

• Amended by AM No. 99-192, Adopted September 1, 2009: With regard to 20C.70.30-030, 20C.70.30-040, and 20C.70.30-060, Ordinance No. 2463 does not repeal code that was adopted through Ordinance No. 2447, nor does it reinstate code that was repealed through Ordinance No. 2447.

ORDINANCE NO. 2447

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE TO REPEAL REDMOND COMMUNITY DEVELOPMENT GUIDE (RCDG) 20C.30.50 CLUSTERING, RCDG 20C.30.105 PLANNED RESIDENTIAL DEVELOPMENTS, RCDG 20C.50.30-070 PLANNED COMMERCIAL DEVELOPMENTS, RCDG 20C.60.60 PLANNED COMMERCIAL DEVELOPMENTS, RCDG 20C.70.45-030 EAST LAKE SAMMAMISH PARKWAY COMMERCIAL AREA, AND RCDG 20F.40.90 PLANNED DEVELOPMENTS; ADOPTING A NEW DIVISION OF CHAPTER 20C.30 RCDG, "GREEN BUILDING AND GREEN INFRASTRUCTURE INCENTIVE PROGRAM;" ADOPTING A NEW CHAPTER TO TITLE 20D RCDG, "MASTER PLANNED DEVELOPMENT;" AND ADOPTING A NEW DIVISION OF CHAPTER 20F.40, "MASTER PLANNED DEVELOPMENT;" AND AMENDING SEVERAL RELATED PARTS OF THE RCDG, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 2004 the City undertook a major update to its Comprehensive Plan consistent with planning obligations under the Growth Management Act; and

WHEREAS, as part of that update, the City adopted policies NE-8, NE-9, and NE-10, directing the City to support sustainable development, and encourage environmentally construction practices and low impact development by offering incentives and flexibility; and

WHEREAS, the Mayor and City Council in response to community comment directed City staff to review regulations related to Planned Residential Developments; and

WHEREAS, in 2007 the City completed an update to the Overlake Neighborhood Plan; and

WHEREAS, the adopted Overlake Neighborhood Plan and regulations specific to the Overlake neighborhood require applicants for sites three acres in size and larger to complete Master Plans in conjunction with land use permit applications; and

WHEREAS, the City Council has in the past determined that certain other portions of the City should be master planned; and

WHEREAS, the Growth Management Act (36.70A RCW) stipulates that development regulations must implement Comprehensive Plans; and

WHEREAS, on September 3, 2008, the City provided 60-day notice to state agencies reviewing Comprehensive Plan and development regulation updates of this proposed amendment; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on September 9, 2008, for the proposed amendment; and

WHEREAS, the Planning Commission conducted a public hearing beginning on October 22, 2008, and ending on November 12, 2008, to receive public comment on the proposed amendment; and

WHEREAS, the Planning Commission concluded that the regulations included herein 1) address Comprehensive Plan policies directing the City to encourage green building and the use of green infrastructure, 2) address concerns that the Planned Residential Development does not respond to current public policy objectives while retaining elements of the Planned

Residential Development that continue to have value, and 3) are consistent with policies calling for the City to provide flexibility in site standards while maintaining predictability for applicants and neighbors in the development review process; and

WHEREAS, this ordinance maintains the ability to use master planning techniques in order to maintain consistency with other policies of the Comprehensive Plan; and

WHEREAS, the City Council held a public meeting to review the proposed amendment on January 27, 2009; and

WHEREAS, the City Council believes it is important to move ahead with this ordinance, but recognizes that the City is now initiating a comprehensive review and rewrite of the Redmond Community Development Guide, and that such a rewrite will supersede this ordinance; and

WHEREAS, the City of Redmond desires to amend the Redmond Municipal Code, Redmond Community Development Guide, to update its residential development regulations to incorporate incentives for providing green building and green infrastructure, and update related regulations for consistency.

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

Section 1. Findings and Conclusions. The City Council hereby adopts the findings and conclusions contained in the

Planning Commission Report dated December 3, 2008, including all related attachments and exhibits to that report.

Section 2. Portions of the Redmond Community Development Guide Repealed. The following chapters, divisions, and sections of the Redmond Community Development Guide are hereby repealed: RCDG 20C.30.50 Clustering, RCDG 20C.30.105 Planned Residential Developments, RCDG 20C.30.50-070 Planned Commercial Developments, RCDG 20C.60.60 Planned Commercial Developments, RCDG 20C.70.45-030 East Lake Sammamish Parkway Commercial Area, and RCDG 20F.40.90 Planned Developments.

Section 3. New portions of the Redmond Community Development Guide Enacted. The regulations contained in Part 1 of Exhibit 1 to this ordinance, incorporated herein as if set forth in full, are hereby enacted.


Section 4. Amendments to portions of the Redmond Community Development. Portions of the Redmond Community Development Guide are hereby amended as shown in Part 2 of Exhibit 1 to this ordinance.

Section 5. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 6. Effective Date. This ordinance shall take effect 30 days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 3rd day of March, 2009.

CITY OF REDMOND


MAYOR JOHN MARCHIONE

ATTEST:


MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

FILED WITH THE CITY CLERK:	February 25, 2009
PASSED BY THE CITY COUNCIL:	March 3, 2009
SIGNED BY THE MAYOR:	March 3, 2009
PUBLISHED:	March 9, 2009
EFFECTIVE DATE:	April 8, 2009
ORDINANCE NO. <u>2447</u>	

PASSED (6-1): YES - Allen, Cole, Carson, Margeson, McCormick and Vache, NO - Myers

Exhibit 1: Planning Commission Recommended Regulations with Council Changes

PART 1: NEW REGULATIONS

20C.30.XX Green Building and Green Infrastructure Incentive Program

20C.30.XX-010 Purpose
20C.30.XX-020 Applicability
20C.30.XX-030 Required Elements
20C.30.XX-040 Techniques & Incentives
20C.30.XX-050 Techniques Explained
20C.30.XX-060 Incentives Explained
20C.30.XX-070 Neighborhood Requirements

20C.30.XX-010 Purpose.

The purposes of these provisions are to 1) reduce the negative impact of residential development on the natural environment, 2) reduce development costs related to construction and the provision of utilities, and 3) 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.

City staff shall complete a report to the Planning Commission 1.5-2 years, 3.5-4 years, and 5.5-6 years after the effective date of these regulations. The report shall at a minimum 1) list what projects have been permitted and/or built under this division, 2) list projects pursuing permits under this division, 3) analyze the effectiveness of this incentive program based on the frequency of its use compared to use of standard zoning regulations, and 4) make recommendations to improve the effectiveness of the incentive program.

20C.30.XX-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 entitlement, such as a subdivision, binding site plan, or site plan entitlement.
- (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 RCDG 20C.30.25, or specified in any neighborhood plan (see Chapter 20C.70 RCDG). 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.

20C.30.XX-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, non-invasive 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 offsite 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 (a) above 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 RCDG 20C.30.XX-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 onsite 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."

20C.30.XX-040 Techniques & Incentives

Techniques and Incentives Table. The table below summarizes the sustainable development techniques for which points are awarded, and the incentives toward which points may be used. Following the table, sections 20C.30.XX-050 and 20C.30.XX-060 explain the techniques and incentives in detail. Definitions and descriptions of onsite 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	Incentive	Points Required
1. Site assessment	2 (when optional)	1. Sustainable development award	0
Assessments plus identification of amenities	1 additional	2. Priority building permit processing	0
2. Green Building Certification		3. Online and print recognition	2
3-star/LEED certified	1	4. Unit type flexibility	
4-star/LEED silver	2	Duplex	3
5-star/LEED gold	3	Triplex	4
3. Drought-tolerant landscaping	1	Fourplex	5
4. Native vegetation retention ²		5. Lot size reduction	
20%	1	15%	2
30%	2	25%	3
50%	3	30%	4
5. Native soil preservation ¹	1	6. Density bonus	
6. Native soil restoration ^{1,2}	2	5%	3
7. Impervious Surface Area Reduction		10%	5
10%	1	7. Clustered Node	4
20%	2	8. Alternative road standard	2
8. Permeable materials		<p><i>Note: stormwater infrastructure requirements are based in part on impervious area. Use of the techniques at left is likely to reduce infrastructure costs – an additional incentive.</i></p>	
50%	1		
100%	2		
9. Green (vegetated) roofs			
25% of roof area	1		
50% of roof area	2		
10. Roof rainwater collection	1		
11. Minimal excavation foundation	3		
12. Bioretention or infiltration			
50% detained or infiltrated	1		
75% detained or infiltrated	2		
100% detained or infiltrated	3		

¹ Applicants may pursue the native soil preservation technique or native soil restoration technique, but not both.

² 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 5% density bonus; native soil restoration and native vegetation retention at the 50% level are both required to use the 10% density bonus.

20C.30.XX-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. (3 points possible)

(a) In addition to the required site review described in RCDG 20C.30.XX-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 RCDG 20C.30.XX-030(2)). When this technique is optional, it shall be worth 2 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 (a)

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above will be used as amenities for future residents. This shall at a minimum include identification of open space tracts, non-motorized trail corridors, or both, that would not ordinarily be required. (1 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 units are certified
	BuiltGreen 4-star/LEED for Homes silver	2 if all units are certified
	BuiltGreen 5-star/LEED for Homes gold ¹	3 if 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 silver ²	2 if all buildings are certified
	BuiltGreen 5-star/LEED for New Construction gold ^{2,3}	3 if all buildings are certified

¹ One unit or 20% 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% 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. (1 point)
- (a) All required street and open space tract landscaping areas shall be landscaped with drought tolerant, non-invasive 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 (b) below, are specifically exempt from this requirement. In those areas, the use of non-invasive 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% of the planted area in the front yard 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 professional.
- (4) Native vegetation retention. Twenty percent (20%) (1 point), 30% (2 points), or 50% (3 points) of the native vegetation area (native vegetation is defined in RCDG 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 (c) above.
- (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 (50%), 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. (1 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. (2 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) above, or this subsection, but not both.
- (7) Impervious surface area reduction. Maximum impervious surface area created through a residential development proposal pursuant to RCDG 20C.30.25-140, Site Requirements Chart and Flexibility, shall be reduced by either at least 10 percentage points (1 point) or at least 20 percentage points (2 points) of the total site area (e.g. maximum impervious surface in the R-4 zone would be reduced from 60% to 50% for 1 point or 40% for 2 points). Impervious surface area may be calculated on a development-wide basis to provide lot-by-lot flexibility, per RCDG 20C.30.25-110(3).
- (8) Permeable materials use to reduce effective impervious surface area.
- (a) Permeable materials shall be used for 50% (1 point) or 100% (2 points) of proposed impervious surfaces, including but not limited to patios, walkways, sport courts, and sidewalk areas, subject to the provisions in subsections (b) through (d) below.
- (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 1 point per 1,000 square feet; the next 20,000 square feet of green roof area shall earn 1 point per 2,000 square feet; thereafter applicants shall earn 1 point when designed for 25% of total project roof area and 2 points when designed for at least 50% of total project roof area.
- (10) Roof rainwater collection. (1 point)
- (a) Rainwater from all roofs shall be collected for non-potable 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 1 point per structure; the next 20 structures constructed using minimal excavation foundations shall earn 1

point per two structures; thereafter developments incorporating minimal excavation foundations for all residential structures shall earn 3 points.

(12) Bioretention or Infiltration.

- (a) Where soils permit infiltration, infiltration elements shall infiltrate at least 50% (1 point), 75% (2 points) or 100% (3 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% (1 point), 75% (2 points) or 100% (3 points) of the 6-month storm.

20C.30.XX-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 to not grant an award in a given year. (0 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. (0 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. (2 points)
- (4) Unit type flexibility. (3 points for incorporating duplexes; 4 points for duplexes and/or triplexes; 5 points for duplexes, triplexes, and/or fourplexes)
 - (a) Duplexes, triplexes, and fourplexes may be included in proposed subdivisions as permitted uses.
 - (b) Such structures shall comply with RCDG 20C.30.70, Multiplex Housing, 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 multiplex 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 multiplex dwellings.
- (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%, depending on the number of points used, according to the table in RCDG 20C.30.XX-040. The proposed average lot size of all lots included in a development shall define all other site requirements (as shown in RCDG 20C.30.25-140) with the exception of provisions relating to allowed density, which shall remain with the underlying zone, and of provisions otherwise modified by this division. For example, a subdivision in an R-4 zone with an average lot size of 4,900 square feet would be subject to the site requirements, with the noted exceptions, of an R-5 zone since that is the nearest zone to which the average lot size would apply. (2 points for 15% lot size reduction; 3 points for 25%; 4 points for 30%)
- (6) Density bonus. Eligible developments shall be permitted a 5% or 10% 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. (3 points for up to 5% density bonus; 5 points for up to 10%)
- (7) Clustered node. Applicants may propose clusters of up to three residential structures containing no more than five dwelling units. Clusters may include duplexes or triplexes, but not fourplexes.
 - (a) Structures within nodes shall be subject to six-foot building separation requirements rather than citywide or neighborhood-wide building separation or setback requirements. 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. (4 points)
- (8) Alternative road standard. Applicants may design and construct local access streets according to the Green Infrastructure road standard located in Appendix 20D-3 of the Redmond Community Development Guide. When this road standard is used, 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. (2 points)

20C.30.XX-070 Neighborhood & Supplemental Requirements

- (1) Nothing in this division shall supersede neighborhood-specific regulations or neighborhood plan policies and objectives except where specifically noted.
- (2) Where not already required through neighborhood regulations, single-family developments proposed through this division must meet residential architectural and site design standards for the Grass Lawn neighborhood, specified in RCDG 20C.70.25-040 and 20C.70.25-050.

20D.XX Master Planned Development

20D.XX.10 Master Planned Development

- 20D.XX.10-010 Purpose
- 20D.XX.10-020 Applicability
- 20D.XX.10-030 Scope of Approval
- 20D.XX.10-040 Decision Criteria
- 20D.XX.10-050 Procedures

20D.XX.10-010 Purpose

- (1) General. This section establishes standards and criteria for Master Planned Developments (MPDs). The process allows for development to occur in phases where coordination of public facilities is needed, when a master plan is needed to determine how best to develop the area, when a master plan is needed to integrate various uses, or when multiple ownerships are to be coordinated into a unified development.
- (2) The MPD approval establishes conditions with which all concurrent and subsequent land use approvals implementing the MPD shall comply. Conditions of approval provide assurances that infrastructure and public services associated with the MPD will be provided in a timely manner and

that open space and recreation areas will be tailored to the MPD site. The MPD process provides long-term guidance for a large area so that the continuity of the overall development is maintained.

- (3) When MPDs are optional, they do not vest to development regulations in place at the time of application. Applicants wishing to pursue vesting for large and/or complex projects should pursue a Development Agreement, described in RCW 36.70B.

20D.XX.10-020 Applicability

- (1) MPDs are allowed in all zones for projects encompassing at least three acres (for multi-family, commercial, and mixed-use) or fifty dwelling units (for single-family). MPDs are required in the Overlake Village Subarea for all projects encompassing at least three acres, in the East Sammamish Valley area pursuant to RCDG 20C.70.40-020, and in the Southeast Redmond neighborhood pursuant to RCDG 20C.70.45-010; MPDs in the Overlake Village Subarea are optional for projects encompassing less than three acres, regardless of proposed land uses. Where MPDs are required, they must be completed in conjunction with a Development Agreement, described in RCW 36.70B, to vest to development regulations in place at the time of the agreement.
- (2) Property included in an MPD must be under the same ownership or a signed agreement must establish control over multiple ownerships.

20D.XX.10-030 Scope of Approval

General. The MPD approval shall constitute a limitation on the use and design of the site unless modified pursuant to RCDG Title 20F, Administration and Procedures. MPD review procedures are described in detail in RCDG 20F.40.90.

- (1) Approval Time Frame for MPDs located in the Overlake Village Subarea and for MPDs greater than 10 acres located in Downtown. Development plans may include multiple phases to be developed successively over a period of no more than 10 years. If after 10 years uncompleted phases remain, the applicant may request of the Technical Committee one extension of no more than five years. The Technical Committee may grant the extension if the applicant demonstrates economic hardship, change of ownership, unanticipated construction and/or site design problems, or other circumstances beyond his/her control determined acceptable by the Technical Committee. After no more than 15 years from the original MPD approval, the MPD approval shall expire.
- (2) Approval Time Frame for all other MPDs. Development plans may include multiple phases to be developed successively over a period of no more than five years. If after five years uncompleted phases remain, the applicant may request of the Technical Committee one extension of no more than five years. The Technical Committee may grant the extension if the applicant demonstrates economic hardship, change of ownership, unanticipated construction and/or site design problems, or other circumstances beyond his/her control determined acceptable by the Technical Committee. After no more than ten years from the original MPD approval, the MPD approval shall expire.
- (3) MPD and Subdivision. An MPD that requires platting shall not receive final plat approval until the City has granted an MPD approval. No building, construction or other permits shall be issued within an MPD until the City has issued the MPD approval.
- (4) Approval Process. The approval process includes the City's review and consideration of the general project concept, including its intensity and overall design. Each land use entitlement associated with the MPD would then relate to specific site and development requirements as defined by the approval and the Community Development Guide.

20D.XX.10-040 Decision Criteria

- (1) All elements of the MPD shall support and be consistent with the Redmond Community Development Guide and all applicable Comprehensive Plan policies.

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- (2) MPDs proposed in the Overlake Village Subarea shall be consistent with the Overlake Village Master Plan and Implementation Strategy and shall include the items listed in RCDG 20C.45.50-030, Table 1, Item 3.
- (3) All other MPDs shall include the items listed below.
 - (a) A design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations;
 - (b) Conceptual site plan indicating all proposed land uses;
 - (c) Transportation and circulation plan indicating the layout and conceptual design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plan view and cross section for streets (cross sections only required for projects in the Downtown);
 - (d) Location of proposed space for parks, open space and any cultural facilities
 - (e) Phasing plan describing anticipated timeframes for development, and showing that completion of affordable housing shall be commensurate with the progress on the construction of the development;
 - (f) Location of any environmentally sensitive areas;
 - (g) Landscape and tree retention concepts, including consideration of the health and structural stability of retained trees, as determined by an arborist report;
 - (h) Preliminary plan indicating required connections to adjacent properties for transportation and open space systems;
 - (i) Overall approach to sustainable design, including consideration of the use of environmentally sustainable materials such as permeable pavement, where possible; and,
 - (j) Preliminary plan for other major infrastructure improvements.
- (4) *This chapter does not modify site requirements or design guidelines that would ordinarily apply to projects developed in the underlying zone.*

20D.XX.10-050 Procedures

See RCDG 20F.40.90, Planned Developments

20F.40.90 Master Planned Development

20F.40.90-010 Master Planned Development

- (1) Master planned developments (MPDs) in the Overlake Village Subarea shall follow the procedures established in 20C.45.50-050 Table 1. Applicants shall host a public meeting to gather public input prior to the applicant making a formal application for the underlying land use entitlement.
- (2) MPDs that are larger than 10 acres and located in Downtown shall follow a Type V process described in RCDG 20F.30.50.
 - (a) A recommendation from the Design Review Board shall be required.
 - (b) A public meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use entitlement.
 - (c) MPD approval extensions, and MPD amendments that meet the criteria for administrative modifications, shall be reviewed under RCDG 20F.40.25, Administrative Modifications. Approval

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extensions may be granted for up to ten years, but shall not extend beyond fifteen years after the original MPD approval date.

- (d) Amendments that do not meet the criteria for administrative modifications shall follow a Type V process and shall be consistent with subsections (a) and (b) above.
- (3) All other Master Planned Developments shall follow the process that is followed for the underlying land use entitlement. For example, an MPD that accompanies a preliminary plat would follow a Type III process.
- (a) A public meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use entitlement.
 - (b) MPD approval extensions, and MPD amendments that meet the criteria for administrative modifications, shall be reviewed under RCDG 20F.40.25, Administrative Modifications. Approval extensions may be granted for up to five years, but shall not extend beyond ten years after the original MPD approval date.
 - (c) Amendments that do not meet the criteria for administrative modifications shall follow the process that is followed for the underlying land use entitlement and shall be consistent with subsection (a) above.
- (4) See Chapter 20D.XX RCDG for the purpose, scope and decision criteria for master planned developments.

PART 2: AMENDED REGULATIONS

20A.20.030 "C" Definitions

Clustered Node

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

20A.20.040 "D" Definitions

Drought-Tolerant Vegetation

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

20A.20.130 "M" Definitions

Master Planned Development

A development concept for a site that is large, would benefit from long-term planning because of complex site issues, or both. A Master Plan approval is a separate approval that sets long-term conditions for development, granting both the applicant and the City a measure of certainty over the future of large and/or complex sites. Master Planned Developments are governed by Chapter 20D.XX RCDG, Master Planned Development; procedures are located in RCDG 20F.40.90, Master Planned Development.

20A.20.160 "P" Definitions

Planned Developments.

A development concept designed to allow greater flexibility in the application of zoning regulations and maximum utilization of open spaces. A Planned Development is an "overlay zone" requiring special approval based on predetermined site planning criteria, which does not alter the underlying zoning. There are four types of planned developments in Redmond: Planned Residential Developments (PRD), Master Planned Residential Developments (MPRD), Planned Commercial Developments (PCD), and Planned Unit Developments (PUD). (Ord. 1901) See Master Planned Development.

20C.30.10-010 Purpose.

- (1) ...[no change]
- (2) The chapter begins with a description of residential land use zones, permitted land uses, and site requirements. Regulations associated with specific development types such as clustering and zero lot line development are then presented, followed by regulations on planned residential developments, master planned residential developments, and residential regulations associated with specific neighborhoods of the City. Additional requirements including but not limited to subdivisions, utility service, storm water management, street design, off-street parking, and the treatment of environmentally sensitive areas are set forth in separate sections of the Community Development Guide. Procedural requirements for residential development applications are contained in Title 20F of the Community Development Guide. The City of Redmond Comprehensive Plan, presented in RCDG Title 20B, provides policy guidance relevant to these residential regulations. (Ord. 1901)

20C.30.25-020 Chart of Site Requirements

- (1) Purpose...[no change]
- (2) *Explanation of Chart.* The Site Requirements Chart is arranged in a matrix format. Site requirement categories are listed down the left side of the chart, and residential zones are identified across the top of the chart. The matrix cells contain the minimum or maximum dimensional requirements for each zone. The footnotes identify specific requirements applicable to either a specific use or zone. An "NS" indicates there is "No Standard" (i.e., no special requirement). Relief or flexibility from the standards presented in this chart is available through a number of processes including the variance process (RCDG 20F.40.180), Green Building and Green Infrastructure Incentive Program (RCDG 20C.30.XX), Clustering (RCDG 20C.30.50), Zero Lot Line Development (RCDG 20C.30.100), and Multiplexes (RCDG 20C.30.70), Planned Residential Development (RCDG 20C.30.105), and Master Planned Residential Development (RCDG 20C.30.105). (Ord. 1901)

20C.30.25-030 Allowed Density.

- (1) Purpose...[no change]
- (2) Requirements. The allowed density, as shown for each residential zone in the Site Requirements Chart (RCDG 20C.30.25-140), represents the maximum number of dwelling units that may occupy an acre of land, exclusive of bonuses. This maximum number of units for a site may be exceeded only through participation in the planned residential development process (RCDG 20C.30.105) or through one of the bonus programs.

20C.30.25-050 Average Lot Size.

- (1) Purpose...[no change]

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(2) Requirements.

- (a) Explanation. The Site Requirements Chart (RCDG 20C.30.25-140) establishes the average lot size for each residential zone in Redmond. Under this provision, 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 through participation in the Green Building and Green Infrastructure Incentive Program (RCDG 20C.30.XX) through the clustering process (RCDG 20C.30.50) or the planned residential development process (RCDG 20C.30.105).

20C.30.25-080 Building Setbacks.

(1) ... (2) [no change]

(3) Setback Modifications.

- (a) Multi-Family/Front Setbacks. A binding site plan, site plan, or preliminary plat, or a planned residential development may modify front setbacks along access corridors within multi-family developments; provided, that front setbacks are maintained from all public streets.

20C.30.25-140 Site Requirements Chart and Flexibility.

The Site Requirements Chart, RCDG 20C.30.25-140, establishes the basic dimensional requirements for residential development in each residential zone of the City. Flexibility from these requirements may be obtained through a number of residential development processes:

- (1) Green Building and Green Infrastructure Incentive Program Clustering allows for some flexibility in setbacks, unit types, and density, all toward the end of encouraging green building and natural stormwater management reduction in average lot size requirements (see RCDG 20C.30.50XX);
- (2) Zero Lot Line Development allows for some modification to the setback standards defined in the chart (see RCDG 20C.30.100);
- (3) Multiplex requirements define special lot size dimensions and other requirements (see RCDG 20C.30.70);
- (4) ~~The planned residential development process (see RCDG 20C.30.105) establishes special site requirements that are intended to enhance the overall design of a project and that, in many cases, are different and independent from those described in RCDG 20C.30.25-140.~~

20C.30.30-010 Purpose.

Special residential regulations are intended to fulfill two purposes. First, these regulations pertain to residential development that in some way varies from the site requirement rules described in RCDG 20C.30.25. These special residential rules are intended to anticipate minor variations from the site requirement rules that are sought in order to achieve a clustered, zero lot line, multiplex, manufactured/mobile home, or senior housing development. For regulations governing significant or combined variations from site requirements not covered in this section, see the rules for Green Building and Green Infrastructure Incentive Program ~~planned residential development and master-planned residential development~~ in RCDG 20C.30.405XX. The second purpose of these special residential regulations is to spell out the rules for accessory activities that are allowed in residential zones and related to residential uses. These regulations are intended to aid residents in activities such as building

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fences, establishing a home business, storing materials outdoors, renting rooms within a residence, or creating an accessory dwelling unit. (Ord. 1901)

20C.30.95-020 Bonus.

(1) ... (2) [no change]

(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 continuous 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 (DT) 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 residential 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 continuous 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.

20C.50.25-040 Building Setbacks.

(1) Purpose...[no change]

(2) Requirements.

(a) Measurement...[no change]

(b) *Setback Exceptions.* Upon the presentation of a binding site plan, an approved site plan or a ~~planned-commercial-development~~ master planned development processed in accordance with RCDG Title 20E, setbacks may be modified as follows:

(i) ... (iii) [no change]

(c) ... (e) [no change]

20C.50.25-050 Maximum Lot Coverage – Structures and Total Impervious Surface.

(1) ... (2) [no change]

(3) *Modifications.* As part of an approved binding site plan, subdivision or master planned development ~~planned-commercial-development~~ the Technical Committee may allow increased maximum impervious surface limits on individual lots within a multi-lot development; provided, that the total amount of impervious surface for the entire development does not exceed that set forth by the Site Requirements Chart. If a modification is approved, the development shall be conditioned and recorded with the property's title to ensure compliance with the total impervious surface limits set by the Chart. (Ord. 2027)

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20C.50.30-040 Commercial Design Standards.

Design standards for Commercial development are provided in Chapter 20D.40 RCDG, Design Standards. Administrative procedures for master planned developments~~planned commercial development~~ are in RCDG Title 20F. (Ord. 2027)

20C.60.25-050 Building Setbacks.

(1) Purpose...[no change]

(2) Requirements.

(a) ...[no change]

(b) Setback Exceptions. Upon the presentation of a binding site plan, an approved site plan, or master planned development~~planned commercial development~~ application processed in accordance with RCDG Title 20F, setbacks may be modified as follows: side setback distances may be modified to permit a zero side setback to accommodate joint wall construction and clustering of buildings; front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.

(c) ...~~(d)~~ [no change]

20C.60.25-070 Maximum Lot Coverage of Structures and Other Impervious Surfaces.

(1) ... (2) [no change]

(3) Modifications. Maximum coverage for portions of a site within a master planned development~~planned commercial development~~ may be increased to encourage clustering with smaller lots where comparable open space is provided elsewhere within the development. For projects permitted with binding site plans ~~or a planned commercial development~~, maximum land coverage on individual lots within a multi-lot development may be increased to allow clustering or joint wall construction; provided, that the total amount of impervious surface does not exceed that set forth by RCDG 20C.60.25-080, Site Requirements, for the development as a whole. (Ord. 2027)

20C.60.30-040 Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Design Standards.

Design standards for business and manufacturing park and industry development are provided in Chapter 20D.40 RCDG, Design Standards. Administrative procedures for master planned development~~planned commercial development~~ approval are in RCDG Title 20F. (Ord. 2027)

20C.70.30-030 North Redmond Subdivision Design Requirements.

In addition to general subdivision regulations, Policies N-NR-1 through N-NR-65 shall be used in the review of new subdivisions,~~planned residential development~~, and master planned developments in the North Redmond Neighborhood. Building setback requirements established in RCDG 20C.70.30-060 shall be noted in the subdivision layout. (Ord. 2308; Ord. 1901)

20C.70.30-040 Residential Architectural, Site and Landscape Design: General Provisions.

- (1) ... (3) [no change]
- (4) References. The following RCDG divisions also contain residential regulations specific to the North Redmond Neighborhood:
 - (a) Cottage Housing Developments: RCDG 20C.30.52;
 - (b) Green Building and Green Infrastructure Incentive Program ~~Planned-Residential-Development:~~ RCDG 20C.30.405XX;
 - (c) Affordable Housing: RCDG 20D.30.10.

20C.70.30-060 Residential Architectural, Site and Landscape Design Standards

- (1)... (3) [no change]
- (4) Building Character, Proportionality and Massing...
 - (a)... [no change]
 - (b) Design Criteria
 - (i)... (vi) [no change]
 - (vii) Open Space
 - (A)...(D) [no change]
 - (E) The minimum open space requirement shall be 25 percent for developments using lot size reduction or density bonuses available through RCDG 20C.30.XX, Green Building and Natural Stormwater Management ~~clustered housing and planned residential developments for the North Redmond Neighborhood.~~
- (5) Storm Water and Infiltration
 - (a)...(b) [no change]
 - (c) Design Criteria.
 - (i) Site Design. Storm water management and infiltration design shall closely match the predevelopment amounts, at the discretion of the City's Technical Committee, to allow for groundwater recharge and to help prevent increased runoff to City streams.
 - (ii) Designs are encouraged to include ~~include and are not limited to the following controls:~~
 - (A) ~~Plan for and design a low impact development or utilize low impact development techniques as described~~ defined in the Low Impact Development Technical Guide Manual for Puget Sound, prepared by the Puget Sound Action Team, or its successor.
 - (iii) Proposals for which low impact development techniques are proposed may be eligible for incentives described in 20C.30.XX, Green Building and Green Infrastructure Incentive Program.
 - (B) ~~Preserve and restore native and natural vegetation.~~
 - (C) ~~Preserve and restore native soil.~~
 - (D) ~~Minimize total impervious surfaces.~~
 - (E) ~~Design small scale, distributed hydrologic controls.~~
 - (F) ~~Minimize site disturbance, avoid critical areas, and reduce fragmentation of landscape.~~

- (G) Eliminate and reduce to an absolute minimum the crossing of streams with streets and other infrastructure. Incorporate bridge design as a preference to culverts.
- (H) Locate lots strategically for dispersion of storm water to open space areas.
- (I) Maximize on-lot infiltration and open conveyance.
- (J) Reduce the building footprint.
- (K) Limit clearing and grading to the minimum amount necessary.
- (ii) Low Impact Development (LID) Standards Encouraged.
 - (A) Developments that incorporate LID standards and practices in consistency with the Low Impact Development Technical Guide Manual for Puget Sound, prepared by the Puget Sound Action Team, are strongly encouraged.
 - (1) Low impact development (LID) is a storm water management and land development strategy that emphasizes conservation and use of on-site natural features integrated with engineering, and small-scale hydrologic controls to more closely mimic predevelopment hydrologic functions. Development techniques include a variety of controls that are defined in the manual and include:
 - (a) Site assessment and planning;
 - (b) Preservation of native soils and vegetation;
 - (c) Bioretention swales; and
 - (d) Minimal excavation foundations.
 - (2) Low impact developments as defined in the manual shall undergo expedited permit processing, including an LID checklist and review.
 - (3) Developments that utilize a minimum of eight of the following LID techniques shall be entitled to a five percent bonus density, provided that the overall impervious surface of the development is not increased beyond the standard residential site requirements by zone or development type. This should be accomplished through the use of carriage units, ADUs, and size-limited dwellings:
 - (a) Minimize individual lot size (3,000 to 4,000 square foot lots);
 - (b) Minimize building setbacks;
 - (c) Use zero lot line setbacks to increase side yard area;
 - (d) Use cottage designs for a highly compact development envelope;
 - (e) Amend disturbed soils to regain storm water storage capacity;
 - (f) Drain rooftops to cisterns for nonpotable reuse within the house or garden;
 - (g) Utilize vegetated roof systems to evaporate and transpire storm water;
 - (h) Plan and design roads and lots to minimize grading;
 - (i) Plan and design the site, infrastructure, and land features so that storm water from lots not adjacent to forested/open space infiltration areas can be conveyed in swales or dispersed as low velocity (less than one fps) sheet flow to the infiltration areas, provided that runoff added to an infiltration area does not adversely affect the health of the natural elements in or general ecology of such areas;
 - (j) Orient lots to use shared driveways to access houses along common lot lines;

- ~~(k) Maximize privacy and livability within cluster developments, locate as many lots as possible adjacent to open space, orient lots to capture views of open space, and design bioretention swales and rain gardens as visual buffers; and~~
- ~~(l) Set natural resource protection areas aside as a permanent tract or tracts of open space with clear management guidelines.~~
- (ivii) In encouraging low impact development, ~~The~~ Code Administrator may approve other methods that achieve the intent of design criteria of subsection (4)(b)(i) of this section, Maximum Lot Coverage for Structures, subsection (4)(b)(iii) of this section, Modulation and Articulation, and subsection (4)(b)(iv) of this section, Consideration of Site Conditions, ~~and subsection (5)(c)(ii) of this section, Low Impact Development (LID) Standards Encouraged.~~

20C.70.40-020 East Sammamish Valley Master Plan Requirement.

- (1) Applicability. Except for the real property with King County Parcel Number 352605-9065, all of the land between the King County owned land along the Sammamish River, south of the north quarter section line of the southwest quarter of Section 35, Township 26 N., Range 5 E.W.M., west of the Woodinville-Redmond Road, and north of the Puget Power right-of-way and the King County park property shall be included in a subdivision, ~~planned residential development,~~ or master planned residential development. (Ord. 1901)

20C.70.45-010 Southeast Redmond Residential Requirements.

- (1) ... (2) [no change]
- (3) Master Planning Requirement.
 - (a) ... (b) [no change]
 - (c) Approval Process. The master plan shall be approved as a master planned residential development (see Chapter RCDG 20CD.XX30-105-010(3) RCDG, Master Planned Residential Development) and shall demonstrate how the proposed housing will meet the provisions of the Southeast Redmond Neighborhood Plan (see RCDG Title 20B) and related policies as well as the provisions of this section. The approved master plan shall be kept on file with the Planning Department. Subsequent development within the master planned area shall adhere to the approved master plan as determined by the Technical Committee and the Hearing Examiner, if subdivision approval is requested. (Ord. 1901)

20C.70.50-020 Residential Development: General Provisions.

- (1) Purpose...[no change]
- (2) References. The following RCDG divisions contain residential regulations specific to the Willows/Rose Hill Neighborhood:
 - (a) Cottage Housing Developments: RCDG 20C.30.52.
 - (b) Residential Innovative Zone: RCDG 20C.30.82.
 - ~~(c) Planned Residential Development: RCDG 20C.30.105.~~
 - (d) Affordable Housing: RCDG 20D.30.10. (Ord. 2126; Ord. 1901)

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20D.40.10-020 Scope and Authority.

(1) Scope...[no change]

(2) Authority.

(a) Design Review Required...[no change]

(b) Design Review Board Authority. The Design Review Board shall review and make a decision on the following applications:

(i) ...[no change]

(ii) ~~Planned residential development (PRD) applications when the proposal includes housing types other than single-family detached units.~~

20D.170.15-030 General Development Standards 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...[no change]

(2) Setback Requirements. All buildings used to house or train animals shall have a minimum setback of 50 feet from the nearest property line. 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. ~~Setback modifications may be considered through the Planned Residential Development Process, RCDG 20C.30.105.~~

20D.220.20-030 Certificates of Water and Sewer Availability.

(1) Prior to approval, all site plans, building permits for structures that require water or sewer service, subdivisions, and short subdivisions, planned residential developments, master planned residential developments, and planned commercial developments shall include a certificate of water availability and a certificate of sewer availability from the Public Works Department, or its successor, to demonstrate compliance with this chapter and other provisions of the City of Redmond Community Development Guide, Comprehensive Plan, and the Growth Management Act.

20D.180.10-060 Exceptions to Lot Standards.

(1) ~~Green Building and Green Infrastructure Incentive Program, Planned Unit Development. The relaxation of certain development requirements (see RCDG 20C.30.105-050 and 20C.60.60-050) and RCDG 20D.180.10-050, Lot Standards, may be authorized for a subdivision residential development proposed developed as a planned development (PRD or PCD) in compliance with RCDG 20C.30.105 20C.30.XX, Green Building and Green Infrastructure Incentive Program Planned Residential Development, or RCDG 20C.50.30-070, Planned Commercial Development. Such authorization shall only occur where the applicant presents a plan whereby the entire subdivision will be designed and developed with provision for proper maintenance of recreation facilities and open space which will be commonly available for use of the residents of the subdivision and which will be of such benefit to said residents as is equal to that which would be derived from observance of the~~

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~~size and frontage requirements otherwise specified. The proposal relation of said requirements shall not violate the purpose and criteria set forth in RCDG 20D.180.10-010, Purpose, and RCDG 20D.180.10-020, Review and Approval Criteria, respectively.~~

(2) ... (5) [no change]

(6) Unit Lot Subdivisions. The provisions of this subsection apply exclusively to the unit subdivision of land for townhouses that have land use approval through either Site Plan Entitlement, RCDG 20F.40.130; Green Building and Green Infrastructure Incentive Program ~~Planned Residential Development, RCDG 20C.30.105~~ 20C.30.XX; ~~Master Planned Commercial Development, Chapter RCDG 20D.60.60~~ XX RCDG; or Innovative Housing Demonstration Project, RCDG 20C.30.62. The purpose of this provision is to allow for the creation of unit lots under each separate residential unit while applying site development standards to the building(s) on the parent lot as a whole, instead of to the individual unit lots created subsequent to site plan entitlement approval.

(a) Sites developed or proposed to be developed with townhouses may be subdivided into individual unit lots. The development as a whole shall conform to the regulations of the zone the site is in and plans granted approval through either Site Plan Entitlement, RCDG 20F.40.130; Green Building and Green Infrastructure Incentive Program ~~Planned Residential Development, RCDG 20C.30.105~~ 20C.30.XX; ~~Master Planned Commercial Development, RCDG Chapter 20D.60.60~~ 20D.XX RCDG; or Innovative Housing Demonstration Project, RCDG 20C.30.62. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the site development standards based on analysis of the individual unit lots. Each unit lot shall comply with respective building codes. Fire protection for the buildings shall be based on the aggregate square footage on the parent lot.

(b) ... (f) [no change]

(g) Notes shall be placed on the face of the plat or short plat as recorded with the Director of the King County Department of Records and Elections to acknowledge the following:

(i) Approval of the design of the units on each of the lots was granted by the review of the development, as a whole, on the parent lot by site plan entitlement, green building and green infrastructure incentive program, ~~planned residential development, master planned commercial development~~, or innovative housing demonstration project (stating the subject file application number).

20F.30.15-040 Classification of Permits and Decisions – Table

Type of Review Procedure	TYPE I Administrative, Appropriate Department	TYPE II Administrative, Technical Committee/ Design Review Board/Landmark Commission	TYPE III Quasi-Judicial, Hearing Examiner	TYPE IV Quasi-Judicial, City Council with Hearing Examiner Recommendation	TYPE V Quasi-Judicial, City Council	TYPE VI Legislative, City Council with Planning Commission Recommendation	TYPE VII Quasi-Judicial, Landmark Commission
Permits and Land Use Actions	Planning Department Boundary Line Adjustment Certificate of Appropriateness, Level I ¹ Sign Permit Sign Program Shoreline Exemption Structure Movement Permit (Class I, II, and III only) Telecom. Facility	Administrative Design Flexibility Administrative Modification Binding Site Plan Certificate of Appropriateness, Level II ¹ SEPA Review (when not combined with another permit or required for a	Preliminary Plat Reasonable Use Exception Shoreline Conditional Use Shoreline Variance Variance Master Planned Development	Concurrency Exemption Conditional Use Master-Planned Development (Residential and Commercial) Planned Development (Residential and Commercial) Public Project Alteration of Wildlife Habitat	Annexation Final Plat Alteration Plat Vacation Right-of-Way Vacation Sensitive Areas Exception for Streets and/or Utilities Temporary	Development Guide Amendment, Comprehensive Plan Map and/or Policies Development Guide Amendment, Text Development Guide Amendment, Zoning Map	Historic Landmark Designation ¹ Certificate of Appropriateness, Level III ¹

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Type of Review Procedure	TYPE I Administrative, Appropriate Department	TYPE II Administrative, Technical Committee/ Design Review Board/Landmark Commission	TYPE III Quasi-Judicial, Hearing Examiner	TYPE IV Quasi-Judicial, City Council with Hearing Examiner Recommendation	TYPE V Quasi-Judicial, City Council	TYPE VI Legislative, City Council with Planning Commission Recommendation	TYPE VII Quasi-Judicial, Landmark Commission
	(no ground equipment) Temporary Use (short-term) Tree Removal Building Division Building Permit Electrical Permit Mechanical Permit Plumbing Permit Fire Department Fire Protection Permit Hazardous Materials Permit UFC Permit Public Works Department Clearing and Grading Permit Extended Public Area Use Permit Flood Zone Permit Hazardous Materials Inventory Statement Hazardous Materials Management Plan Hydrant Permit Performance Standards in Wellhead Protection Zones Right-of-Way Use Permit Sewer Permit Special Event Permit Structure Movement Permit (Class IV only) Water Permit	Type I permit) Shoreline Substantial Development Short Plat Site Plan Entitlement Special Use Telecom. Facility (with ground equipment) Master Planned Development for any of the applicable above ²	for any of the applicable above ²	Areas Development Guide Amendment, Zoning Map (consistent with Comprehensive Plan) Essential Public Facility Master Planned Development for any of the applicable above ²	Use (long-term) Master Planned Development for Overlake Village Subarea and for projects greater than 10 acres in Downtown ²	(that requires a Comprehensive Plan Amendment, that is an area-wide amendment or that is the adoption of a new or substantially revised neighborhood or city-wide Zoning Map)	

¹ Procedures and hearing body may differ for those properties covered by the King County interlocal agreement for preservation services.

² Master Planned Development procedures are explained in 20F.40.90, Planned Developments

20F.30.20-060 Consolidated Permit Process.

(1) ... (2)

(3) No hearing or deliberation upon an application for a conditional use permit, subdivision, variance, master planned development, site plan entitlement, special use permit, shoreline permit, or similar

quasi-judicial or administrative action which is inconsistent with the existing Zoning Map shall be scheduled for the same meeting at which the required Zoning Map amendment will be considered by the Hearing Examiner or the City Council. This section is intended to be a "procedural requirement" applicable to such actions as noted in RCW 58.17.070. (Ord. 2118)

20F.30.35-020 Notice of Application

- (1)... [no change]
- (2) Notice of Application Requirements of Type II Review.

Permit	Mail	Post
Administrative Design Flexibility	X	X
Administrative Modification	X	X
Binding Site Plan	X	X
Shoreline Substantial Development	X	X
Short Plat	X	X
Site Plan Entitlement	X	X
Special Use	X	X
<i>Master Planned Development for any of the applicable above</i>	X	X
Type I Permits requiring SEPA		

20F.30.40-020 Notice of Application.

- (1) ...[no change]
- (2) Notice of Application Requirements of Type III Permits.

Permit	Mail	Post
Preliminary Plat	X	X
Reasonable Use Exception	X	X
Secure Community Transition Facility Conditional Use Permit	X	X
Shoreline Conditional Use	X	X
Shoreline Substantial Development	X	X
Shoreline Variance	X	X
Variance	X	X
<i>Master Planned Development for any of the applicable above</i>	X	X

