

## Regulations removal

### Access Corridor

Access Corridor. A vehicle circulation area in private ownership, including easements, tracts and driveways in a common ownership, over which access is afforded to more than one lot or residence. Where a driveway is shared and serves garages or accessory buildings, and the lots and principal buildings front upon another street or an access corridor, the shared driveway shall not be defined as an access corridor. In this case, the side street setbacks do not apply. ~~An access corridor shall not serve more than 10 single-family lots.~~

### Car-Sharing Vehicle

Car-Sharing Vehicle. A “car-sharing vehicle” is a vehicle maintained and owned or leased by a car-sharing organization and which is available for use by its members. ~~A “car-sharing vehicle” shall be no more than 18 feet in length and shall bear a decal or other mark that identifies the car-sharing organization and is securely affixed to the exterior of the vehicle.~~

### Kiosk

Kiosk. A temporary or semipermanent structure ~~having one or more open air sides,~~ operating on either private property or public rights-of-way and plazas, ~~generally no larger than six feet wide by 10 feet long, which~~ is operated for the purpose of vending food, drink, or retail goods.

### Residential Suites

A type of residence in which single room dwelling units including all living space other than a bathroom is contained within a single room and a bathroom, and which is located in a multifamily structure in which clusters of residential suites share common amenities such as kitchens, laundry facilities, and gathering spaces.

### Vending Cart

Vending Cart. A cart with functional wheels which is not affixed to the ground and which is operated for the purpose of vending food, drink, or retail goods. ~~The cart is generally no larger than six feet wide by 10 feet long.~~

## Acronyms

### AADT

Annual Average Daily Traffic

### AASHTO

American Association of State Highway Transportation Officials

### ADA

Americans with Disabilities Act

#### d.b.h.

Diameter at Breast Height (**d.b.h.**). The diameter of any tree trunk, measured at four and one-half feet above average grade. For species of trees whose normal growth habit is characterized by multiple stems (e.g., hazelnut, vine maple), diameter shall mean the average diameter of all stems of the tree, measured at a point six inches from the point where the stems digress from the main trunk. In no case shall a branch more than six inches above average grade be considered a stem. (SMP)

#### FC

Foot-candle (**FC**). A unit of illumination or light intensity used to calculate lighting levels. One foot-candle is equal to one lumen per foot.

#### MU

Mobility Unit (**MU**). A measurement unit that is used to express the level of travel demand on the transportation system generated by a land use(s), or the unit increase in the ability to travel on the transportation system due to the increased supply of transportation improvements, such as those on the City's six-year plan, Transportation Facilities Plan (TFP), or Unfunded Buildout Transportation Facilities Plan (UBTFP)."

#### TDR

Transfer of Development Rights (**TDR**). 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.

#### DNS

Determination of Non-Significance

#### DS

Determination of Significance

#### du/ac

Dwelling units per acre

#### EIS

Environmental Impact Statement

#### FAR

Floor area ration

#### ITE

Institute of Transportation Engineers

#### LSR

Landscape ratio

#### ISR

Impervious surface ratio

MUTCD

Manual on Uniform Traffic Control Devices

RCW

Revised Code of Washington

RMC

Redmond Municipal Code

ROW

Right of Way

RZC

Redmond Zoning Code

SMP

Shoreline Management Plan

TMP

Transportation Management Program or Transportation Master Plan

UBTFP

Unfunded Build-out Transportation Facilities Plan

WAC

Washington Administrative Code

WCF

Wireless Communication Facility

WSDOT

Washington State Department of Transportation

## Suggested Definitions

### Accessible

Accessibility/Accessible. A term that describes the usability of a facility, product or service by people with disabilities

### Active or passive recreational

From King County: 21A.06.9585 Recreation, passive. Recreation, passive: recreational activities that do not require prepared facilities like sports fields or pavilions. Passive recreational activities place minimal stress on a site's resources and are highly compatible with natural resource protection. Passive recreation include, but is not limited to, camping, hiking, wildlife viewing, observing and photographing nature, picnicking, walking, bird watching, historic and archaeological exploration, swimming, bicycling, running/jogging, climbing, horseback riding and fishing. (Ord. 15606 § 9, 2006)"

### active recreational uses

From King County Active recreation space: recreation space that recognizes a higher level of public use than passive recreation space, and that will be developed for organized or intense recreation. Active recreation site includes both the active recreation uses and all necessary support services and facilities. (Ord. 14045 § 3, 2001)

### Garage

(From Seattle Code): Garage, private. An accessory structure or an accessory portion of a principal structure, designed or used for the shelter or storage of vehicles owned or operated by the occupants of the principal structure.

### Hazardous materials

RMC: "Hazardous materials" means any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

RZC: Hazardous Materials. Any hazardous waste, hazardous substance, dangerous waste, or extremely hazardous waste that is a physical or health hazard as defined and classified in RCW Chapter 70.105 and WAC Chapter 173-303, whether the materials are in usable or waste condition. Hazardous materials shall also include petroleum or petroleum products that are in a liquid phase at ambient temperatures, including any waste oils or sludges.

### Hotel and Motels

~~Hotels, Motels, and Other Accommodation Services. Establishments that serve lodging and short-term accommodations for travelers, such as hotels, motels, bed and breakfast inns and other similar establishments.~~

Hotel or Motel. An establishment that provides four or more guest rooms for the lodging and short-term accommodations for travelers and that does not provide gambling. Hotels and motels typically offer food services, recreational services, convention hosting services, laundry services, and similar services required or desired by travelers.

## Landscaping

Seattle: "Landscaping" means live planting materials, including but not limited to, trees, shrubs, vegetables, fruits, grass, vines, ground cover or other growing horticultural material. Landscaping may also include features intended to enhance a landscaped area, including water features, pathways or materials such as wood chips, stone, permeable paving or decorative rock.

## LEED

From Seattle: LEED" (Leadership in Energy & Environmental Design) means the U.S. Green Building Council's Green Building Rating System TM. LEED is a voluntary consensus-based national standard for developing high-performance, sustainable buildings. LEED provides standards for higher performance in the following categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and Innovation and Design Process.

## May

May. Means the action is acceptable, provided it conforms to the provisions of the Shoreline Management Act. (SMP). **Also applies Citywide.**

## owner

Redmond defines, Owner Occupancy only, suggest changing this to owner?

REDMOND: Owner Occupancy. Occupancy by a property owner, as reflected in title records, who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and actually resides at the site more than nine months out of any given year.

## shall

Shall. Means a mandate; the action must be taken. (SMP) **Applies Citywide.**

## should

Should. Means that the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and the Shoreline Rules, against taking the action. (SMP). **Applies Citywide.**

## solar access

From Seattle: "Solar access" means the amount of unrestricted sunlight that reaches a structure, or portion thereof.

## Solid Waste

~~Solid Waste. All putrescible and non-putrescible solid and semisolid wastes as defined in WAC Chapter 173-304, Minimum Functional Standards for Solid Waste Handling.~~

Solid Waste. Unwanted or discarded material, including waste material with insufficient liquid content to be free flowing. (SMP). **Applies Citywide.**

## Transportation, Communication, Information, and Utilities

In this land use category, an establishment cannot always be distinguished by a single physical location as it can in most other land use categories. To classify land in this category, other factors are needed for deciding which land serves a particular establishment. In most cases, the type of establishment in this category is easily deduced from the type of structures and activities on the land. The remaining difficulty

is deciding how significant a structure or activity is necessary for the land to be associated with an establishment type. For example, it would not be realistic to classify all land with telephone lines under telephone communications; however, land with more important telephone communication facilities may be classified here.

The following provides additional information for the sub-categories typically associated with this land use category:

- Transportation establishments serve passengers and cargo movements and are grouped by the modes of transportation. They use transportation equipment as a productive asset although many may have service and repair facilities (railroads or airlines).
- Communication and information establishments produce or distribute information. Information can be broadly differentiated by the medium through which it flows. Every other industry sector is in some way or another either a producer or consumer of "information" -- alluded to terms like "information economy" and "global economy." However, the establishments in communication and information sub-category pertain to those that transform information into a commodity.
- Utility establishments provide utility services, such as electric power, natural gas, steam supply, water supply, and sewage removal. This sub-category does not include waste management services, which collect, treat, and dispose of waste materials, and do not directly use or operate utilities.

This land use category also include truck and freight transportation services; courier, messenger, and postal services; motion pictures and sound recording; newspaper, books, and other publishing; libraries and archives, and radio, television, cable networks and distribution.

### variance

From Seattle: ""Variance"" means relief from certain provisions of the Land Use Code authorized by the Director or Council after determining that the criteria established for the granting of variances have been satisfied.

## Open Space

### Amenity Open Space

Undeveloped land and natural features that are worthy of preservation for their scenic or aesthetic value. May consist of wooded areas, agricultural land, open valley floors, pastures, fields, parks, landscaped right of way, buffer areas, and all manner of landscape areas, such as courtyards, gardens, lawn and shrub areas.

### common open space

From Seattle: "Open space, common" means usable open space that is available for use by all occupants of a residential structure.

### common usable open space

Common usable open space may be provided in forms such as plazas, rooftop gardens, and recreation rooms that are accessible to all residents of a building

### Recreation Open Space

Provides areas and facilities that meet the needs of City residents such as active or passive open space uses, and may consist of parks, walkways, bikeways, trails, sitting areas, para-courses, golf courses, tot-lots, recreation buildings, and outdoor activity areas, such as tennis, basketball and sport courts, and swimming pools.

### Residential usable open space

A requirement that provides the minimum percentage of a development that must be set aside to provide usable open space for residents.

### On-site recreational amenities

Includes outdoor irrigated planters with seating, or recreation rooms, swimming pools, or playgrounds for the development.

## For Additional Reference Only: Suggestions on Word Choice

### Abate

Replace with **decrease**

### Aboveground

Used as an adjective describing a noun and should be hyphenated; **above-ground**

### Abrogate

Change to a more common word **invalidate**

### Accessways

Change uses of *Accessways* and *Access ways* to be the same (either with or without a space)

### Accord

21.24.050 Change to “according to”

21.50.020.A.4 Change to “given”

21.76.060.I.4 Change to “hold”

### Administrator

Already defined, but it doesn’t show as an “in-line” definition. Add “in-line” definition

### Aforementioned

For readability, change to “the” (used once)

### Assure/Assured/Assuring

"This word is not used correctly per Grammarly, ""To assure someone is to remove someone’s doubts. To ensure something is to make sure it happens—to guarantee"". It seems the use should be ensure. "

### Circumvent

Suggest more common word: avoid. Used twice.

### Coherent

Suggest “singular concept in mind” rather than coherent. Only used once.

### Contiguous

Suggest easier word, adjoining, adjacent or next to. Used multiple times

### Draftsmen

Suggest to change to gender neutral language: Draftsperson

### Façade

Used >10, consider using one spelling for consistency either Façade (as defined in RZC) or facade.

### Handicapped

“accessible” parking space rather than a “disabled” or “handicapped” parking space or “an accessible bathroom stall” rather than “a handicapped bathroom stall.”



### multi-building

Multiple-building has a definition, suggest to change "multi-building" to multiple- building

### multi-lot

Words with the prefix "multi" are written as one word.

### multi-purpose

Words with the prefix "multi" are written as one word.

### multi-tenant

Words with the prefix "multi" are written as one word.

### non-residential

should not be hyphenated

### scintillating

Only used once; consider a more common word such as flashing and bright lights for clearer meaning

### scrivener

Used twice in the same sentence, could "copyist" be substituted for clearer meaning

### segregated

Used twice. consider use of "separated" instead?

### Semipermanent

Used twice, should be semi permanent or semi-permanent

### Semipublic

needs hyphen: Semi-public

### transportation

Maybe link to this section in the comp plan or list out those travel modes.

Transportation. The various travel modes as discussed in the Transportation Element of the Redmond Comprehensive Plan."