



Redmond Shoreline Master Program Update

Special Uses Regulations

May 2004

20D.170 Special Uses

20D.170.15 Animal Boarding: Kennels, Shelters, and Equestrian Facilities.

20D.170.15-020 General Development Standards for Animal Kennels and Shelters.

- (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, except that outdoor facilities shall not be allowed within the shoreline jurisdiction. (SMP)
 - (b) Location.
 - (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 setback 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.
- (3) Development Criteria for Commercial Zones (General Commercial and Neighborhood Commercial Zones).
 - (a) Location. Animal boarding facilities shall be located inside of a structure. No outdoor boarding facilities shall be permitted.
 - (b) Outdoor Runs. Outdoor runs or yards shall be allowed for the purpose of exercising the animals. Those runs/yards are to be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete...
 - (c) Number of Animals.

20D.170.15-030 General Development Standards for Equestrian Facilities.

- (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 the Special Development Review Process. 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.** Structures and operations for feeding, housing, training and caring for livestock and storing livestock feed or wastes shall meet the setback requirements in below. (SMP)

Structure or Operation	Minimum Setback from Property Line	Minimum Setback from Water Bodies (ordinary high water mark)
Structures for feeding, housing, training and caring for livestock	50 feet	100 feet, or the minimum buffer established by sensitive areas buffers requirements in 20D.140.10-100, 20D150.60 Shoreline Buffers and Setbacks, and waterfront building setback requirements in 20C.30.25-080, whichever is greater.
accessory structures	5 feet	Established by sensitive areas buffers requirements in 20D.140.10-100, 20D150.60 Shoreline Buffers and Setbacks, and waterfront building setback requirements in 20C.30.25-080, whichever is greater.
All other buildings	See site requirements chart.	Established by sensitive areas buffers requirements in 20D.140.10-100, 20D150.60 Shoreline Buffers and Setbacks, and waterfront building setback requirements in 20C.30.25-080, whichever is greater.

(b) Setback modifications may be considered through the Planned Residential Development Process, RCDG 20C.30.105.

- (3) **Odor and Sanitation.**
- (4) **Pasturage/Paddocks/Exercise Facilities.**

- (5) Parking.
- (6) Noise, Dust, Special Events.
- (7) Lighting. Parking lot lighting and lighting on structures or signs shall be designed to minimize excessive glare and light trespass onto neighboring properties and shorelines, and shall comply with the development regulations for lighting and signage and with the Design Standards of Chapter 20D.40 RCDG.
- (8) Number of Animals.

20D.170.20 Automobile, Recreational Vehicle and Boat: Sales, Service and Rental.

20D.170.20-020 Standards for Vehicle Sales, Service and Rentals Where Allowed.

- (1) Location.
- (2) Vehicle Display Area.
- (3) Parking.
- (4) Storage of Vehicles.
- (5) Advertising.
- (6) Noise Amplification. Outdoor loudspeaker systems are prohibited.
- (7) Landscaping. If the use is a stand alone use, the perimeter arterial street frontage shall have a landscaped buffer to provide a “Type II” visual screen as described in the development regulations for landscaping, natural screening and tree preservation. If the use abuts an existing residential use, a “Type I” solid landscape buffer in planters no less than 15 feet in width shall be required. No razor wire, chain link, or barbed wire fences shall be allowed on the business frontage or fronting shoreline public access areas (Shoreline Public Access System Map, Map S-1 of the Shoreline Master Program). Decorative fencing or decorative walls and landscaping on side or back lots will be required where necessary to prevent visual impacts on neighboring businesses, residential uses, public shoreline areas, and the streetscape.
- (8) Servicing.
- (9) No bay door shall orient directly towards residential, public open space...
- (10) Parking lot lighting and lighting on structures, or signs shall be designed to minimize excessive glare and light trespass onto neighboring properties and

shorelines, and shall comply with the development regulations for lighting and signage and with the Design Standards of Chapter 20D.40 RCDG. (Ord. 1930 (20C.80.7160))

20D.170.30 Batch Plant and Extractive Industry.

20D.170.30-020 Batch Plant and Extractive Industry Review Standards.

The following criteria shall be reviewed for new or expanded asphalt and concrete batch plants and other related outdoors processing of minerals or resource operations:

- (1) Access.
- (2) Noise and Lighting Impacts. Noise and lighting impacts from extractive operations shall be minimized by using noise suppression devices, light shielding and landscape buffers to screen lighting from adjacent shoreline areas. Nighttime trucking is permitted although extraction operations should occur during daylight hours.
- (3) Storm Water.
- (4) Water Quality. Uses shall assure protection of ground water quality and Evans Creek through the application of sensitive areas regulations and the establishment of vegetated buffers between development and the creek.
- (5) Landscaping and Setbacks. Buffers, landscaping and setbacks shall be provided to screen extraction operations and processing areas from public rights-of-way, shorelines, and non-industrial uses. (Ord. 1930 (20C.80.7260); Ord. 1901)

20D.170.40 Churches, Temples, Synagogues, and Other Places of Worship.

20D.170.40-030 General Development Criteria

- (1) Lighting for parking lot areas, structures, statuary and signage shall be designed to minimize excessive glare and light trespass onto neighboring properties and shorelines, and shall comply with the development regulations for parking, lighting and signs and the design standards of Chapter 20D.40 RCDG.
- (2) The use shall comply with the parking regulations...
- (3) The storage of buses or vans...
 - (a) The location of the parking areas for these vehicles is indicated on the site plan...
 - (b) Vehicles must be leased or owned by the owner or tenant...
 - (c) Vehicles shall not intrude into public rights-of-way or obstruct sight visibility...

- (d) Decorative fencing or decorative walls and landscaping on side or back lots will be required where necessary to prevent visual impacts on neighboring properties and public shoreline areas. 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...
- (5) Places of Worship Within Shorelines. Within the shoreline jurisdiction, site development shall comply with the general standards for the zone in which it is located, except as otherwise provided in 20D.170.40-040 and 20D.170.40-050 below. The maximum building height, exclusive of steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop is 35 feet. An additional building height allowance of 15 feet is allowed for a symbolic religious icon located on a building. (SMP)
- (6) The maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons shall be 15 feet.
- (7) The proposed structure(s) shall comply with the applicable design criteria...
- (8) Additional standards are applicable to the use. The underlying zoning...

20D.170.45 Telecommunications Facilities.

20D.170.45-020 Permits and Exemptions

- (1) Permits Required.
 - (a) Land Uses Charts and Final Approval Authority.
 - (b) Building Permits.
 - (c) Telecommunications Facility Permits.
 - (d) Combined Review.
 - (e) Summary of Required Permits.
 - (i) Small Satellite Dish Antenna(s)
 - (ii) Large Satellite Dish Antenna(s).
 - (iii) Amateur Radio Towers.
 - (iv) Broadcast and Relay Towers. Broadcast and relay towers and other freestanding support structures require a building permit and a conditional use permit (Type IV) in all zoning districts where allowed, except the Industry (I) and Manufacturing Park (MP) zones where a special use permit (Type II) is required.
 - (v) Wireless Communications Facilities. Wireless communication facilities collocated on an existing broadcast and relay tower, where adequate provisions for antennae and ground-mounted equipment exist, require a building permit only. Wireless communication facilities attached to non-residential

structures within all zoning districts require a building permit and a telecommunications facility permit (Type IA). Wireless communication facilities not attached to an existing structure and not mounted on a broadcast or relay tower (i.e., stand-alone or ground-mounted facilities with antenna(s)) require a building permit and telecommunication facility permit (Type IA). Wireless communication facilities attached to a residential structure require a conditional use permit (Type IV).

(2) Exemptions.

20D.170.45-030 General Siting Criteria

- (1) The Permitted Land Uses Charts identify zoning districts and the review process for telecommunication facilities.
- (2) Generally, collocation on existing broadcast and relay towers is encouraged by fewer standards and less complex permit procedures (refer to Permitted Land Uses Charts). Further, attachment of antenna(s) to existing nonresidential structures and buildings primarily within industrial, manufacturing, business park, and commercial zoning districts is preferable to broadcast and relay towers or monopoles. The City may request feasibility studies associated with applications for telecommunication facilities which demonstrate that locations on existing structures have been explored as the preferred siting alternative.
- (3) Broadcast and relay towers are not allowed within the Agriculture, Urban Recreation and Rural Residential zones (A, UR, RA-5, and R-1) of the City unless reviewed through the Essential Public Facilities Review Process (RCDG 20D.170.55-040). When a broadcast and relay tower is proposed, preferred locations are within the Industry (I) and Manufacturing Park (MP) zoning districts by utilizing Type II (i.e., special use permit) permit procedures.
 - (a) Broadcast and Relay Towers. Broadcast and relay towers including monopoles shall be minimized by collocating wireless facilities on existing towers. New broadcast and relay towers are most appropriately located in industrial areas followed in order of preference by manufacturing, business, commercial, and residential areas zones (I, MP, BP, CO, CB, GC, PA, RC, NC, GDD, CC and R-30 through R-2). Broadcast and relay towers are not allowed in Agriculture, Urban Recreation, Rural, and Large Lot Residential zones (A, UR, RA-5 and R-1), or within the shoreline jurisdiction (20D.150.20) unless approved through the Essential Public Facilities Process (RCDG 20D.170.55-040). The City may request studies associated with applications for telecommunication facilities which demonstrate that the facility is located outside of shoreline public access areas and shoreline view corridors, and has been designed to minimize impacts to views from surrounding areas.
 - (b) Wireless Communication Facilities.

20D.170.45-050 Amateur Radio Towers – Development Standards.

- (1) Development Standards for All Zoning Districts.
- (2) Additional Standards in Agriculture, Urban Recreation, and Residential Zones and Shorelines – Amateur Radio Towers.
 - (a) Towers shall not be constructed or used for commercial use.
 - (b) The height of a ground-mounted tower may not exceed 65 feet unless a proposal demonstrates that physical obstructions impair the adequate use of the tower. Telescoping towers may exceed the 65-foot height limit only when extended and operating. The combined structure of a roof-mounted tower and antenna(s) shall not exceed a height of 25 feet above the existing roofline. Within the shoreline jurisdiction, the height limit for ground mounted and roof-mounted towers and antennas, inclusive of building height is 50 feet. (SMP)
 - (c) In the Agriculture and Urban Recreation Zones, towers shall be located in what would customarily be considered the yard of the residence. Placement shall avoid, to the extent possible, using land that is available for crops, pasturage or other agricultural use.

20D.170.45-060 Broadcast and Relay Towers – Development Standards.

- (1) Development Standards for All Zoning Districts.
 - (a) The applicant shall demonstrate that the proposed location was selected pursuant to the siting criteria of RCDG 20D.170.45-030. Placement of a broadcast and relay tower shall be denied if an alternative placement of the antenna(s) on a building or other existing structure can accommodate the communications needs. Applications shall be required to provide documentation that reasonable efforts to identify alternative locations were made.
 - (b) Owners and operators of a proposed broadcast and relay tower shall provide information regarding the opportunity for the collocation of other antenna(s) and related equipment. If feasible, provision for future collocation may be required.
 - (c) Broadcast and relay towers reviewed under this section shall not be located within any required building setback areas.
 - (d) Broadcast and relay towers shall not be used for the purposes of signage...
 - (e) To the extent technically feasible and in compliance with safety regulations, specific colors of paint may be required...
 - (f) Any fencing required for security shall meet screening codes in the same manner as applied to screening for mechanical and service areas...
 - (g) A Washington licensed professional engineer shall certify...
 - (h) All broadcast and relay towers shall be removed by the facility owner within 12 months of the date it ceases to be operational...

- (i) Broadcast and relay towers may be conditioned to allow review for continued use at five year intervals. Rapid technological advancements, changing markets, and regulatory interpretations indicate the need to periodically review the appropriate design of broadcast and relay towers and monopoles.
- (2) Additional Standards in Agriculture, Urban Recreation and Residential Zones and Shorelines – Broadcast and Relay Towers.
 - (a) Commercial broadcast and relay towers shall not be allowed in the Agriculture, Urban Recreation, Semi-Rural (RA-5), or Large Lot (R-1) zoning districts or shoreline jurisdiction, unless reviewed through the Essential Public Facilities Review Process (RCDG 20D.170.55). (SMP)
 - (b) The combined broadcast and relay tower and antenna(s) shall not extend more than 15 feet above the maximum height of the zone for which it is proposed to a maximum of 60 feet. A height bonus of 15 feet may be allowed by the approval authority when collocation is specifically provided for on the broadcast and relay tower.
 - (c) The attached antenna(s) shall not dominate the appearance of the structure.
 - (d) Broadcast and relay towers shall be located at a point farthest from lot lines as feasible.
 - (e) The base of a ground-mounted broadcast and relay tower shall be screened with fencing, walls, landscaping, or other means such that the view of the antenna(s) base is blocked as much as practicable from any street, from the yards and main living floor areas of surrounding residential properties, and from public shoreline areas. The screening may be located anywhere between the antenna(s) and the above-mentioned viewpoints. Landscaping that qualifies for the purpose of screening shall be maintained in a healthy condition.
 - (f) Within the shoreline jurisdiction, additional screening shall be provided through plantings of double rows of native conifers surrounding the base of the structure. (SMP)
 - (g) Stealth technology that mimics natural features, such as native trees, shall be employed.

20D.170.45-070 Wireless Communications Facilities – Development Standards.

- (1) Development Standards for All Zoning Districts. The following standards shall be applied to all wireless equipment, such as antenna(s) and equipment shelters, exclusive of the broadcast and relay tower. Wireless monopoles, lattice, and guy towers are regulated by the subsections that govern broadcast and relay towers, RCDG 20D.170.45-060.
 - (a) Placement of a freestanding wireless communication facility shall be denied if placement of the antenna(s) on an existing structure can accommodate the operator’s communications needs. The collocation of a proposed antenna(s) on an existing broadcast and relay tower or placement on an existing structure shall be explored and documented by

the operator in order to show that reasonable efforts were made to identify alternate location.

- (b) No wireless equipment reviewed under this section shall be located within required building setback areas.
 - (c) The combined antenna(s) and supporting structure shall not extend more than 15 feet above the existing or proposed roof structure.
 - (d) No wireless equipment shall be used for the purposes of signage...
 - (e) Location of wireless communication antenna(s) on existing buildings shall be screened or camouflaged...
 - (f) Screening of wireless equipment shall be provided with one or a combination of the following materials: fencing, walls, landscaping, structures, or topography which will block the view of the antenna(s) and equipment shelter as much as practicable from any street and from the yards and main floor living areas of residential properties within approximately 500 feet, and from public shoreline areas. Screening may be located anywhere between the base and the above-mentioned viewpoints. Landscaping for the purposes of screening shall be maintained in a healthy condition.
 - (g) Any fencing required for security shall meet screening codes in the same manner as applied to screening for mechanical and service areas...
 - (h) Construction plans and final construction of the mountings of wireless antenna(s) and equipment shelters shall be approved by the City's Building Division...
 - (i) A wireless communication facility shall be removed by the facility owner within 12 months of the date it ceases to be operational...
- (2) Additional Standards in Agriculture, Urban Recreation and Residential Zones and Shorelines – Wireless Communications Facilities.
- (a) Commercial telecommunication facilities shall not be allowed in the Agriculture and Urban Recreation Zones or in Residential zones if the site or building is used exclusively for residential purposes except in the R-20 and R-30...
 - (b) The antenna(s) shall not dominate the structure upon which it is attached and shall be visually concealed utilizing color and compatible material...
 - (c) Associated above-ground equipment shelters shall be minimized, and shall not exceed 240 square feet (e.g., 12 by 20 feet) unless operators can demonstrate that more space is needed. Shelters shall be painted a color that matches existing structures or the surrounding landscape. The use of concrete or concrete aggregate shelters is not allowed. A Type I visual screen (see landscape standards) shall be created around the perimeter of the shelter. Operators shall consider undergrounding equipment if technically feasible or placing the equipment within existing structures. Screening of towers associated with wireless facilities shall be as provided for in subsection (2) for broadcast and relay towers.
 - (d) Stealth technology that mimics natural features, such as native trees, shall be employed.

20D.170.45-080 Special Exceptions.

- (1) Special Exception Criteria.
 - (a) The applicant shall justify the request for a Special Exception...
 - (b) The applicant for a Special Exception shall demonstrate that the proposed materials, shape, and color of the antenna(s) will, to the greatest extent possible, minimize negative visual impacts on adjacent or nearby residential uses and recreational uses in the Agriculture and Urban Recreation zones and shoreline areas. The use of certain materials, shapes and colors and landscaping may be required in order to minimize visual impacts.

- (2) Large Satellite Dish Antenna(s) – Special Exceptions.
 - (a) Agriculture, Urban Recreation, and Residential Zones and Shorelines. Modifications to requirements for setbacks, size, screening and maximum height limit may be considered by Special Exception. If a Special Exception from the height limit for a ground-mounted dish is requested, the height of the dish shall be limited to a maximum of 18 feet.

- (3) Amateur Radio Towers – Special Exceptions.
 - (a) Agriculture, Urban Recreation and Residential Zones and Shorelines. Where a property owner desires to vary from the height, location or setback limitations, the Special Exception Criteria must be met.

- (4) Broadcast and Relay Towers – Special Exceptions.
 - (a) Agriculture, Urban Recreation and Residential Zones and Shorelines.
 - (i) An applicant of a proposed broadcast and relay tower that exceeds height limits shall be required to use the Essential Public Facilities Process...
 - (ii) Placement of a broadcast and relay tower within the A, UR, RA-5 and R-1 zones and shoreline jurisdiction shall require review through the Essential Public Facilities Process (RCDG 20D.170.55).

- (5) Wireless Communications Facilities – Special Exceptions.
 - (a) Agriculture, Urban Recreation and Residential Zones and Shorelines. An applicant of a proposed wireless facility that exceeds the height limit shall meet the Special Exception Criteria.

20D.170.65 Heliports and Float Plane Facilities.

20D.170.65-010 Heliports. Reserved

20D.170.65-020 Float Plane Facilities. (SMP)

Float plane facilities shall comply with the following standards and guidelines.

- (1) Location of Float Plane Facilities. Piers, docks and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in 20D.150.70-030, Permitted In-Water Structures. Piers and docks are also subject to the standards for residential piers and docks contained in 20D.150.70-050, Piers, Docks and Floats.
- (2) Only one float plane per lot is allowed.
- (3) Speeds Restricted. Float planes shall observe the speed regulations for watercraft and vessels contained in Redmond Municipal Code 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes.
- (4) Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek.
- (5) Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill clean up, fire fighting equipment, and vehicle and pedestrian separation.

20D.170.70 Unclassified Uses

20D.170.70-010 Purpose
Unclassified uses....