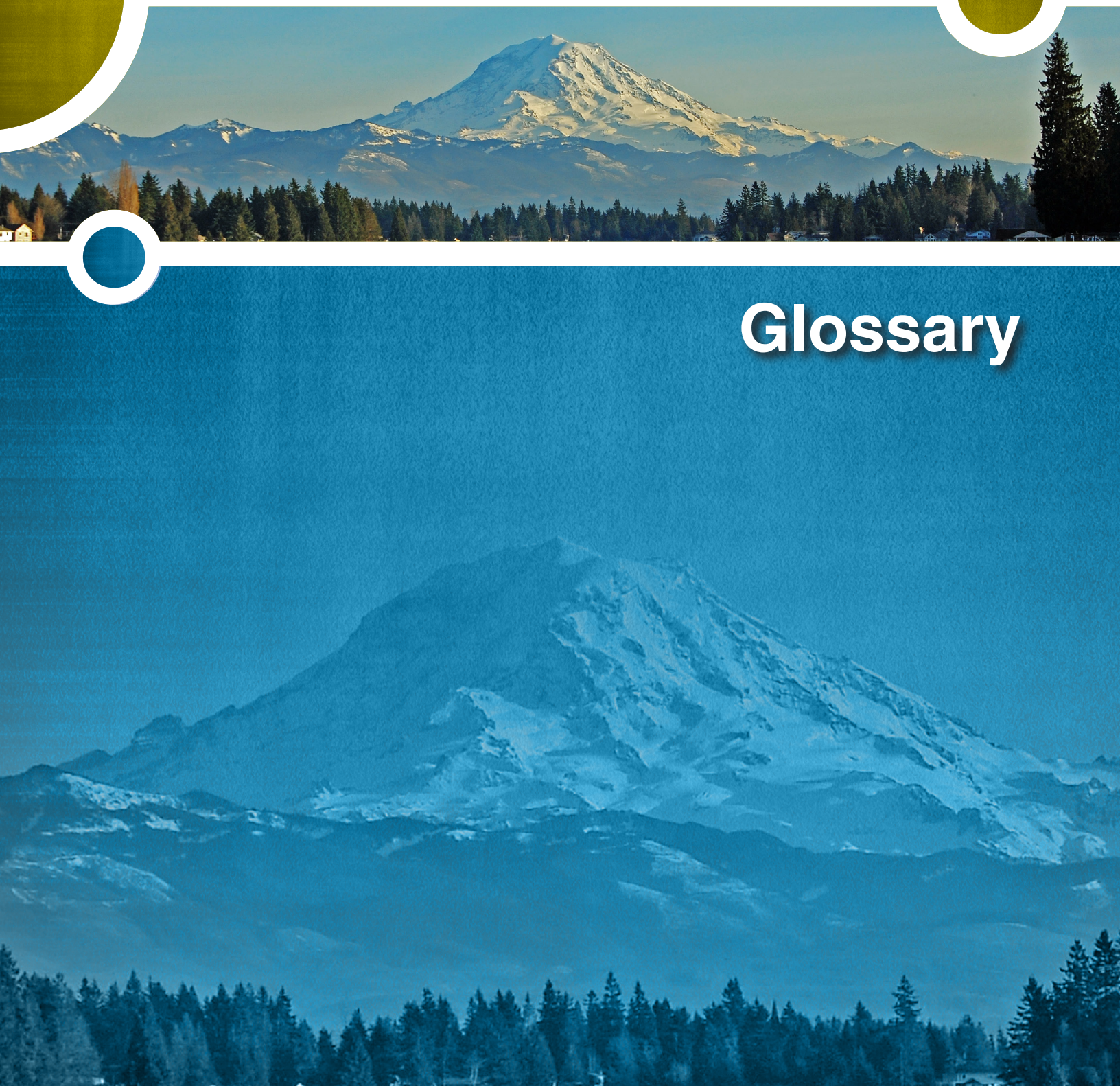

Glossary

DIVIDER PHOTO: VIEW OF MOUNT RAINIER FROM THE NORTH

for other days
and dreamers, town builders, creators, with artists' ways.

A Regional Coalition for Housing (ARCH)
A partnership of King County and 15 East King County cities that works together to help preserve existing affordable housing and develop new housing opportunities for low- and moderate-income families in the region. ARCH assists member governments in developing housing policies, strategies, programs, and development regulations; coordinates the cities' financial support to groups creating affordable housing for low/moderate income households; and assists people looking for affordable rental and ownership housing.

Accessory Dwelling Unit (ADU)
A habitable living unit that provides basic requirements for living, sleeping, eating, cooking, and sanitation. An ADU is accessory to the primary unit on a lot and may be added to, created within, or detached from the primary single-family dwelling unit.

Adaptive Reuse
A variety of repairs or alterations to an existing, structurally sound building that allow it to serve contemporary uses while preserving features of the past.

Affordability Requirements
The provisions specified in Redmond Zoning Code 21.20, Affordable Housing, that at least 10 percent of the units in new housing developments of 10 units or greater in specified neighborhoods within the city must be affordable housing units. The requirements apply to new residential and mixed use developments within the Downtown, Overlake, Bear Creek, Willows/Rose Hill, Grass Lawn, North Redmond, and Education Hill neighborhoods, as well as new senior housing developments and congregate care dwelling units, not including nursing homes.

Affordable Housing Unit
Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 80 percent of median income, adjusted for household size, and no more than 30 percent of whose monthly household income is paid for housing expenses. (Housing expenses for ownership housing include mortgage insurance, property taxes, property insurance, and homeowner dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

Air Space Condominium
Air rights are a type of development right in real estate, referring to the empty space above a property. Owning land or a building may allow the right to use and develop the air rights, up to the limits prescribed in the Zoning Code.

Allowed Use
A permitted or conditionally permitted use.

Americans with Disabilities Act (ADA)
A wide-ranging civil rights law that prohibits, under certain circumstances, discrimination based on disability. Title II of the Act prohibits discrimination by all public entities at the local (i.e., school district, municipal, city, county) and state level, including access to programs and services offered by the entity, as well as physical access described in the ADA Standards for Accessible Design.

Amortization
A period of time given to owners of land with nonconforming uses to recoup their investment before the use must be discontinued.

Anadromous Fish
Fish that spawn and rear in freshwater and mature in the marine environment.

Annexation
The act of adding an area into legal jurisdiction of a city.

Aquifer
A body of soil or rock that contains sufficient saturated material to conduct groundwater and yield usable quantities of groundwater to springs and wells.

Arterial
A right-of-way that serves as a distributor of traffic. Arterials are delineated as principal, minor, and collector depending upon intensity of use. Principal arterials, for example, connect major activity areas and move traffic from community to community. (SMP)

Arterial, Collector
An arterial street which collects and distributes traffic from higher use arterials (principal and minor) to local streets or directly to traffic destinations. Collector arterials also serve trips which both start and end within a neighborhood.

Arterial, Minor
An arterial street which serves as a distributor of traffic from a principal arterial to collector arterials and local streets, directly to secondary traffic generators such as community shopping areas and high schools, and serves trips between neighborhoods within a community. Minor streets are more intensive than collectors, but less intensive than principal arterials.

Arterial, Principal
An arterial street which connects regional arterials to major activity areas and directly to traffic destinations. Principal arterials are the most intensive arterial classification, serving major traffic generators such as large shopping and commercial areas, and move traffic from community to community.

Attached Dwelling Units
Two to four dwelling units with common or party walls on one or two sides but with separate front and/or rear access.

Backyard Home (Small Lot Short Plat)
A single-family home built on a small lot that is subdivided from an existing single-family lot. Backyard homes are limited to 1,000 square feet in size excluding garages or 1,500 square feet including garages. Backyard homes must be affordable to an individual or family that has an annual income that is 120 percent or less of the annual median income.

Best Available Science
Current scientific information used in the process to designate, protect, or restore critical areas that is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-925.

Best Management Practices (BMPs)
The physical, structural, and/or managerial practices that have been approved by the City of Redmond, and that when used singly or in combination provide the most effective means of preventing or reducing pollution of water or other undesirable effects.

Bicycle Facility
An improvement designed to facilitate accessibility by bicycles, including bicycle trails, bicycle lanes, storage facilities, etc.

Bikeable Neighborhood or Community
A complete network of bicycle facilities of various types that allow safe, comfortable, and convenient access to all parts of the community.

Bioretention Swales and/or Rain Gardens
Improvements supporting bioretention, an integrated stormwater management practice that uses the chemical, biological, and physical properties of plants, microbes, and soils to remove or retain pollutants from stormwater. These facilities are vegetated conveyance or retention depressions that use soils and plants to improve water quality, reduce the runoff volume, and attenuate the peak runoff rate, and includes applications such as shallow, landscaped depressions in residential areas; landscaped areas around buildings; or in more urbanized settings, rooftop rain gardens, parking lot islands, and green street applications.

Biostabilization
The process of stabilizing a slope or stream bank with soil and vegetation.

Bioswale
A constructed, linear depression lined with vegetation, designed to filter pollutants from stormwater runoff prior to discharge to a catch basin or receiving waters.

Budgeting by Priorities (BP)
The City of Redmond's outcome-based biennial budgeting model, which was launched in 2008. BP is based on a bottom-up approach where all City services are considered through the prism of what services the citizens value most. (SMP)

Budgeting by Priorities Strategy (also 10-Year BP Strategy)
The City of Redmond's long-term strategic financial plan. It outlines long-term solutions toward accomplishing service and financial objectives.

Buildable Land
An assessment of the amount of land needed for commercial, industrial, and housing development, as required by the Growth Management Act (RCW 36.70.215). Buildable lands programs are to determine whether a county and its cities are achieving urban densities within the urban growth area by comparing adopted provisions with actual growth.

Bus Rapid Transit (BRT)
A term applied to a variety of bus transportation systems using buses to provide faster, more efficient service than an ordinary bus line. Often this is achieved by making improvements to existing infrastructure, vehicles, and scheduling; e.g., more frequent service and less passenger waiting time, as well as fewer stops allowing better travel times.

Capital Facilities (also Capital Projects)
Public facilities costing $25,000 or more with a useful life of five or more years. Examples include public facilities for Fire and Emergency Medical Response; Police; Parks and Recreation; Public Education; Water, Sewer, Stormwater, and Surface Water; Transportation; and General Government.

Capital Facilities Program
A collection of planning and budget policies and documents working in concert to ensure capital projects are identified and prioritized in a manner that meets the needs of a growing population and promotes a safe and healthy community.

Capital Improvement Program (CIP)
A six-year plan for future capital expenditures which identifies capital projects packaging, timelines, and funding. The CIP is updated and adopted biennially, along with the City's two-year operating budget.

Capital Improvements
Projects to create, expand, or modify a capital facility. The project may involve design, permitting, environmental analysis, land acquisition, construction, landscaping, site improvements, initial furnishings, and equipment.

Capital Investment Strategy (CIS)
A hybrid planning and budgeting document summarizing known capital investment needs over the full duration of the Comprehensive Plan's time horizon. The CIS includes capital projects and programs from a city's functional areas and is intended to bridge near-term financial considerations, as represented in the six-year Capital Improvement Program (CIP), with the City's 2030 land use vision as described in Redmond's Comprehensive Plan.

Carpool
Two or more people sharing the use of a vehicle between fixed points on a regular basis.

Certified Local Government (CLG)
A nationwide program of financial and technical assistance established by the National Historic Preservation Act to help local governments preserve historic and cultural resources as assets for the future. In Washington it is implemented and administered by the Department of Archaeology and Historic Preservation (DAHP). Responsibilities of a CLG include maintaining a historic preservation commission, surveying local historic properties, enforcing state or local preservation laws, reviewing National Register Nominations, and providing for public participation in historic preservation activities.

Clean Air Act
Federal legislation requiring air quality goals for urbanized areas and State Implementation Plans to ensure that urbanized areas are working toward achieving those goals.

Clustering
A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, or preservation of environmentally sensitive areas.

Collectors
A system of pipes which collect wastewater via downhill flow from on-site plumbing to the public sewer.

Cohousing
A type of intentional community composed of private homes supplemented by shared facilities. The community is planned, owned, and managed by the residents, who also share activities which may include cooking, dining, child care, gardening, and governance of the community. Common facilities may include a kitchen, dining room, laundry, and child care.

Collocation
The practice of installing and operating antennas for multiple wireless carriers, service providers, and/or radio common carrier licensees on the same antenna support structure or attached wireless communication facility, using different and separate antenna, feed lines, and radio frequency generating equipment.

Commercial Use
The use of a building, land, or other structure primarily for nonresidential and nonpersonal use involving retail sales, wholesale sales, office uses, entertainment uses, or similar uses.

Community Garden
A place where neighbors and residents can gather to cultivate plants, vegetables and fruits, and depending on local laws, keep bees and raise chickens or other livestock and poultry.

Community Indicators Report
An annual report published by the City of Redmond to assess the effectiveness of City policies in helping to achieve the community's long-term goals, as well as monitor Comprehensive Plan implementation.

Community Redevelopment Financing
Generally refers to financing tools for the purpose of rebuilding or redeveloping buildings or larger defined areas in an urban setting. Examples include the use of Community Development Block Grants, Tax Increment Financing, and urban renewal.

Commute Trip
A trip made from an employee's residence to a worksite for a regularly scheduled work day.

Commute Trip Reduction (CTR)
A requirement of the Washington State Clean Air Act that major employers develop and implement programs that will reduce the number of times their employees drive alone to work.

Complete Streets
Streets which are designed and operated to enable safe, attractive, and comfortable access and travel for all users, including pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities.

Comprehensive Plan
The long-range plan used as a guide for the physical, economic, and social development of Redmond.

Concurrency, Transportation
A requirement of the 1990 Growth Management Act (RCW 36.70A.070(6)) that the City must enforce an ordinance precluding development approval if a development would cause the transportation level of service (LOS) to fall below the City's adopted LOS standard, unless revenues are secured to complete mitigating transportation improvements or strategies within six years. If a development fails to meet the concurrency test, supplemental mitigation in the form of transportation improvements or strategies will be required to accommodate the impacts of the development and allow it to achieve concurrency. Maintaining transportation concurrency means implementing transportation improvements in proportion to the level of new development as required by the Concurrency and Level of Service section of Redmond's Comprehensive Plan Transportation Element and regulations in RZC 21.52, Transportation Standards.

Conditional Use/Conditionally Reviewed Use/Conditionally Approved Use
A use that may be desired within the community, but which is not allowed as a matter of right, and requires approval through the Conditional Use Permit (CUP) process. The CUP process includes a hearing before the Hearing Examiner and decision by the City Council.

Congestion
A condition under which the number of vehicles using a facility is great enough to cause reduced speeds and increased travel times.

Consistency
A measure of whether any feature of the Comprehensive Plan or a regulation is incompatible with any other feature or a plan or a regulation. The Growth Management Act (GMA) requires that the Comprehensive Plan be both internally and externally consistent.

Context Sensitive Design
Architectural and/or engineering design that is compatible with its surroundings; e.g., new development in an historic area may contain architectural features such as cornices or window treatments that blend with existing structures.

Cottage
A small, detached dwelling unit, not greater than 1,000 square feet in total floor area that is developed at a density greater than the underlying zone. More than one cottage may occupy a single lot.

Countywide Planning Policies
A series of policies intended to guide the development of city and county comprehensive plans. The policies were adopted by the King County Council and ratified by member cities as required by the Growth Management Act.

Crime Prevention Through Environmental Design (CPTED)
A multidisciplinary approach to deterring criminal behavior through design of the built environment.

Critical Aquifer Recharge Areas
Areas, defined under the provisions of the Growth Management Act (RCW Chapter 36.70A) where an aquifer that is a source of drinking water is both highly susceptible and vulnerable to contamination. Areas with a high susceptibility to groundwater contamination occur where an aquifer is used as a drinking water source and a combination of the following occur(s): permeable soils, permeable surficial geology, and/or groundwater close to the ground surface.

Critical Areas
Critical areas include any of the following areas or ecosystems: fish and wildlife habitat conservation areas, wetlands, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas, as defined in RCW Chapter 36.70A and RZC 21.64, Critical Areas Regulations.

Critical Wildlife Habitats
Those habitats which meet any of the following criteria:
(a) The documented presence of an endangered, threatened, sensitive, candidate, or other priority species as designed by Washington State or federal agencies;
(b) Type I wetlands as defined by Redmond's critical areas regulations; or
(c) Class I streams as defined by Redmond's critical areas regulations.

Culvert
A drain, ditch, or conduit, not incorporated in a closed system that carries drainage water under a driveway, roadway, railroad, pedestrian walk, or public way.

Current Use Taxation
Designations which provide landowners a reduction in taxes when their land use meets the criteria for farm/agricultural, timber land, open space, and forest land. Current use lands are taxed according to the value of the "current use" instead of the market value for development, such as residential, commercial, or industrial use. The development value is often called a land's "highest and best use" which means its highest economic value if sold. Current Use Taxation programs only defer taxes while the land remains in the designated current use.

Decibel (dB)
A unit of sound pressure used to express noise level and measure the relative intensity of sounds. The acceptable level of noise without causing pain to the human ear is about 130 dB.

Density
The number of families, persons, housing units, jobs, or buildings per unit of land, usually expressed as "per acre."

Density Bonuses - Housing
Incentives provided to a developer in order to encourage the construction of affordable housing units. The developer is allowed to build more units on a site if a certain number of affordable housing units are provided.

Detached Dwelling Units
Single-family residential structures that do not share any common or party walls.

Detention
The process of collecting and holding back stormwater for delayed release to receiving waters.

Development
The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, grading, landfill, drainage, removal of vegetation, or disturbance of land or water; and use of land or water or the intensification or extension of the use of land or water.

Development Regulations
Any controls placed on the development or land use activities by a city, including but not limited to, zoning ordinances, official controls, subdivision ordinances, and binding site plan ordinances. Redmond's development regulations are in the Redmond Zoning Code.

Development Rights
One of a series of rights inherent in fee simple ownership of land. It represents the potential for the improvement of a parcel of property measured in residential dwelling units or square footage of commercial, light industrial, or office space based on the zoning classification of the parcel.

Development Standards
In respect to any development, fixed requirements, or standards imposed by regulation or ordinance. For example, a setback is a development standard.

Distribution
The act or process of delivering electric energy, water, natural gas, etc., from convenient points on the transmission system to the customers. Also, a functional classification describing that portion of the utility facilities or plan used for the purpose of delivery.

Docket (or Comprehensive Plan Docket)
The package of Comprehensive Plan amendments to be considered by the community, Planning Commission, and City Council over the following year as provided for in the Growth Management Act (GMA). The City or any individual, organization, business, or other group may propose an amendment to the Comprehensive Plan and associated Zoning Code.

Drainage Basin
An area which is drained by a creek or river system.

Drainage Facilities
See Stormwater Facilities.

Duplex
A single structure containing two dwelling units, either side by side or above one another.

Dwelling Unit
A single unit providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A mobile home, manufactured home, modular home, apartment, condominium, townhouse, single-family attached or detached house, or accessory dwelling unit is considered to be a dwelling unit.

Environmental Impact Statement (EIS)
A document intended to provide impartial discussion of significant environmental impacts which may result from a proposed development project or problematic action. If the responsible official determines that a project or action may have a significant adverse effect upon the quality of the environment, the State Environmental Policy Act (SEPA) requires that an EIS be prepared. The purpose of the EIS document is to provide the government decision makers with information to be considered prior to determining a project's acceptability. The Draft EIS, which is circulated for review and comment, describes the action, analyzes the impacts of the action, and proposes alternatives and mitigating measures. Comments on and revisions to the Draft EIS are included in the Final EIS, the findings of which are appealable.

Essential Public Facility
A facility, conveyance, or site owned or operated by a governmental agency, a private or nonprofit organization under contract to or with substantial funding from government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site. Essential public facilities include but are not limited to airports, state education facilities, state and local correctional facilities, state or regional transportation facilities, solid waste handling facilities, inpatient facilities (including substance abuse facilities, mental health facilities, and group homes), secure community transition facilities, and such other state facilities as are listed by the Office of Financial Management as essential public facilities likely to be built within the next six years pursuant to RCW 36.70A.210.

Fixed-Route Service
Transportation service operated over a set route or network of routes, generally on a regular schedule.

Floodplain (or 100-year Floodplain)
The land susceptible to inundation with a one percent chance of being equaled or exceeded in any given year. The limit of this area shall be based upon flood ordinance regulations maps or a reasonable method which meets the objectives of the Shoreline Management Act. (SMP)

Floodway
The channel of the stream and that portion of the adjoining flood plain which is necessary to contain and discharge the base flood flow to certain levels. Redmond administers two types of floodways: zero-rise, which does not increase the base flood elevation; and one-foot-rise, which limits increase to no more than one foot (12 inches).

Flood Fringe
That portion of the floodplain outside of the floodway which is generally covered by floodwaters during the base flood; it is generally associated with standing water rather than rapidly flowing water.

Floor Area Ratio (FAR)
The gross floor area of all buildings or structures (less any area devoted to parking or vehicle circulation) on a lot divided by the gross land area.

Forecasted Traffic Volume
Travel forecasting model output; the number of vehicles forecast to travel on all or part of the future year street and highway network over a given period of time for a future year. Estimated volume also refers to modeled traffic, but for the current year or a previous year.

Functional Plan
Detailed, professional assessments of existing conditions, current and future facility needs, service targets, and projected funding to implement the Comprehensive Plan. These plans are adopted by City Council and incorporated into the Comprehensive Plan's Capital Facilities Element by reference. Other local jurisdictions, such as the Lake Washington School district, also prepare functional plans.

General Sewer Plan
A document which identifies capital improvements and defines long-term system planning goals and service criteria consistent with local and regional land use and wastewater planning issues. The Plan is updated as regulations and conditions change, and is used to maintain, operate, and expand the sewer system to meet the needs of existing and future customers.

Green Building (also known as Green Construction or Sustainable Building)
A structure and use process that is environmentally responsible and resource efficient throughout a building's life cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. Green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by efficiently using energy, water, and other resources; protecting occupant health and improving employee productivity; and reducing waste, pollution, and environmental degradation.

Green Roof
A bioretention strategy of storing, evaporating, and transpiring stormwater as part of a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers, such as a root barrier and drainage and irrigation systems.

Greenhouse Gas (GHG)
A gas is an atmosphere that absorbs and emits radiation within the thermal infrared range and affects the temperature of the earth. Primary greenhouse gases in the earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and ozone. At present, the two primary sources of carbon dioxide emissions are from burning coal used for electricity generation and petroleum used for motor transport.

Greywater
Wastewater generated from domestic activities, such as bathing, laundry, and dishwashing, which can be recycled on site for uses such as landscape irrigation. It is not water that has come in contact with human waste.

Gross Floor Area (GFA)
The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts, elevator shafts, stairwells, courts, second story atriums, and lobbies.

Gross Site Area
Gross site area is that area within the boundaries of a given lot. Gross site area does not include the area of any abutting streets or access ways.

Growth Management Act (GMA)
A Washington State law requiring urban counties and the cities within them to develop comprehensive plans to address growth and the impacts of growth over a 20-year planning horizon. The GMA was enacted in 1990, amended in succeeding years, and is codified at RCW 36.70A and other chapters.

Growth Management Planning Council (GMPC)
The body of comprised city and county representatives and created through an interlocal agreement by most of the cities in King County and the County to undertake interjurisdictional planning under the Growth Management Act or its successor.

High Occupancy Vehicle (HOV)
Generally, a vehicle carrying more than one person, including a carpool, vanpool, or bus.

High Resource Value
Environmental designation to indicate Type I, II or III wetlands; Class I, II and III streams; land or water that supports a priority species or habitat; land or water that is needed to maintain the functioning of an important environmental or ecological function, or land that is primarily made up of Class II and III agricultural soils.

Historic Landmark
A physical property that has been formally designated and listed on a register of historic places by an agency of government in a process defined by the laws, policies, and procedures adopted by a particular governmental agency, including local, regional, state, and federal agencies. A landmark can be a building, a structure, a site (including an archaeological site), a district with a number of buildings, or an object such as a ship or a railway locomotive.

Historic Property
Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion on the local, regional, state or national register.

Household
An individual, or two or more persons related by blood or marriage, or a group of not more than eight persons who need not be related by blood or marriage living together in a dwelling unit.

Housing Strategy Plan
Strategies to consider and prioritize in order to address a wide range of housing issues to implement housing policies, as directed by Policy HO-8 in the Housing Element of the Comprehensive Plan.

Housing Trust Fund
The City's Housing Trust Fund (HTF) provides for improved affordable housing choices for a diverse population, including seniors, those with special housing needs (developmentally disabled persons, women at risk, youth, etc.), and low-income families. As a member of A Regional Coalition for Housing (ARCH), the City participates in funding affordable housing developments in Redmond and other East King County cities.

Housing Type
Classification of residences based on the number of dwelling units in a single structure. Examples are single-family detached; ground-related duplexes, triplexes and townhouses; and multifamily low-rise, mid-rise, and high-rise apartments.

Housing Unit
A dwelling unit.

Human Services
A variety of delivery systems such as social welfare services, housing, education, and mental health services. Human services professionals may provide services directly to clients or help clients access services.

Impact Fee A payment of money required as a condition of development approval to pay for capital improvements needed to serve new growth and development and is: reasonably related to the new development that creates additional demand and need for capital improvements; a proportionate share of the cost of the public improvements; and used for improvements that reasonably benefit the new development.

Impervious Surface
Any material or ground treatment that prevents or substantially reduces absorption of stormwater into the ground (i.e., concrete, asphalt, sidewalks, buildings, etc.).

Impervious Surface Area
The land area of that portion of a lot covered by impervious surface.

Inclusionary Housing
An affordable housing production program which requires a specified number of affordable and/or low-income units within new housing developments. Inclusionary units are generally provided through density bonus incentives, requirements for cash contributions to a pool, or minimum percentages of affordable units, or combinations of requirements and incentives. See also Affordability Requirements.

Infill Development
Development consisting of either (1) construction on one or more lots in an area which is mostly developed or (2) new construction between two existing structures.

Infrastructure
Facilities and services needed to sustain industry, residential, commercial, and all other land use activities, including water, sewer lines, and other utilities, streets and roads, communications, and public facilities, such as fire stations, parks, schools, etc.

Innovative Housing
A term generally used to describe housing forms that are different from standard-sized single-family homes on detached lots. Examples of innovative housing include cottages, size-limited homes and duplexes, and may be attached or detached structures.

Innovative Housing Program
A demonstration program chartered through 2013 which provides for a limited number of residential projects, such as cottages, small-lot single-family homes, and duplexes, for example. In return for the ability to build at higher densities and have some flexibility in setback and lot coverage regulations, homebuilders are required to provide exemplary residential design compatible with the existing neighborhood, may utilize green development solutions, and are strongly encouraged to provide an affordability component.

Knowledge-Based Business
Businesses that are dependent upon knowledge resources, such as education, expertise, and innovation.

Land Use
The term used to indicate the use of any piece of land, such as agricultural or residential.

Landmark Tree
A healthy tree over thirty inches in diameter.

Leadership in Energy and Environmental Design (LEED)
A rating system developed by the U.S. Green Building Council that is used to identify and implement green building design and construction, as well as operations and maintenance solutions.

Level of Service (LOS) (or Service Standards)
Measure of a public facility's or service's operational characteristics used to gauge its performance.

Level of Service (LOS), Transportation
A measure that:
(a) Is used to define the implementation rate for building, funding, operating, or regulating transportation improvements; or

(b) Defines the performance of these transportation improvements that are necessary to provide mobility for those who live and work in Redmond.

Comprehensive Plan Transportation Policy TR-28 establishes the City's transportation LOS standard. RZC 21.52, Transportation Standards, regulates compliance with the LOS standard using the concept of a mobility unit (MU). To determine compliance with the transportation LOS standard, the City annually measures the MU demand from new development and the MU supply available from the City's six-year program and the TFP. The transportation LOS standard is met when the MU demand is equal to the MU supply.

Light Rail
A form of urban rail public transportation that generally has more flexibility in capacity and design speed than heavy rail and metro systems, and higher capacity and speed than traditional street-running tram or bus systems. Light rail systems usually use electric rail cars operating either above, below, and at grade in the right-of-way, separated from other traffic but sometimes mixed with other traffic in city streets.

Local Improvement District
A financing mechanism whereby specially benefitted properties are assessed the costs of constructing public improvements.

Local Street
A street which provides for localized traffic circulation, access to nearby arterials, and access to neighborhood land uses.

Low-Cost Affordable Housing Unit
Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 50 percent of median income, adjusted for household size, and no more than 30 percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership includes mortgage and mortgage insurance, property taxes, property insurance, and homeowners' dues. Housing expenses for rental housing includes rent and appropriate utility allowance.)

Low-Impact Development (LID)
A term used to describe a land planning and engineering design approach to managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small-scale hydrologic controls to replicate predevelopment conditions through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source. LID is similar to "Onsite Stormwater Management," a term used by the Washington State Department of Ecology.

Low-Income and Moderate-Income Housing
Housing affordable under federal standards to households with annual incomes at or below 80 percent of the county median income.

Manufactured Home
A factory-built structure transportable in one or more sections which is built on a permanent chassis and designed to be a dwelling with or without a permanent foundation when connected to required utilities. A manufactured home shall be built to comply with the National Manufactured Home Construction and Safety Standard Act of 1974 (regulations effective June 15, 1976).

Manufactured Home Park or Mobile Home Park
An area of land designed for the placement of manufactured homes or mobile homes with two or more improved pads or spaces for manufactured homes or mobile homes providing connections for, but not limited to, water, sewer, and electricity service.

May
A term used to express opportunity or permission. If a policy contains "may," the decision maker can undertake the action contemplated by the policy if, after reviewing the evidence, the decision maker decides it is useful or desirable, and in keeping with this plan. "May" does not, however, confer any obligation on the decision maker to undertake or allow the action. See also "should" and "shall."

Median Income (or Median Household Income)
The household income level at which a population can be divided into two equal segments, with the first half of households earning less than the median household income and the other half earning more. Commonly used to generate data about geographic areas.

Minimum Density
A zoning method requiring that a certain percentage of the maximum density be provided on a subdivision or building site.

Mitigate/Mitigation
To reasonably reduce or eliminate the impact of development. See "Mitigation" for the definition of mitigation which applies to the critical areas regulations of the Zoning Code.

Mixed Use
A land use where more than one classification of land use (for example, residential, commercial, and recreational) permitted within a zoning district is combined on a lot or within a structure.

Mixed Use Development
A project which combines more than one use, either in the same structure or in different structures located on the same site.

Mixed Use Residential Structure
A structure with at least one residential unit built above one or more nonresidential uses.

Mixed Use Structure
A project which combines more than one use in the same structure; such as a building occupied by retail uses on the ground floor and housing on the floors above.

Mode
A type of transportation, such as pedestrian (walking), bicycle, automobile, or transit (bus).

Mode Choice/Mode Split
The statistical breakdown of travel by alternate modes, usually expressed as a percentage of travel by single occupant automobile, carpool, transit, etc. Mode choice goals are used to help people in the public and private sectors make appropriate land use and transportation decisions.

Moderate-Income Housing
Housing affordable to households with incomes between 50 percent and 80 percent of area median income.

Modular Housing
Factory-built housing conforming to the standards of the State of Washington building and energy codes (also known as "gold seal" manufactured housing).

Multicounty Planning Policies
A region wide framework for countywide and local planning under the Growth Management Act. Guides various regional planning programs for growth management, economic development, and transportation projects, and possible funding. In the central Puget Sound region, the Puget Sound Regional Council administers the multicounty policies consistent with VISION 2040.

Multifamily Structure
A structure that includes multiple primary dwelling units, or a series of five or more dwelling units with common or party walls on one or two sides but with separate front and/or rear access.

Multimodal
A term referring to accessibility by a variety of travel modes, typically pedestrian, bicycle, transit, and automobile modes, but may also include water and air transport modes.

Multiplex
A structure that is a two-unit, three-unit or four-unit attached dwelling, and may also be known as a duplex, triplex or fourplex. Multiplex units may be side by side or on top of one another.

Municipal Code
A collection of all of the regulatory and penal ordinances and certain administrative ordinances of the City of Redmond, codified pursuant to RCW 35.21.500 through 35.21.570.

Native Growth Protection Areas (NGPA)
An area where native vegetation is preserved for the purpose of preventing harm to property and the environment, including but not limited to providing open space, maintaining wildlife corridors, maintaining slope stability, controlling runoff and erosion, and/or any other purpose designated by approval.

Neighborhood Plan
Policies applicable to specific neighborhoods, adopted by the City Council and incorporated into the Neighborhoods Element of the Comprehensive Plan.

Neighborhood Character
The various elements of a neighborhood that give it a distinct "personality," including but not limited to land uses (e.g., residential/commercial mix and population), urban design (e.g., bulk, scale, form), visual resources (e.g., public view corridors and vistas), historic resources (e.g., historic landmarks), natural features (e.g., streams and steep slopes), and physical features (e.g., streets and public places).

Nonpoint Source Pollution
Contaminants that enter water from dispersed and uncontrolled sources (such as surface runoff) rather than through pipes.

On-Site Retention
Permanent impounding of stormwater in artificial lakes and ponds; often required for developments.

Open Space
Any land area, the preservation of which in its present use would (1) conserve and enhance natural or scenic resources; or (2) protect streams or water supply; or (3) promote conservation of soils, wetlands, beaches, or tidal marshes; or (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, or sanctuaries; or (5) enhance recreation or gathering opportunities. Open space can consist of active or passive open space.

Open Space, Active
Open space which may be improved and set aside, dedicated, designated, or reserved for recreational or gathering facilities, such as swimming pools, play equipment for children, ball fields, court games, picnic tables, plazas, etc.

Open Space, Passive
Open space which is essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or for the use and enjoyment of owners and occupants.

Open Space Corridor. A connected system of urban forested areas, fish and wildlife habitat, and unique recreational opportunities that have limited impact on these resources. The Growth Management Act requires local governments to designate and preserve open space corridors. The City of Redmond manages these corridors through critical areas regulations.

Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan
The functional plan to implement the goals and policies related to parks, recreation, and arts in the Comprehensive Plan. Provides an inventory of the parks system and identifies and prioritizes future park system improvements.

Park and Ride
A parking lot where transit or rideshare riders can leave their cars and ride a carpool, vanpool, bus, or train to another location.

Peak Hour
The consecutive 60-minute period during a 24-hour period which experiences the highest sum of traffic volumes as determined by the City on a roadway segment, passing through a roadway intersection, or entering or leaving a development. The peak hour typically takes place between 4 p.m. and 6 p.m. on a workday.

Peak Hour, a.m.
The consecutive 60-minute period during the a.m. hours which experiences the highest sum of traffic volumes as determined by the City on a roadway segment passing through a roadway intersection, or entering or leaving a development.

Peak Hour, p.m.
The consecutive 60-minute period during the p.m. hours which experiences the highest sum of traffic volumes as determined by the City on a roadway segment passing through a roadway intersection, or entering or leaving a development.

Pedestrian Amenities
Features of the built environment that improve the quality of foot or wheelchair travel, including ground floor retail uses in adjacent buildings, landscaped walkways, limited interference from automobiles, street furniture, etc.

Pedestrian Facility
An improvement designed to facilitate accessibility by foot or wheelchair, including sidewalks, curb ramps, crosswalks, overpasses, and undercrossings, etc.

Pedestrian Orientation
An area where the location and access to buildings, types of uses permitted on the street level, streetscape, and storefront design are based on the needs of the customers on foot.

Permaculture
A practice of producing food or energy, etc., using ways that do not deplete the earth's natural resources and relying on renewable resources.

Permitted Use
A use that is allowed outright by the Redmond Zoning Code.

Plan-Based Approach
The City of Redmond's transportation concurrency system, in which transportation programs, projects, and services identified in the Transportation Facility Plan are implemented in proportion to the needs of the city and the pace of growth, and support the City's preferred land use pattern and vision.

Point Source Pollution
A source of pollutants from a single point of conveyance such as a pipe. For example, the discharge pipe from a sewage treatment plant is a point source.

Pollutants
Contaminants that adversely alter the physical, chemical, or biological properties of the environment. Pollutants can include solid waste, sewage, garbage, sewage sludge, and municipal waste discharged into water.

Potential Annexation Area (PAA)
An area outside the current city limits for which the City of Redmond plans and in which development is likely to impact the city. The Potential Annexation Area is considered the area that may logically annex to and become part of the city in the future and is mapped in the Annexation and Regional Planning element of the Comprehensive Plan.

Precautionary Principle
An approach that states if an action or policy has a suspected risk of causing harm, in absence of scientific consensus, that action is harmful.

Preservation (Historic)
The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

Primary Industries
Industries which have a high economic impact and provide high wage jobs. These industries typically export their goods or services outside the region, thereby supporting local industries, such as retail, housing construction, and personal services, through payroll and local purchases.

Procedural Criteria. Documents maintained by the Department of Commerce which assist counties and cities in adopting comprehensive plans and development regulations that meet the goals and requirements of the Growth Management Act (GMA). The criteria lists requirements set forth in GMA, as well as recommendations for meeting those requirements.

Public Facility
Any use of land or physical structures, whether publicly or privately owned, for transportation, utilities, communication, or for the benefit of the general public, including streets, schools, libraries, fire and police stations, municipal and county buildings, powerhouses, recreational centers, parks, and cemeteries.

Public and Semipublic Uses
A use that is owned and operated by a public agency and characteristically operated by such an agency, or a use that is privately owned but has a character similar to a public use or which is traditionally considered to be a semipublic use. For example, a public school is a public use and a private school is a semipublic use.

Public Service
A variety of services, such as fire protection and suppression, law enforcement, public health, recreation, environmental protection, etc., available to the public and provided by government, substantially funded by government, contracted for or by government, or provided by private entities subject to public service obligation.

Puget Sound Clean Air Agency
The lead agency for developing air quality standards for the Central Puget Sound Region in compliance with federal laws.

Puget Sound Regional Council (PSRC)
(Formerly the Puget Sound Council of Governments) A regional planning and decision making body for growth and transportation issues in King, Kitsap, Pierce, and Snohomish Counties. Under federal transportation law, the Council is the Metropolitan Planning Organization (MP) responsible for regional transportation planning and programming of federal transportation funds in the four counties. It is also the designated Regional Transportation Planning Organization (RTPO) for the four counties. PSRC manages the adopted regional growth strategy, Vision 2040, and the regional transportation plan Transportation 2040.

Redmond Central Connector
A park/multiuse trail in downtown Redmond designed to connect the city's historic downtown and Town Center areas. The City acquired the vacated 1.1-mile railroad right-of-way in 2010 and, through a public process, created a Master Plan for the corridor, which was adopted in 2011.

Regional Utilities
Facilities and infrastructure provided by a public agency, utility, or franchise which convey essential services throughout the area beyond but including Redmond. These facilities include but are not limited to regional water storage tanks, reservoirs and booster stations, wastewater interceptors, pump stations and treatment facilities, electrical transmission substations and lines 115 kV or greater, regional natural gas pipelines and gate stations, and regional telecommunications facilities.

Residential Use
A land use term which includes living areas; common areas used to access living areas; offices for the renting, leasing, or selling of housing units in the development; and recreational areas used exclusively by residents and their guests.

Response Time
The amount of time it takes fire and rescue officers or law enforcement officers to respond to calls for assistance.

Restoration (Historic)
The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Riprap
A facing layer or protective mound of broken stones placed to prevent erosion or sloughing of a structure or embankment.

Runoff
Water originating from rainfall and/or other precipitation that flows from a site during or immediately after a storm. (SMP)

SEPA Rules
WAC Chapter 197-11 adopted by the Department of Ecology, addressing requirements for environmental review of pending policies and developments. See also State Environmental Policy Act.

Secretary of the Interior (U.S. Department of the Interior, National Park Service, Technical Preservation Services)
A federal office which provides historic preservation policy and guidance on preserving and rehabilitating historic buildings, administers the Federal Historic Preservation Tax Incentive Program for rehabilitating historic buildings, and sets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Service Standards (see Level of Service)

Shall
A term which means "obliged to." "Shall" is mandatory. If a policy contains "shall," it is required that the decision maker follow the policy where it applies. See also "may" and "should." (SMP)

Shoreline Master Program (SMP)
Redmond's plan that implements the State of Washington Shoreline Management Act of 1971. The Shoreline Master Program provides for coordinated planning to protect the public interest associated with the shorelines of the state while recognizing and protecting private property rights.

Should
A term which means "ought to." If a policy contains "should", the decision maker is to follow the policy where it applies unless the decision maker finds a compelling reason against following the policy. See also "may" and "shall." (SMP)

Significant Tree
Any healthy tree six inches in diameter at breast height (d.b.h.) or any tree four inches in diameter at breast height (d.b.h.) that, after considering its age, height, value, or function, the tree or tree stand is determined to be significant. (SMP) This term also applies citywide.

Single Occupant Vehicle (SOV)
A vehicle carrying only one person.

Single Room Occupancy Units (SROs)
A structure containing single room living units with small cooking units (independent or common) and other amenities not ordinarily associated with a hotel.

Site Plan Entitlement
Site Plan Entitlement is the approval required for any public, semipublic, or private proposal for new construction or exterior modification to a building or site, including multifamily, commercial, industrial, utility construction, expansion, or exterior remodeling of structures, parking, or landscaping, where the proposed use is shown as permitted in the applicable permitted use chart.

Size-Limited Dwelling A single-family detached unit that does not exceed 1,900 square feet. The determination of total square footage includes attached and detached garages. A size-limited dwelling will be so identified and legally binding on the title of the home, enlarging the home will not be permitted above the maximum size limit.

Smart Grid (Technology)
An electrical grid that uses information and communications technology to gather and act on data, such as the behaviors of suppliers and consumers, to improve the efficiency, reliability, economics, and sustainability of the production and distribution of electricity.

Social Sustainability
A concept or theory associated with sustainable development which encompasses human rights, labor rights, and corporate governance. In common with environmental sustainability, social sustainability is the idea that future generations should have the same or greater access to social resources as the current generation, while there should also be equal access to social resources within the current generation. Social resources include ideas as broad as other cultures and basic human rights.

Special Needs Housing
Housing that is provided for persons and their dependents who, by virtue of disability or other personal factors, face serious impediments to independent living and who require special assistance and services in their residence. Special needs housing may be on a permanent, long-term, or transitional basis.

State Environmental Policy Act (SEPA)
Contained in RCW Chapter 43.21C, this Washington State law is intended to minimize environmental damage. SEPA requires that state agencies and local governments consider environmental factors when making decisions on activities, such as development proposals over a certain size and comprehensive plans. As part of this process, environmental checklists are prepared to disclose impacts and propose mitigation. This process also provides an opportunity for public comment.

Storm Drain
A system of gutters, pipes, or ditches used to carry stormwater from surrounding lands to streams, lakes, or rivers.

Stormwater
Water that is generated by rainfall and is often routed into drain systems in order to prevent flooding.

Stormwater Facilities
Constructed or natural systems that are designed to provide stormwater management.

Stormwater Management
The collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, and diverting, treating, or filtering of surface water, ground water, and/or runoff together with applicable managerial (nonstructural) measures.

Strategic Plan for Economic Development
A policy document which contains certain objectives and recommended actions to encourage Redmond's long-term economic success.

Strategic Plan for Human Services
A plan that defines the City's roles with regard to human services in the community, identifies needs, and recommends strategies and actions to ensure resilient and thriving residents.

Streetscape
The visual elements of a street, including the roadway, sidewalks, adjoining buildings, street furniture, trees, and open spaces that combine to form the street's character.

Structure
That which is constructed and placed permanently on or under the ground or over the water, or attached to something having a permanent location on or under the ground or over the water, excluding residential fences less than six feet in height; retaining walls, rockeries, patios, and decks less than 30 inches in height; and similar improvements of a minor character. For the purpose of administering the Shoreline Master Program, structure shall have the meaning given in WAC 173-27-030(15).

Structure, Detached
A structure which has no common or party wall with another structure.

Subdivision
The division of a parcel of land into two or more parcels. Subdivisions are classified into short subdivisions, also referred to as short plats, and long subdivisions, also referred to as long plats, based on the number of lots created. Redmond's subdivision regulations are included in the Redmond Zoning Code.

Substantial Impacts
Effects or consequences of actions of such a nature or intensity that they will create an undesirable condition for uses or activities likely to take place in the area.

Sustainability Principles
A statement of values regarding what sustainability means for the City of Redmond, created during a public process in 2010 and incorporated as part of the 2010-2011 Comprehensive Plan Update.

Substantial Improvement
Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (1) before the improvement or repair is started, or (2) if damaged, the value of the structure to be restored prior to being damaged.

Sustainable/Sustainability
Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Target Industry Clusters
As identified in the Redmond Comprehensive Plan Economic Vitality Element, these are highly integrated groups of businesses with strong linkages, including the suppliers and customers in a region, which have the potential for significant economic impact through the creation of high wage jobs and other benefits. As clusters grow, additional supplier firms are attracted to the region, eventually creating a well-diversified "critical mass" of production, labor, and information.

Technical Committee
See RMC Chapter 4.5: Technical Committee.

Telecommuting
The transportation of information using telecommunication technology, such as teleconferencing, satellite television, facsimiles, cellular telephones, and computer networking.

Townhouse
A form of ground-related housing where individual dwelling units are attached along at least one common wall to at least one other dwelling unit. Each dwelling unit occupies space from the ground to the roof and has direct access to private open space.

Traffic Calming
Engineering and other measures put in place on streets to slow down or reduce motor vehicle traffic, in order to improve the living conditions for residents living along the street, as well as to improve safety for pedestrians and cyclists.

Transfer of Development Rights
The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from property in one zoning district to property in another zoning district where such transfer is permitted.

Transferable Development Right
A right to develop or build that is severed from other property rights and can be redeemed in certain parts of Redmond in accordance with RZC 21.48, Transfer of Development Rights (TDR) Program.

Transit
Public transportation: referring in this document to public bus, trolley, and light rail, but not vanpools.

Transit Oriented Development (TOD)
A mixed use residential or commercial area designed to maximize access to public transport and encourage transit ridership. TODs generally are located within a radius of up to one-half mile from a transit stop (train station, metro station, tram stop, or bus stop) and are surrounded by relatively high-density development.

Transitional Housing
Programs which provide housing and support services to move individuals and families from homelessness to self-reliance and permanent housing. Transitional housing is provided for a specified period, typically six months to two years.

Transportation 2040
The action plan for transportation in the central Puget Sound region for the next 30 years. Outlines a long-term template for how the region should invest in transportation and is consistent with the region's adopted Regional Growth Strategy, VISION 2040.

Transportation Demand Management (TDM)
Public and/or private programs designed to reduce travel demand and that are ongoing substitutes for additional motor vehicle traffic lanes and traffic signals. These programs include but are not limited to transit, bicycling and ridesharing incentives, flexible working hours, parking management, and supporting pedestrian enhancements to decrease single occupancy vehicle trips.

Transportation Facility Plan (TFP)
The long-range plan identifying transportation facilities, programs, projects, and services that are necessary to provide for the mobility of people and goods from new development allowed by the Redmond Comprehensive Plan and the Redmond Zoning Code. The planning horizon of the TFP typically ranges between 12 to 20 years.

Transportation Improvement Program (TIP)
A six-year program of transportation capital facilities, programs, projects, and services intended to serve the current and future needs of those who live and work in Redmond.

Transportation Master Plan (TMP)
The functional plan to implement the transportation-related goals and policies in the Comprehensive Plan. Provides an inventory of the transportation system and identifies and prioritizes future transportation improvements.

Transportation Systems Management (TSM)
A program created to make better use of the existing transportation system by using short-term, low-capital transportation improvements designed to improve the flow and/or safety of traffic operations.

Undergrounding
The construction or relocation of electrical wires, telephone wires, and similar facilities underground.

Urban Center
Defined in the Countywide Planning Policies as an area for focusing growth and aligning a high capacity transit system. To be designated an urban center, an area must have a land area up to 1.5 square miles and must be able to support a minimum of 15,000 jobs at a minimum density of 50 jobs per gross acre and a minimum residential density of 15 households per acre.

Urban Growth Area
The area designated in the King County Comprehensive Plan for urban development and to be served with urban services, in addition to greenbelts, open space, and other appropriate areas.

Urban Services/Urban Governmental Services
Utilities and services which are historically and typically delivered by cities, such as storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

Vanpool
An organized ridesharing arrangement in which a number of people (typically six to 15 people) travel together between fixed points on a regular basis in a van. Expenses are shared, and there is usually a regular volunteer driver.

Vehicle Miles Traveled (VMT)
A measurement of forecasted travel demand; equivalent to one car, bus, or truck traveling one mile.

Vision 2040
The adopted regional growth strategy for a four-county area including King, Pierce, Snohomish, and Kitsap Counties in Washington State The Vision 2040 plan describes linking high-density residential and employment centers throughout the region by high capacity transit, and promoting a multimodal transportation system. Vision 2040 was adopted in 2008 by the Puget Sound Regional Council (PSRC).

Walkable Neighborhood or Community
An area where the goods and services that a neighborhood resident or employee needs on a regular basis, such as stores, businesses, schools, libraries, and transportation, are located within a short and safe walk.

Watershed
The geographic region within which water drains into a particular river, stream, or other body of water. A watershed includes hills, lowlands, and the body of water into which the land drains.

Wetland or Wetlands
Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands.

Wet Vault
A tank, usually underground, which has a designed volume of water storage. The vault allows sediment to settle out and oils to float to the surface, and then clean water from the middle flows out.

Woonerf (Dutch plural: woonerven)
A street that is designed for shared space for pedestrians, cyclists, and vehicles, characterized by low speed limits.

Work Trip
A trip that either starts or ends at the traveler's place of employment.

Zero Lot Line Development
A development pattern of single-family houses constructed immediately adjacent to one side lot line (i.e., no sideyard setback) coupled with an easement on the adjacent lot in order to maintain 10-foot separation between structures. This helps to preserve privacy and usable yard space, especially in small lot areas.

Zone or Zoning District
A specifically delineated area or district in a municipality within which generally uniform regulations or requirements govern the use, size, and development of land and buildings.

Zoning
A type of development regulation that manages the use and development of land. Redmond's zoning regulations are included in the Redmond Zoning Code.

Zoning Code (Redmond Zoning Code or RZC)
The Redmond Zoning Code provides the basis for designating land use zones, applying development and shoreline requirements, and regulating development in all areas of the city, and provides pre-annexation zoning for areas presently outside the city but that may be annexed to the city in the future. The RZC is Title 21 of the Redmond Municipal Code enacted under the authority granted to the City of Redmond by the Constitution of the State of Washington, the Optional Municipal Code (RCW Title 35A), and other sections of the Revised Code of Washington.

Zoning Map
A visual layout of land use classifications within the city.