urban Residential

XX-010 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 non-residential uses are allowed.

XX [redacted]ngle-Family Urban Residential [redacted] [redacted]

XX-020 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% of base density	0.60 dwelling units allowed
	Affordable Housing: Up to 15% of base density	0.9 dwelling units allowed
		Total = 12 dwelling units per gross acre

XX-030 Regulations Common to All Uses

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	4,000 sq. ft.	
	Required Density	80% of net acres	
	Lot Width Circle	35 feet	
	Lot Frontage	20 feet	
	Setbacks • Front • Garage • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish	 • 15 feet • 18 feet • 5 ft./10 ft. • 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 Section ____, 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% of total lot area	
	Parking	2 spaces per dwelling unit	
Maximum	Lot Coverage for Structures	45% of total lot area	Maximum lot coverage for structures shall be 36% in the following neighborhoods: Education Hill, Idylwood, North Redmond, Overlake and Willows/Rose Hill.
	Impervious Surface	65% of total lot area	
	Building Height	36 feet	30 feet within Shorelines

XX R-6 Single-Family Urban Residential

XX-040 Allowed Uses and Special Regulations

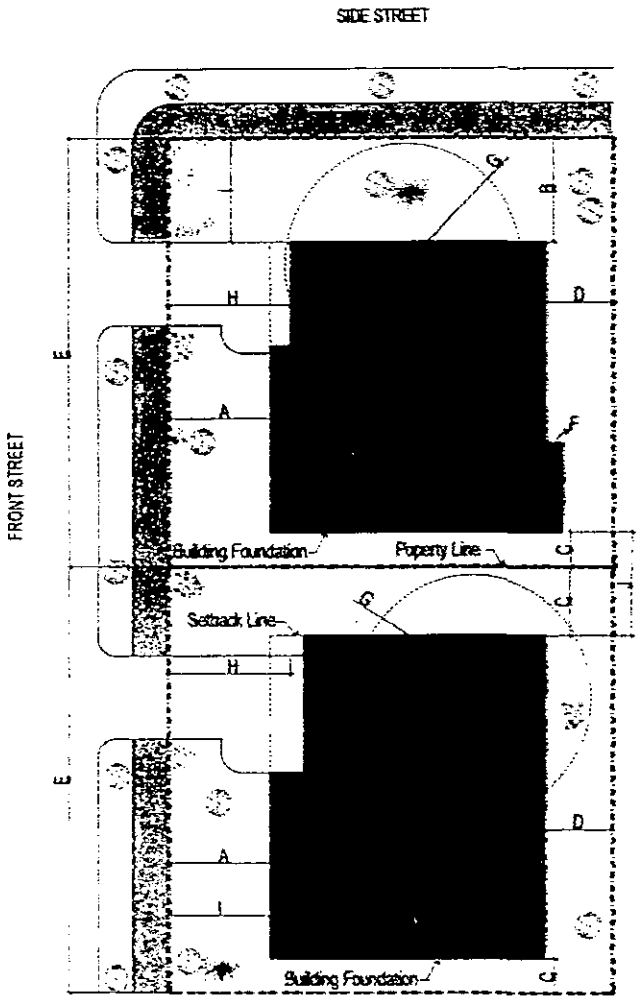
The following table contains special zoning regulations that apply to uses in the R-6 zone. To use the chart, first read down the left-hand column titled "Use". When you have located the use that interests you, read across to find regulations that apply to that use.

Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	
	Cottage	1. Permitted use only in Education Hill, Grass Lawn, North Redmond, and Willows/Rose Hill neighborhoods.
	Small-lot short plat	1. Permitted use only in Education Hill neighborhood. See Section ___ for additional requirements for small-lot short plats.
	Size-limited dwelling	
	Accessory dwelling unit (ADU)	1. See Section ___, 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.
	Attached dwelling unit, 2-4 units	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 project. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above. 2. Please see Section ___ for supplemental neighborhood regulations related to density, design, and review and decision procedures.
	Manufactured housing	1. See Section __ , Manufactured Housing, for specific regulations which may apply.
	Housing Services for the Elderly, including: • Retirement residence • Residential care facility • Adult family homes	1. Retirement residences are permitted through a subdivision or binding site plan. Otherwise, a Conditional Use Permit is required. See Section __, Retirement Residences, for specific regulations which may apply. 2. A Conditional Use Permit is required for Residential Care Facilities.
	Bed & Breakfast Inn	1. Permitted use if less than three rooms.
		Commercial

Section	Use	Special Regulations
	Home Business	1. See Section ___, Home Businesses, for specific regulations which may apply.
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ___ for specific regulations which may apply.
	Roadside produce stand	
		Arts, Entertainment & Recreation
	Community indoor recreation	1. Includes non-commercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
	Parks, open space, trails and gardens	1. Permitted if public or non-commercial. A Conditional Use Permit is required for commercial facilities.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required.
	Golf course and accessory uses	1. A Conditional Use Permit is required.
	Marine recreation	1. A Conditional Use Permit is required.
	Commercial swimming pool	1. A Conditional Use Permit is required.
		Education, Public Administration, Health Care, and Other Institutions
	Day care center	1. A Conditional Use Permit is required. See Section __, Day Care Centers, for specific regulations which may apply.
	Public safety	1. A Conditional Use Permit is required.
	Grade schools (K-12)	1. A Conditional Use Permit is required.
	Religious institution	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section __, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply.

XX R-6 Single-Family Urban Residential

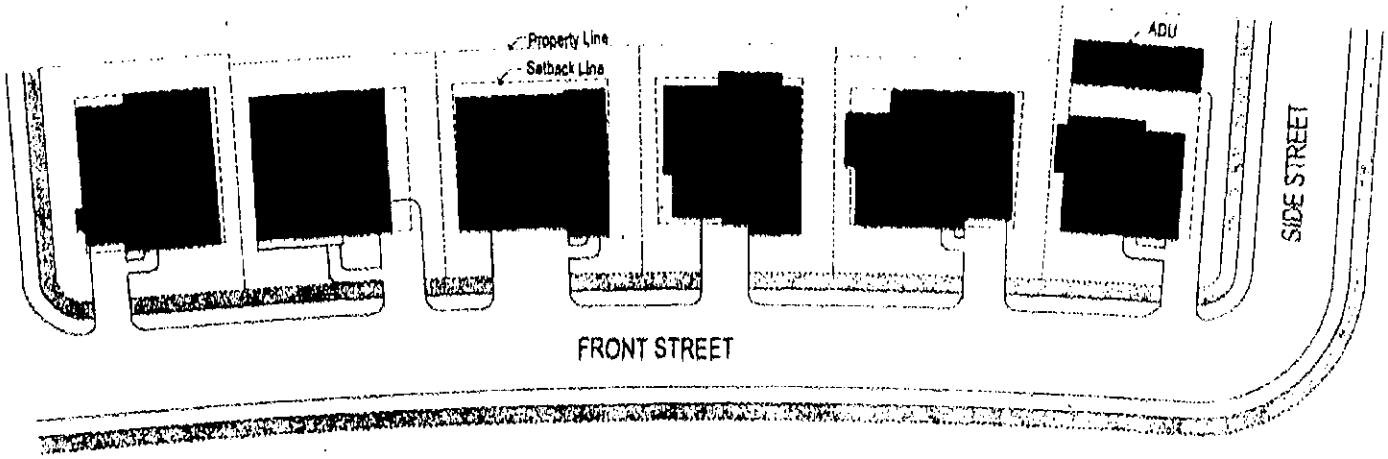
Section	Use	Special Regulations
		Transportation, Communication, Information, and Utilities
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Heliport	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Fixed wing float plane facility	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Pier, dock, float	1. See Section ___, In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure	1. See Section ___, Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Broadcast and relay towers	1. A Conditional Use Permit is required. See Section ___, Telecommunications for specific development requirements.
	Large satellite dish/amateur radio antenna	1. See Section ___, Telecommunications for specific development requirements.
	Wireless communication facility	1. See Section ___, Telecommunications for specific development requirements.
		Agriculture
	Crop production	
	Equestrian facility	1. A Conditional Use Permit is required.



TYPICAL SITE LAYOUT R-6

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 30'-0"
F	ALLOWED PROJECTION OF BUILDING STRUCTURES 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"

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



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

XX R-8 Single-Family Urban Residential

XX-010 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 non-residential uses are allowed.

XX R-8 Single-Family Urban Residential

XX-020 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% of base density	0.80 dwelling units allowed
	Affordable Housing: Up to 15% of base density	1.20 dwelling units allowed
		Total = 16 dwelling units per gross acre

XX-030 Regulations Common to All Uses

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	3,000 sq. ft.	
	Required Density	75% of net acres	
	Lot Width Circle	30 feet	
	Lot Frontage	20 feet	
	Setbacks • Front • Garage • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish	 • 10 feet • 18 feet • 5 ft. • 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 Section ____, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 16 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% of total lot area	

XX R-8 Single-Family Urban Residential

	Parking	1.2 spaces per studio dwelling unit 1.5 spaces per 1-bedroom dwelling unit 1.8 spaces per 2-bedroom dwelling unit 2.0 spaces per 3+-bedroom dwelling unit	
Maximum	Lot Coverage for Structures	50% of total lot area	
	Impervious Surface	70% of total lot area	
	Building Height	35 feet	30 feet within Shorelines

XX-040 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.

Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	
	Cottage	1. Permitted use only in Education Hill, Grass Lawn, North Redmond, and Willows/Rose Hill neighborhoods.
	Small-lot short plat	1. Permitted use only in Education Hill neighborhood. See Section ___ for additional requirements for small-lot short plats.
	Size-limited dwelling	
	Accessory dwelling unit (ADU)	1. See Section ___, 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.
	Attached dwelling unit, 2-4 units	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 Section ___ for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
	Manufactured housing	1. See Section ___, Manufactured Housing, for specific regulations which may apply.

XX R-8 Single-Family Urban Residential

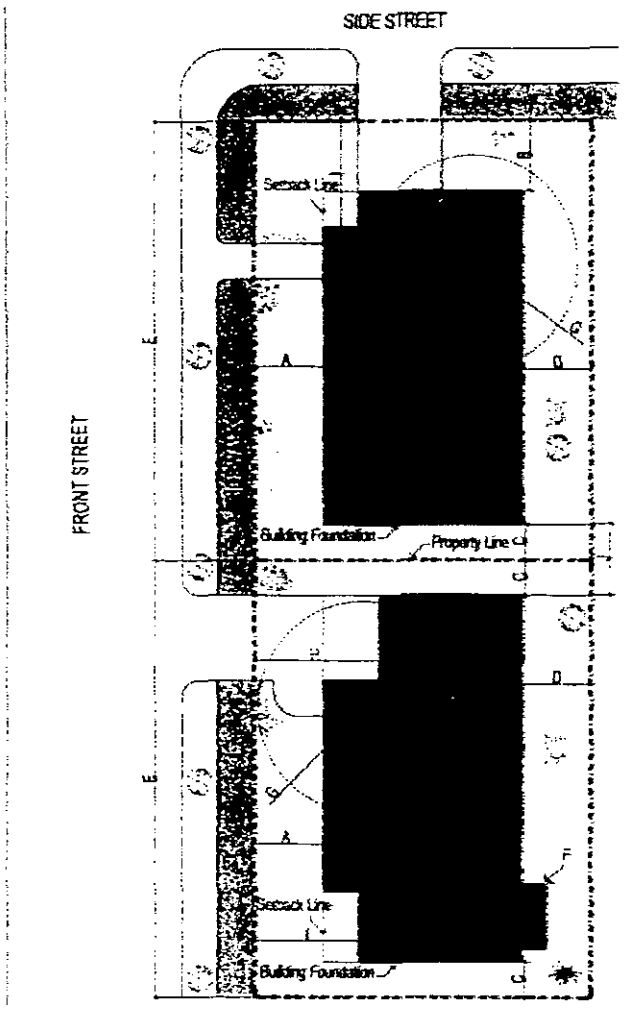
Section	Use	Special Regulations
	Housing Services for the Elderly, including: • Retirement residence • Residential care facility • Adult family homes	1. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See Section __, Retirement Residences, for specific regulations which may apply. 2. A Conditional Use Permit is required for Residential Care Facilities.
	Bed & Breakfast Inn	1. Permitted use if less than three rooms.
		Commercial
	Home Business	1. See Section ___, Home Businesses, for specific regulations which may apply.
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ___ for specific regulations which may apply.
	Roadside produce stand	
		Arts, Entertainment & Recreation
	Community indoor recreation	1. Includes non-commercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
	Parks, open space, trails and gardens	1. Permitted if public or non-commercial. A Conditional Use Permit is required for commercial facilities.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required.
	Golf course and accessory uses	1. A Conditional Use Permit is required.
	Marine recreation	1. A Conditional Use Permit is required.
	Commercial swimming pool	1. A Conditional Use Permit is required.

XX [redacted] R-6 Single-Family Urban Residential [redacted] [redacted]

Section	Use	Special Regulations
		Education, Public Administration, Health Care, and Other Institutions
	Day care center	1. A Conditional Use Permit is required. See Section __, Day Care Centers, for specific regulations which may apply.
	Public safety	1. A Conditional Use Permit is required.
	Grade schools (K-12)	1. A Conditional Use Permit is required.
	Religious Institution	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section __, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply.
		Transportation, Communication, Information, and Utilities
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Heliport	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Fixed wing float plane facility	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Pier, dock, float	1. See Section ___, In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure	1. See Section ___, Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Broadcast and relay towers	1. A Conditional Use Permit is required. See Section ___, Telecommunications for specific development requirements.
	Large satellite dish/amateur radio antenna	1. See Section ___, Telecommunications for specific development requirements.
	Wireless communication facility	1. See Section ___, Telecommunications for specific development requirements

XX R-8 Single-Family Urban Residential

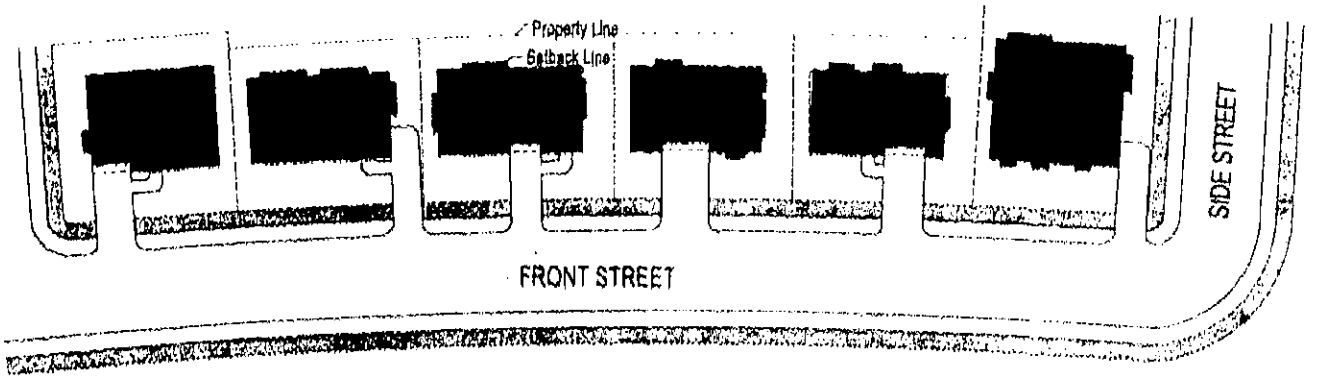
Section	Use	Special Regulations
		Agriculture
	Equestrian facility	1. A Conditional Use Permit is required.



TYPICAL SITE LAYOUT R-8

A	FRONT SETBACK MINIMUM [illegible]
B	SIDE STREET SETBACK MINIMUM [illegible]
C	SIDE INTERIOR SETBACK [illegible]
D	REAR SETBACK MINIMUM [illegible]
E	LOT FRONTAGE MINIMUM [illegible]
F	ALLOWED PROJECTION OF BUILDING EXTREMITIES INTO SETBACK
G	LOT [illegible] CIRCLE MINIMUM [illegible] (DIAMETER)
H	GARAGE SETBACK MINIMUM [illegible]
I	LOT [illegible] OPEN SPACE MINIMUM [illegible]
J	BUILDING SEPARATION MINIMUM [illegible]

THIS SKETCH REPRESENTS MAXIMUM ALLOWANCE FOR IMPERVIOUS SURFACE & SETBACKS



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

XX R-12 Multi-Family Urban Residential

XX-010 Purpose

The R-12 Multi-Family Urban Residential zone provides for multi-family 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 non-residential uses are allowed.

XX R-12 Multi-Family Urban Residential

XX-020 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% of base density	1.20 dwelling units allowed
	Affordable Housing: Up to 15% of base density	1.80 dwelling units allowed
		Total = 15 dwelling units per gross acre

XX-030 Regulations Common to All Uses

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	3,000 sq. ft.	
	Required Density	75% of net acres	
	Lot Width Circle	30 feet	
	Lot Frontage	20 feet	
	Setbacks • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish	• 10 feet • 5 ft.; 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 Section ____, 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% of total lot area	
	Parking	1.2 spaces per studio dwelling unit 1.5 spaces per 1-bedroom dwelling unit 1.8 spaces per 2-bedroom dwelling unit 2.0 spaces per 3+-bedroom dwelling unit	

XX [redacted] Multi-Family Urban Residential [redacted] [redacted]

Maximum	Lot Coverage for Structures	55% of total lot area	
	Impervious Surface	70% of total lot area	
	Building Height	45 feet	30 feet within Shorelines

XX-040 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.

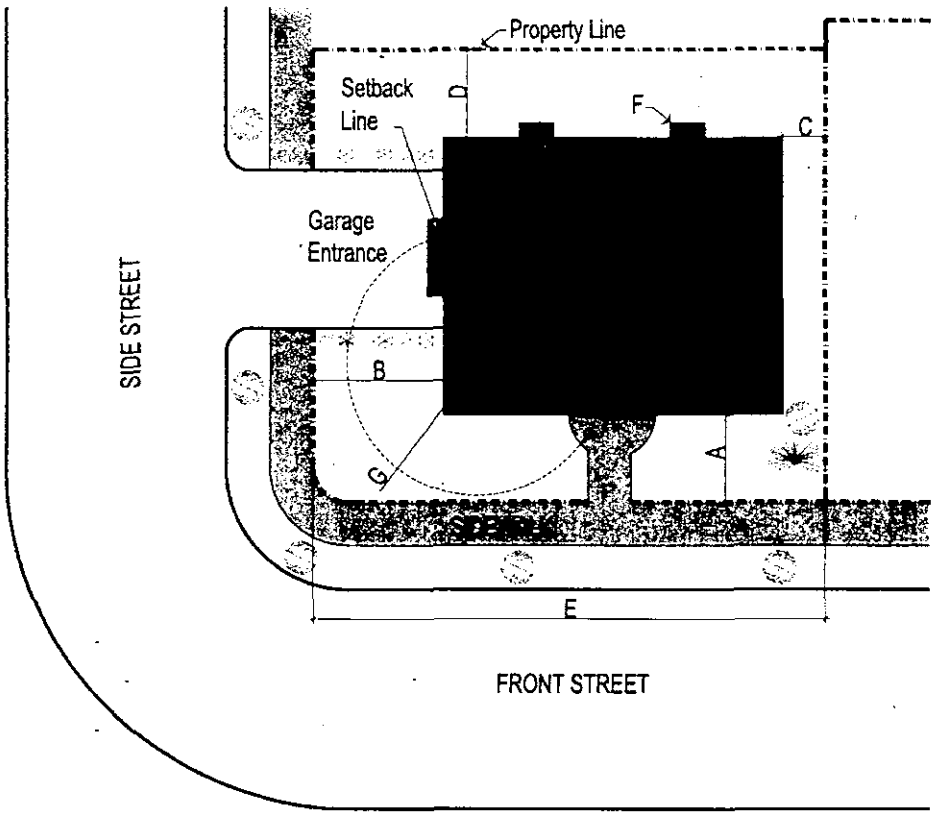
Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	
	Size-limited dwelling	
	Accessory dwelling unit (ADU)	1. See Section ___, Accessory Dwelling Units, for specific regulations which may apply.
	Attached dwelling unit, 2-4 units	1. Permitted use in all neighborhoods with the exception 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 Section ___ for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
	Multi-family structures	
	Manufactured housing	1. See Section __ , Manufactured Housing, for specific regulations which may apply.

XX R-12 Multi-Family Urban Residential

Section	Use	Special Regulations
	Housing Services for the Elderly, including: • Retirement residence • Residential care facility • Adult family homes • Long-term care facility	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 Section ___, 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.
		Commercial
	Home Business	1. See Section ___, Home Businesses, for specific regulations which may apply.
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ___ for specific regulations which may apply.
	Roadside produce stand	
		Arts, Entertainment & Recreation
	Community indoor recreation	1. Includes non-commercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
	Parks, open space, trails and gardens	1. Permitted if public or non-commercial. A Conditional Use Permit is required for commercial facilities.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required.
	Golf course and accessory uses	1. A Conditional Use Permit is required.
	Marine recreation	1. A Conditional Use Permit is required.
	Commercial swimming pool	1. A Conditional Use Permit is required.

XX [redacted] R-12 Multi-Family Urban Residential [redacted] [redacted]

Section	Use	Special Regulations
		Education, Public Administration, Health Care, and Other Institutions
	Day care center	1. A Conditional Use Permit is required. See Section __, Day Care Centers, for specific regulations which may apply.
	Public safety	1. A Conditional Use Permit is required.
	Grade schools (K-12)	1. A Conditional Use Permit is required.
	Religious Institution	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section __, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply.
		Transportation, Communication, Information, and Utilities
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Heliport	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Fixed wing float plane facility	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Pier, dock, float	1. See Section ___ , In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure	1. See Section ___ , Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Broadcast and relay towers	1. A Conditional Use Permit is required. See Section ___, Telecommunications for specific development requirements.
	Large satellite dish/amateur radio antenna	1. See Section ___, Telecommunications for specific development requirements.
	Wireless communication facility	1. See Section ___, Telecommunications for specific development requirements.



TYPICAL SITE LAYOUT R-12

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.

XX R-18 Multi-Family Urban Residential

XX-010 Purpose

The R-18 Multi-Family Urban Residential zone provides for multi-family 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 non-residential uses are allowed.

XX R-18 Multi-Family Urban Residential

XX-020 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% of base density	1.80 dwelling units allowed
	Affordable Housing: Up to 15% of base density	2.70 dwelling units allowed
		Total = 23 dwelling units per gross acre

XX-030 Regulations Common to All Uses

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	2,500 sq. ft.	
	Required Density	65% of net acres	
	Lot Width Circle	N/A	
	Lot Frontage	20 feet	
	Setbacks • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish	 • 10 feet • 5 ft. • 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% of total lot area	
	Parking	1.2 spaces per studio dwelling unit 1.5 spaces per 1-bedroom dwelling unit 1.8 spaces per 2-bedroom dwelling unit 2.0 spaces per 3+-bedroom dwelling unit	
Maximum	Lot Coverage for Structures	60% of total lot area	
	Impervious Surface	75% of total lot area	
	Building Height	45 feet	30 feet within Shorelines

XX R-18 Multi-Family Urban Residential

XX-040 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.

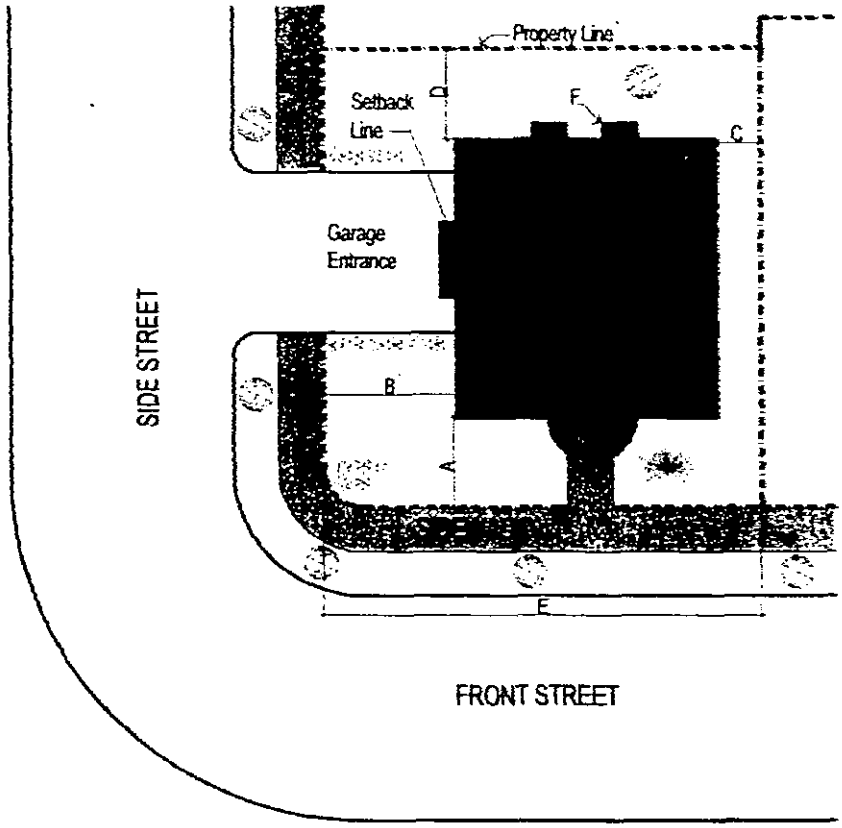
Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	
	Size-limited dwelling	
	Accessory dwelling unit (ADU)	1. See Section ___, Accessory Dwelling Units, for specific regulations which may apply.
	Attached dwelling unit, 2-4 units	1. Permitted use in all neighborhoods with the exception 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 Section ___ for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
	Multi-family structures	
	Manufactured housing	1. See Section __ , Manufactured Housing, for specific regulations which may apply.
	Housing Services for the Elderly, including: • Retirement residence • Residential care facility • Adult family homes • Long-term care facility	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 Section __, 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.
		Commercial
	Home Business	1. See Section ___, Home Businesses, for specific regulations which may apply.

XX R-18 Multi-Family Urban Residential

Section	Use	Special Regulations
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ___ for specific regulations which may apply.
	Roadside produce stand	
		Arts, Entertainment & Recreation
	Community indoor recreation	1. Includes non-commercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
	Parks, open space, trails and gardens	1. Permitted if public or non-commercial. A Conditional Use Permit is required for commercial facilities.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required.
	Golf course and accessory uses	1. A Conditional Use Permit is required.
	Marine recreation	1. A Conditional Use Permit is required.
	Commercial swimming pool	1. A Conditional Use Permit is required.
		Education, Public Administration, Health Care, and Other Institutions
	Day care center	1. A Conditional Use Permit is required. See Section __, Day Care Centers, for specific regulations which may apply.
	Public safety	1. A Conditional Use Permit is required.
	Grade schools (K-12)	1. A Conditional Use Permit is required.
	Religious Institution	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section __, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply.
		Transportation, Communication, Information, and Utilities

XX [redacted] Multi-Family Urban Residential [redacted] [redacted]

Section	Use	Special Regulations
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Heliport	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Fixed wing float plane facility	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Pier, dock, float	1. See Section ___, In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure	1. See Section ___, Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Broadcast and relay towers	1. A Conditional Use Permit is required. See Section ___, Telecommunications for specific development requirements.
	Large satellite dish/amateur radio antenna	1. See Section ___, Telecommunications for specific development requirements.
	Wireless communication facility	1. See Section ___, Telecommunications for specific development requirements.



TYPICAL SITE LAYOUT R-18

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 25'-0"
F	ALLOWED PROJECTION OF BUILDING EXTREMITIES INTO SETBACK

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

XX R-20 Multi-Family Urban Residential

XX-010 Purpose

The R-20 Multi-Family Urban Residential zone provides for multi-family 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 non-residential uses are allowed.

XX R-20 Multi-Family Urban Residential

XX-020 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% of base density	2.0 dwelling units allowed
	Affordable Housing: Up to 15% of base density	3.0 dwelling units allowed
		Total = 25 dwelling units per gross acre

XX-030 Regulations Common to All Uses

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	N/A	
	Required Density	65% of net acres	
	Lot Width Circle	N/A	
	Lot Frontage	30 feet	
	Setbacks • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish	 • 20 feet • 5 ft. • 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% of total lot area	
	Parking	1.2 spaces per studio dwelling unit 1.5 spaces per 1-bedroom dwelling unit 1.8 spaces per 2-bedroom dwelling unit 2.0 spaces per 3+-bedroom dwelling unit	
Maximum	Lot Coverage for Structures	60% of total lot area	
	Impervious Surface	75% of total lot area	
	Building Height	60 feet	30 feet within Shorelines

XX R-20 Multi-Family Urban Residential

XX-040 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.

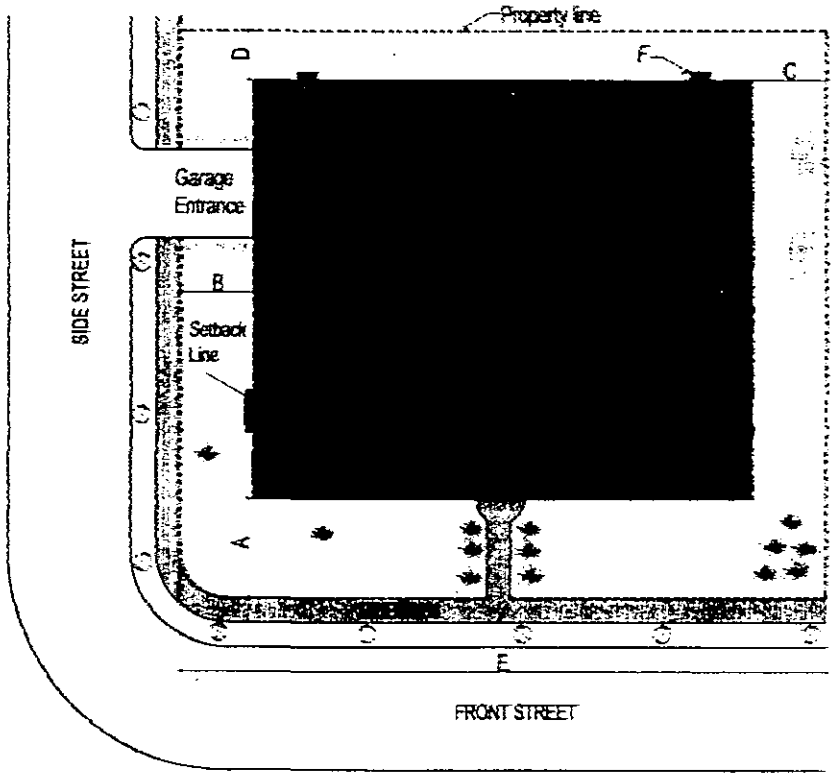
Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	
	Size-limited dwelling	
	Accessory dwelling unit (ADU)	1. See Section ___, Accessory Dwelling Units, for specific regulations which may apply.
	Attached dwelling unit, 2-4 units	1. Permitted use in all neighborhoods with the exception 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 Section ___ for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
	Multi-family structures	
	Manufactured housing	1. See Section __ , Manufactured Housing, for specific regulations which may apply.
	Housing Services for the Elderly, including: • Retirement residence • Residential care facility • Adult family homes • Long-term care facility	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 Section __, 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.
		Commercial
	Home Business	1. See Section ___, Home Businesses, for specific regulations which may apply.

XX R-20 Multi-Family Urban Residential

Section	Use	Special Regulations
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ___ for specific regulations which may apply.
	Roadside produce stand	
		Arts, Entertainment & Recreation
	Community indoor recreation	1. Includes non-commercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
	Parks, open space, trails and gardens	1. Permitted if public or non-commercial. A Conditional Use Permit is required for commercial facilities.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required.
	Golf course and accessory uses	1. A Conditional Use Permit is required.
	Marine recreation	1. A Conditional Use Permit is required.
	Commercial swimming pool	1. A Conditional Use Permit is required.
		Education, Public Administration, Health Care, and Other Institutions
	Day care center	1. A Conditional Use Permit is required. See Section __, Day Care Centers, for specific regulations which may apply.
	Public safety	1. A Conditional Use Permit is required.
	Grade schools (K-12)	1. A Conditional Use Permit is required.
	Religious institution	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section __, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply.
		Transportation, Communication, Information, and Utilities

XX R-20 Multi-Family Urban Residential

Section	Use	Special Regulations
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Heliport	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Fixed wing float plane facility	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Pier, dock, float	1. See Section ___ , In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure	1. See Section ___ , Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Broadcast and relay towers	1. A Conditional Use Permit is required. See Section ___, Telecommunications for specific development requirements.
	Large satellite dish/amateur radio antenna	1. See Section ___, Telecommunications for specific development requirements.
	Wireless communication facility	1. See Section ___, Telecommunications for specific development requirements.



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 EXTREMITIES INTO SETBACK

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

EXHIBIT R30

XX R-30 Multi-Family Urban Residential

XX-010 Purpose

The R-30 Multi-Family Urban Residential zone provides for multi-family residential neighborhoods on lands suitable for residential development with an allowed base density of 30 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 non-residential uses are allowed.

XX R-30 Multi-Family Urban Residential

XX-020 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% of base density	3.0 dwelling units allowed
	Affordable Housing: Up to 15% of base density	4.5 dwelling units allowed
		Total = 38 dwelling units per gross acre

XX-030 Regulations Common to All Uses

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	N/A	
	Required Density	65% of net acres	
	Lot Width Circle	N/A	
	Lot Frontage	30 feet	
	Setbacks • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish	 • 20 feet • 15 ft. • 15 feet • 10 feet • 4 feet • 35 feet	
	Building Separation	15 feet	
	Open Space	20% of total lot area	
	Parking	1.2 spaces per studio dwelling unit 1.5 spaces per 1-bedroom dwelling unit 1.8 spaces per 2-bedroom dwelling unit 2.0 spaces per 3+-bedroom dwelling unit	
Maximum	Lot Coverage for Structures	60% of total lot area	
	Impervious Surface	75% of total lot area	
	Building Height	60 feet	30 feet within Shorelines

XX R-30 Multi-Family Urban Residential

XX-040 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.

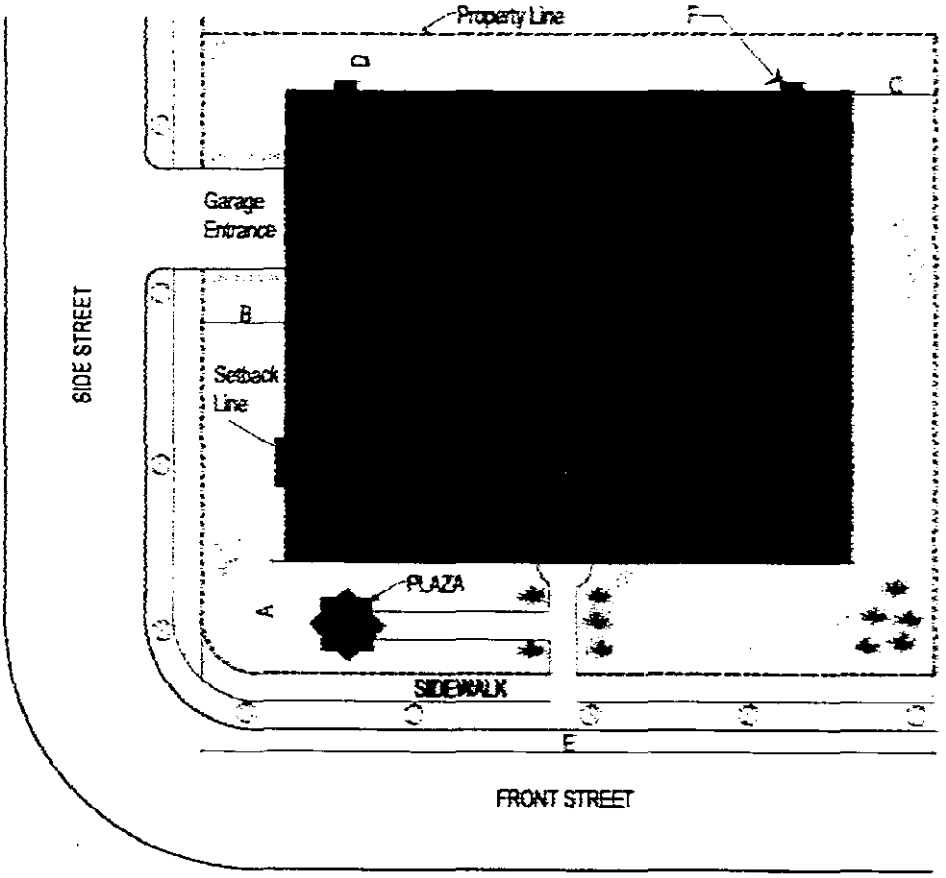
Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	
	Size-limited dwelling	
	Accessory dwelling unit (ADU)	1. See Section ___, Accessory Dwelling Units, for specific regulations which may apply.
	Attached dwelling unit, 2-4 units	1. Permitted use in all neighborhoods with the exception 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 Section ___ for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
	Multi-family structures	
	Manufactured housing	1. See Section __ , Manufactured Housing, for specific regulations which may apply.
	Housing Services for the Elderly, including: • Retirement residence • Residential care facility • Adult family homes • Long-term care facility	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 Section __, 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.
		Commercial
	Home Business	1. See Section ___, Home Businesses, for specific regulations which may apply.

XX R-30 Multi-Family Urban Residential

Section	Use	Special Regulations
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ___ for specific regulations which may apply.
	Roadside produce stand	
		Arts, Entertainment & Recreation
	Community indoor recreation	1. Includes non-commercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
	Parks, open space, trails and gardens	1. Permitted if public or non-commercial. A Conditional Use Permit is required for commercial facilities.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required.
	Golf course and accessory uses	1. A Conditional Use Permit is required.
	Marine recreation	1. A Conditional Use Permit is required.
	Commercial swimming pool	1. A Conditional Use Permit is required.
		Education, Public Administration, Health Care, and Other Institutions
	Day care center	1. A Conditional Use Permit is required. See Section __, Day Care Centers, for specific regulations which may apply.
	Public safety	1. A Conditional Use Permit is required.
	Grade schools (K-12)	1. A Conditional Use Permit is required.
	Religious institution	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section __, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply.
		Transportation, Communication, Information, and Utilities

XX R-30 Multi-Family Urban Residential

Section	Use	Special Regulations
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Heliport	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Fixed wing float plane facility	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Pier, dock, float	1. See Section ____ , In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure	1. See Section ____ , Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Broadcast and relay towers	1. A Conditional Use Permit is required. See Section ____, Telecommunications for specific development requirements.
	Large satellite dish/amateur radio antenna	1. See Section ____, Telecommunications for specific development requirements.
	Wireless communication facility	1. See Section ____, Telecommunications for specific development requirements.



TYPICAL SITE LAYOUT R-30

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

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

XX RA-5 Semi-Rural Residential

XX-010 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.

XX RA-5 Semi-Rural Residential

XX-020 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% of base density	0.10 dwelling units allowed
	Affordable Housing: Up to 15% of base density	0.15 dwelling units allowed
		Total = 1 dwelling unit per five gross acres

XX-030 Regulations Common to All Uses

	Regulation	Standard	Exceptions
Minimum	Average Lot Size	4.5 acres	
	Required Density	80% of net acres	
	Lot Width Circle	100 feet	
	Lot Frontage	20 feet	
	Setbacks • Front • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish	 • 30 feet • 30 ft. • 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 Section ____, Zero Lot Line Development for additional requirements.
	Building Separation	10 feet	Minimum building separation shall be 15 feet in the following neighborhoods: Education Hill, Idylwood, North Redmond, Overlake 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	
	Parking	2 spaces per dwelling unit	
Maximum	Lot Coverage for Structures	2.5% of total lot area	
	Impervious Surface Area	20% of total lot area	
	Building Height	35 feet	30 feet within Shorelines

XX [redacted] RA-5 Semi-Rural Residential [redacted] [redacted]

XX-040 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.

Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	
	Size-limited dwelling	
	Accessory dwelling unit (ADU)	1. See Section ____, Accessory Dwelling Units, for specific regulations which may apply.
	Manufactured housing	1. See Section ___ , Manufactured Housing, for specific regulations which may apply.
	Housing Services for the Elderly, including: • Residential care facility • Adult family homes	1. A Conditional Use Permit is required for residential care facilities.
	Bed & Breakfast Inn	1. No more than eight guest rooms are permitted.
		Commercial
	Home Business	1. See Section ____, Home Businesses, for specific regulations which may apply.
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ____ for specific regulations which may apply.
	Roadside produce stand	
		Arts, Entertainment & Recreation

XX RA-5 Semi-Rural Residential

Section	Use	Special Regulations
	Community indoor recreation	1. A Conditional Use Permit is required. Includes non-commercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
	Parks, open space, trails and gardens	1. Permitted if public or non-commercial. A Conditional Use Permit is required for commercial facilities.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required.
	Golf course and accessory uses	1. A Conditional Use Permit is required.
	Marine recreation	1. A Conditional Use Permit is required.
	Commercial swimming pool	1. A Conditional Use Permit is required.
		Education, Public Administration, Health Care, and Other Institutions
	Day care center	1. A Conditional Use Permit is required. See Section __, Day Care Centers, for specific regulations which may apply.
	Public safety	1. A Conditional Use Permit is required.
		Transportation, Communication, Information, and Utilities
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Heliport	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Fixed wing float plane facility	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Pier, dock, float	1. See Section ___, In-Water Structures for special height, setback and area requirements (SMP).

XX RA-5 Semi-Rural Residential

Section	Use	Special Regulations
	Water-oriented accessory structure	1. See Section ___, Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Large satellite dish/amateur radio antenna	1. See Section ___, Telecommunications for specific regulations which may apply.
	Wireless communication facility	1. See Section ___, Telecommunications for specific regulations which may apply.
		Agriculture
	Crop production	
	Equestrian facility	1. See Section ___, Animal Boarding, Kennels, Shelters, and Equestrian Facilities for specific regulations which may apply.
	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.
	Animal kennels	1. A Conditional Use Permit is required. See Section ___, Animal Boarding, Kennels, Shelters, and Equestrian Facilities for specific regulations which may apply.

EXHIBIT D RIN

XX Residential Innovative (RIN) Single-Family Urban Residential

XX-010 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.

XX-020 Regulations Common to All Uses

	Regulation	Site area of 30,600 sq. ft. or greater	Site area less than 30,600 sq. ft.
Dimensions	Average Lot Size	4,000 sq. ft.	7,000
	Required Density	80% of net acres	80% of net acres
	Lot Width Circle	35 feet	40 feet
	Lot Frontage	20 feet	20 feet
	Setbacks • Front • Garage • Side/Interior (each side) • Side Street • Rear • Alley • Lake Sammamish	 • 15 feet • 18 feet • 5 ft./10 ft. • 15 feet • 10 feet • 4 feet • 35 feet	 • 15 feet • 18 feet • 5 ft./10 ft. • 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% of total lot area	20% of total lot area
	Parking	2 spaces per dwelling unit	2 spaces per dwelling unit
Impervious Surface	Lot Coverage for Structures	35% of total lot area	35% of total lot area
	Impervious Surface	60% of total lot area	60% of total lot area
	Building Height	25 feet; 30 feet within Shorelines	25 feet; 30 feet within Shorelines

XX R[redacted]ential Innovative (RIN) Single-Family Urban Re[redacted]ial [redacted]

XX-030 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.

Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	
	Cottage	1. Permitted use only in Education Hill, Grass Lawn, North Redmond, and Willows/Rose Hill neighborhoods. 2. Cottage housing in the RIN zone shall comply with the requirements of Chapter 110, Cottage Housing Developments. Site requirements that may be applicable for cottage housing and are not specified in Chapter 110, such as average lot size, are provided by the zone summary for the R-6 zone, Division 20.
	Size-limited dwelling	
	Accessory dwelling unit (ADU)	1. See Section ___, 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.
	Attached dwelling unit, 2-4 units	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 Section ___ for specific neighborhood requirements related to density, design, and review and decision procedures.
	Manufactured housing	1. See Section __ , Manufactured Housing, for specific regulations which may apply.
	Housing Services for the Elderly, including: • Retirement residence • Residential care facility • Adult family homes	1. A Conditional Use Permit is required for Retirement Residences. See Section __, Retirement Residences, for specific regulations which may apply. 2. A Conditional Use Permit is required for Residential Care Facilities.
	Bed & Breakfast Inn	1 Permitted use if less than three rooms.
		Commercial

XX Residential Innovative (RIN) Single-Family Urban Residential

Section	Use	Special Regulations
	Home Business	1. See Section ___, Home Businesses, for specific regulations which apply to home businesses.
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ___ for specific requirements for family day care providers.
	Roadside produce stand	
		Arts, Entertainment & Recreation
	Community indoor recreation	1. Includes non-commercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
	Parks, open space, trails and gardens	1. Permitted if public or non-commercial. A Conditional Use Permit is required for commercial facilities.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required.
	Golf course and accessory uses	1. A Conditional Use Permit is required.
	Marine recreation	1. A Conditional Use Permit is required.
	Commercial swimming pool	1. A Conditional Use Permit is required.
		Education, Public Administration, Health Care, and Other Institutions
	Day care center	1. A Conditional Use Permit is required. See Section __, Day Care Centers, for specific requirements.
	Public safety	1. A Conditional Use Permit is required.
	Grade schools (K-12)	1. A Conditional Use Permit is required.
	Religious institution	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section __, Churches, Temples, Synagogues and Other Places of Worship, for specific requirements.

XX F[redacted]ntial Innovative (RIN) Single-Family Urban Res[redacted]ial [redacted]

Section	Use	Special Regulations
		Transportation, Communication, Information, and Utilities
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Heliport	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section ___, Heliports and Float Plane Facilities.
	Fixed wing float plane facility	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section ___, Heliports and Float Plane Facilities.
	Pier, dock, float	1. See Section ___, In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure	1. See Section ___, Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Broadcast and relay towers	1. A Conditional Use Permit is required. See Section ___, Telecommunications for specific development requirements.
	Large satellite dish/amateur radio antenna	1. See Section ___, Telecommunications for specific development requirements.
	Wireless communication facility	1. See Section ___, Telecommunications for specific development requirements.
		Agriculture
	Crop production	
	Equestrian facility	1. A Conditional Use Permit is required.

URBAN RECREATION

10	**Urban Recreation Zone**
10-010	Zone Summary
10-020	Allowed Uses
10-030	Accessory Uses.
10-040	Site Development Requirements
10-050	Location of Structures
10-060	Special Use Standards for Recreational Uses
10-070	Agricultural Practices Notice

10 Urban Recreation Zone.

10-010 Zone Summary

10-020 Allowed Uses

(1) The Zone Summary for the Urban Recreation Zone lists the permitted and conditional uses allowed in the zone. These uses were selected on the basis that they would generally not be adversely affected by natural hazards and would have minimal impact on the natural resources of the area, especially agricultural soils not used for nonagricultural urban uses, and would not place high demands on transportation, water, or sewer systems. Uses that are not listed are prohibited. All uses shall comply with the other applicable requirements of the Zoning Code.

10-030 Accessory Uses

(1) Accessory uses shall be permitted in conjunction with an allowed use. Accessory uses may include, but are not limited to, equipment storage, outbuildings, fences, and parking (unless otherwise excluded by another provision of the Zoning Code, such as Section 20D.150.030, Table 1 - Shoreline Environments, Permitted Uses and Activities).

(2) Accessory uses shall meet the requirements of this chapter and all related requirements of the Zoning Code. The primary allowed use shall be maintained during the time any accessory use is maintained.

10-040 Site Development Requirements

All uses and structures in Urban Recreation zone shall comply with the applicable requirements of the Site Development Requirements Table in the Zone Summary.

10-050 Location of Structures

In order to reduce lengthy public facility or road extensions, buildings on a single development site shall be clustered together, provided that the separation requirements of the City's Building and Construction Code, Title 15 RMC, shall be met.

10-060 Special Use Standards for Recreational Uses

Within the Urban Recreation zone, recreation uses which require a conditional use permit and accessory restaurants shall comply with the following requirements:

(1) The buildings and parking areas shall be sited in locations least likely to block or interrupt scenic vistas from public areas and to minimize impacts on uses on adjacent properties.

(2) Parking and storage areas shall be screened from the Sammamish River trail which is located on both the east and west sides of the Sammamish River.

(3) No uses shall be externally illuminated by artificial light except for parking lot lighting, safety lighting near buildings, and outdoor recreational uses. Outdoor recreational uses shall not be illuminated by artificial light from 11:00 p.m. to 8:00 a.m. Lighting shall be designed and constructed to minimize glare and prevent glare and light from intruding on neighboring properties.

(4) Amusement parks, water slides, miniature golf courses, motorized or non-motorized race tracks, and uses similar to any of these uses shall be prohibited within the Urban Recreation zone.

(5) Publicly owned buildings of less than 1,000 square feet gross floor area that serve trails and trail parking lots may be located within the 200 foot buffer of the Sammamish River, provided they are at least 70 feet away from the ordinary high water mark of the Sammamish River.

10-070 Agricultural Practices Notice

To protect agricultural uses from nuisance lawsuits and reduce potential land use conflicts, a statement describing the nature of the agricultural uses shall be recorded with the property. All approved plats, development permits, and building permits within 500 feet of land used for agricultural uses or vacant land within the Urban Recreation zone shall include the following notice:

The property covered by this approval is located in or near an area where agricultural uses are allowed. A variety of commercial and agricultural activities may occur which are not compatible with some development.

EXHIBIT E UR

XX UR – Urban Recreation

XX-010 Purpose

The Urban Recreation zone is meant to provide for limited urban uses on lands inappropriate for more intense urban development due to: (1) extensive environmentally critical areas, natural hazards, or significant natural or cultural resources; and (2) extreme cost or difficulty in extending public facilities. This zone provides for suitable urban uses, such as recreational uses needed to serve Redmond and the region.

XX-020 Regulations Common to All Uses

	Regulation	Standard	Exceptions
Minimum	Lot Area per Dwelling Unit	10 acres	Not applicable to accessory dwelling units.
	Building Site Circle	100 feet in diameter	
	Lot Frontage	300 feet	
	Setbacks • Front • Rear • Side	 • 30 feet • 40 feet • 40 feet for each side	
	Building Separation	20 feet	Not applicable to accessory structures on the same lot as the primary structure.
	Open Space	20%	
Maximum	Number of Dwelling Units per Acre	0.10	Not applicable to accessory dwelling units.
	Impervious Surface	10%	
	Building Height	35 feet	30 feet within Shorelines

XX-030 Allowed Uses and Special Regulations

The following table contains special zoning regulations that apply to uses in the UR 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.

Section	Use	Special Regulations
		Residential
010	Detached dwelling unit	1. Permitted use only for dwelling units occupied by those engaged in crop production on the property or operating a stable on the property and accessory dwelling units.
	Accessory dwelling unit (ADU)	1. One accessory dwelling unit is allowed for each allowed housing unit. The accessory dwelling unit shall comply with Section ___, Accessory Dwelling Units.

XX UR – Urban Recreation

Section	Use	Special Regulations
		Commercial
	Home Business	1. See Section ___, Home Businesses, for specific regulations which apply to home businesses.
	Family day care provider	1. Family day care providers are permitted as home businesses. See Section ___ for specific requirements for family day care providers.
	Roadside produce stand	
	Bed & Breakfast Inn	1. Permitted use for Inns with two rooms or less. Conditional Use Permit is required for Inns with three to eight rooms.
		Arts, Entertainment & Recreation
	Parks, open space, trails and gardens	1. See Section ___, Special Use Standards for Recreational Uses, for specific regulations which may apply to recreational uses.
	Golf course and other accessory uses; marine recreation; commercial swimming pools	1. A Conditional Use Permit is required. 2. See Section ___, Special Use Standards for Recreational Uses, for specific regulations which may apply to recreational uses.
	Athletic, sports, and play fields	1. A Conditional Use Permit is required. 2. See Section ___, Special Use Standards for Recreational Uses, for specific regulations which may apply to recreational uses.
		Transportation, Communication, Information, and Utilities
	Local utilities	
	Regional utilities	1. A Conditional Use Permit is required.
	Broadcast and relay towers	1. A Conditional Use Permit is required. See Section ___, Telecommunications for specific development requirements.
	Large satellite dish/amateur radio antenna	1. See Section ___, Telecommunications for specific development requirements.

XX UR – Urban Recreation

Section	Use	Special Regulations
	Wireless communication facility	1. See Section ___, Telecommunications for specific development requirements.
		Agriculture
	Crop production	
	Equestrian facility	
	Animal production	