

# North Redmond Wedge Subarea — Residential Regulations



DR017-WS

## What residential uses are permitted in the Wedge Subarea?

The following residential uses are permitted outright in the North Redmond Wedge Subarea Neighborhood:

- Detached dwelling units
- Cottages
- 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.





The North Redmond Wedge Subarea is a small area within the North Redmond Neighborhood.

# Special residential design standards for the North Redmond Wedge Subarea

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 the North Redmond Wedge Subarea.

#### 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 zone is 35% of total site area.

Building Orientation — Arterial Setbacks: A special setback exists on the west side of Redmond-Woodinville Road in the Wedge Subarea. All buildings and structures greater than 30 inches above grade shall be set back at least 35 feet. The setback shall be measured from the edge of the right-of-way. Within the setback, multi-story vegetation must be provided and maintained beginning no less than 15 feet from the right-of-way. The

#### Special residential design standards for the North Redmond Wedge Subarea continued

vegetation must be planted in accordance with Type II Visual Screening standards (refer to RZC 21.32.080, Types of Planting). RZC 21.08.180(E)(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)

Building Character — Building Height: Residential structures shall not exceed a height of 30 feet, measured from the average existing grade prior to construction.

RZC 21.08.180(E)(2)(a)

Building Character — Consideration of Topography: Buildings should be designed to fit the topography, such as stepping down a hillside or terraces.

RZC 21.08.180(E)(2)(c)

Landscaping: Landscaping for front yards is required for all new residential

development projects. Vegetation for common areas shall be planted to establish multi-story canopy with a ratio of two coniferous species to one deciduous species in accordance with Type II Visual Screening standards. Vegetation must be of native, drought-tolerant species unless otherwise allowed by the Planning Department.

RZC 21.08.180(F)

Tree Preservation: Residential development projects 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, cotton wood, alder, and other pioneer species.

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

Low Impact Development: Low Impact Development (LID) is a set of techniques and designs that reduce the environmental impacts of new development. These designs and techniques must be employed in all new residential development within the Wedge Subarea. Examples of LID include Green Building Certification of 3 -star LEED or higher, drought-tolerant landscaping, native soil restoration, and reduction of impervious surfaces. The implementation of LID in development can lead to additional incentives for developers which are outlined in the Green Building and Green Infrastructure Incentive Program (refer to RZC 21.67). RZC 21.08.180(E)(2)(e)

Open Space: A minimum of 25% of the required open space for residential developments of 30 or more dwelling units shall be common open space. When open space includes common open space, at least five design elements must be met, such as: provision for habitat, provision of centrally located open space for majority of residences, and creation of open space that includes accessible trails.

RZC 21.08.180(E)(2)(d)

## Cottage housing of less than four dwellings in the North Redmond Wedge Subarea



The North Redmond Wedge Subarea has special development and design requirements for cottage housing developments (refer to RZC 21.08.290):

**Setbacks:** All setbacks must conform to the standards of the R6 zone in addition to the cottage housing setback standards.

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

Required Minimum Open Space: Open space requirements must conform to

the underlying zone. Also, for threecottage 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.

#### **Applicable Code Sections**

RZC 21.08: Residential Regulations
RZC 21.08.180: Residential Development and
Architectural, Site and Landscape Regulations

RZC 21.08.290: Cottage Housing Developments

RZC 21.67: Green Building and Green Infrastructure Incentive Program

**Questions:** 425-556-2494 or planneroncall@redmond.gov. You can also visit us in person at the Development Services Center located on the 2nd floor of City Hall. Open Monday through Friday from 8 am to 5 pm. Development Services Center 15670 NE 85th St PO BOX 97010 Redmond, WA 98073