



North Redmond Neighborhood - Residential Regulations

DR 17-NR

What residential uses are permitted

In the most predominant single-family zoned areas (R4, R5, and R6), the following residential uses are permitted outright in the North Redmond Neighborhood:

- Detached dwelling units
- Cottages (including cottage developments of less than four dwellings)
- Attached dwelling units (2-4 units)
- Accessory dwelling units
- Size-limited dwellings
- Adult family homes

For some residential uses, such as cottages and attached dwelling units, there are special regulations relating to public notification and permitting, as well as density and design.



Special site development requirements for North Redmond



For the most part, the basic site development requirements in the North Redmond Neighborhood are the same as the underlying zones, with the exception of:

Minimum Building Separation:

For new detached dwelling units, buildings must be separated by a minimum of 15 feet from each other. Minimum building separation is 10 feet for cottages, size-limited dwellings, accessory dwelling units, and locations where these structures adjoin larger units.

Maximum Lot Coverage of Structures:

The maximum lot coverage of structures in the R4, R5, and R6 zones is 35% of total site area.

Special residential design standards for North Redmond

There are residential design standards which apply to all new residential developments, but not to remodels of existing homes. Within these standards, there are some which apply only in North Redmond:

Building Orientation – Arterial Setbacks: There are special setbacks along certain arterial streets in North Redmond: Redmond-Woodinville Road, NE 124th/128th St., and NE 116th St. RZC 21.08.180(D)(2)(a)

Building Orientation - Transition Area: Residential lots must be developed

with a minimum of 80 sq. ft. of area in the front yard that is oriented to the street and includes features such as a porch, patio, deck, garden with entry, walkway with arbor, or other similar features. A combination of structural and landscape elements is acceptable. RZC 21.08.180(D)(2)(d)

Landscaping: Landscaping for front yards is required for all new residential development projects. RZC 21.08.180(F)(2)(a)(i)

Tree Preservation: Residential development projects which are on sites where a minimum of 50% of the land area is covered, canopy plus five feet, by higher priority tree species, and which are able to preserve at least 50% of higher priority significant trees, are entitled to a 5% density bonus, while projects which preserve 75% of higher priority significant trees are entitled to a 10% density bonus. Higher priority trees include fir, cedar, and maple species; lesser priority trees include poplar, cottonwood, alder, and other pioneer species.

RZC 21.08.180(F)(2)(a)(vi)

Cottage Housing of Less than Four Dwellings in North Redmond

North Redmond has several special conform to the underlying zone. development and design requirements for small cottage housing developments:

Setbacks: All setbacks must conform to the standards for the R6 zone.

Cottage Floor Area: The standard cottage requirements for a mix of building footprints do not apply.

Required Minimum Open Space: Open space requirements must

Also, for three-cottage developments, the dwellings should be clustered around a common open space area.

Parking Location and Screening: The standard cottage requirements concerning parking and screening do not apply.



Additional questions or assistance filing out paperwork

If you need additional assistance, please do not hesitate to contact the Planner On Call at 425-556-2494 or via email at planneroncall@redmond.gov. You can also visit us in person in the Development Services Center on the 2nd floor of City Hall between 8:00 am. to 5:00 p.m. Monday through Friday.

Applicable Code Sections

RZC 21.08: Residential Regulations

RZC 21.08.180.: Residential Development and

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