



www.redmond.gov/ZoningCode

Outdoor Storage

DR015



What is outside storage and when is it legal?

Outdoor storage provides a means to place additional goods and equipment outside. Outdoor storage is permitted in most zones and usually requires screening in some manner so as not to visually impair the public realm and adversely impact local property values. In almost all cases, outdoor storage is exempt from permit review, but it is important that residents and businesses abide by the relevant outdoor storage regulations in order to maintain a safe, healthy, and attractive community.

Outside storage is defined as any materials stored outside for more than 24 hours and that are accessory to the use of the property, but are not for sale or lease. Outdoor storage is differentiated in two ways: bulk and non-bulk storage. Bulk storage is typically large in size, mass, or volume

and not easily carried. These materials usually require mechanical means to be moved. Meanwhile, non-bulk storage is typically smaller than bulk materials by size, mass, or volume. These materials are usually easily carried and do not require mechanical means to be moved.

The following sections of this handout cover the topics for general outdoor storage, prohibited locations, and special residential regulations. The table below briefly outlines the general standards for outdoor storage for the type of storage permitted, size and height, location, and any necessary screening.

Prohibited Locations

In addition to any zone-based prohibited locations, the City prohibits



the location of outdoor storage in the following areas: floodways, steep slopes (15% or greater grade), critical areas or any of their associated buffers, required parking spaces, fire lanes, or where pedestrian or vehicle circulation may be hampered or become unsafe. Additionally, business parks and industrial areas that adjoin residential districts may not locate outdoor storage on site.

Requirements for Outdoor Storage

Zone	Type of Storage	Size and Height	Location	Screening
Downtown, OV, NC-1, and NC-2	None.	N/A	N/A	N/A
GDD and GC	Bulk and non-bulk.	Maximum height of 10'.	Bulk storage cannot be located between the building and the street.	Screening shall be place on all sides of storage areas other than where a building wall would act as a screen.
UR, RA-5, BP, and OBAT		Maximum height of 20'.	Non-bulk storage shall be moved indoors during close of business.	Screening shall be adequate to provide a solid barrier of at least 6' in height. It ma include fences, walls, earth berms, or
MP and I				N/A
BCDD and R-1 through R-30	Specific storage requirements apply, refer to the special residential regulations for more information.			



Special Residential Regulations

Outdoor storage is only permitted in residential areas (RA-5 zones excluded) when it is directly associated with the residential use. Outdoor storage must be located outside of any front and side yard setbacks, may not exceed 200 square feet, and may only be a maximum of 6' in height. Outdoor storage shall not be stored or stacked higher than the 6' maximum.

Emergency access is imperative and must not be hampered by the location of outdoor storage when located near any residence or accessory structure. Moreover, the property owner must ensure that the storage is not visible from any public or private street. Screening techniques can be implemented to hide outdoor storage from view by fencing, landscaping, or a building wall.

Vehicles Associated with Residences or in Residential Areas are considered outdoor storage when they are in uncovered spaces and related to a home business or serve as a recreational/utility vehicle. All vehicles must be operable and well maintained.

Utility and recreational vehicles that are pickups, light trucks, or are 10,000 pounds gross weight or less and used as a primary mode of transportation are exempt from outdoor storage regulations. However, when utility and recreational vehicles exceed this threshold, the owner(s) should ensure that they be located where they do not obstruct any easement access, right-of-way, or impede sight visibility from adjacent driveways.

Recreational vehicles may only be occupied on a temporary basis. They cannot act as a primary residence or as an accessory dwelling. Instead, they may only be occupied for 30 days within a calendar year. When not located on a driveway, they should be appropriately screened according to the parking code (Redmond Zoning Code Section 21.40.010(G), Parking and Storage of Recreational, Utility and Commercial Vehicles and Vessels in Residential Neighborhoods).

Home businesses may have one commercial vehicle related to the residence (accessory dwelling units excluded). Commercial vehicles may not be located on any landscaped area. Home business may not store any truck tractors, truck tractor trailers, or vehicles over 10,000 pounds gross weight.

School buses may be stored on school or religious institutional grounds only.

Temporary Storage, Shipping, and Moving Containers may be located on residential property:

1. During construction of a subdivision or home associated with construction permits; or
2. For any other purpose so long as the containers remain on site for only 60 calendar days in a calendar year, fit on the driveway or hard surface and do not protrude into any right-of-way, and are visible from the right-of-way, but do not impede sight distance.

Property owners who plan to locate any containers on a public right-of-way must first obtain permission through a Street Use Permit from the Public Works Department.

Applicable Code Sections

RCZ 21.38: *Outdoor Storage, Retail Display and Garbage and Recycling Enclosures*

RZC 21.40.010(G): *Parking and Storage of Recreational, Utility and Commercial Vehicles and Vessels in Residential Neighborhoods*

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