
Administrative Note: The following portions of the Redmond Zoning Code are proposed for amendment as recommended per the following Redmond Zoning Code ReWrite Phase 1 Components:

- **Format and Organizational Enhancements (Wayfinding)**
- **Residential Use Typology Establishment and Clarifications**
- **Nonresidential Allowed Use Simplification, Broadening, and Flexibility**

Chapter 21.06

URBAN RECREATION

Sections:

- 21.06.010 Urban Recreation Zone.**
- 21.06.020 Allowed Uses.**
- 21.06.030 Accessory Uses.**
- 21.06.040 Site Development Requirements.**
- 21.06.050 Location of Structures.**
- 21.06.060 Special Use Standards for Recreational Uses.**
- 21.06.070 Agricultural Practices Notice.**









21.06.010 Urban Recreation Zone.

A. **Purpose.** The Urban Recreation zone is meant to provide for limited urban uses on lands inappropriate for more intense urban development due to: (1) extensive environmentally critical areas, natural hazards, or significant natural or cultural resources; and (2) extreme cost or difficulty in extending public facilities. This zone provides for suitable urban uses, such as recreational uses needed to serve Redmond and the region.

[The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage](#)

to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Table ##.##.### Urban Recreation Regulations Table

Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

B. Regulations Common to All Uses.

Table 21.06.010A Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Lot Area per Dwelling Unit	10 acres	Not applicable to accessory dwelling units.
	Building Site Circle	100 feet in diameter	
	Lot Frontage	300 feet	
	Setbacks		
	Front	30 feet	
	Rear	40 feet	
	Side	40 feet for each side	
	Building Separation	20 feet	Not applicable to accessory structures on the same lot as the primary structure.
Maximum	Number of Dwelling Units per Acre	0.1	Not applicable to accessory dwelling units.
	Impervious Surface	10 percent	
	Building Height	35 feet	Maximum building height shall be 30 feet within shorelines. For properties subject to the King County Farmland Preservation Program, the maximum building height shall be 45 feet. Agricultural structures shall not exceed 45 feet.
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.

C. General Allowed Uses and Cross-References.

The following tables provide references for each of the allowed use classes for the zone. References are provided for assistance in associating the current use classes with the use classes and associated definitions that were in effect prior to December 31, 2021. Additional references assist in generally aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City’s Business Licensing system. Additional information specific to the intended use may be necessary.

Uses that are not listed below nor within the associated definition of the individual use category or class shall be classified by the Code Administrator for applicability based on the purpose and intent of the zone within which the use is proposed.

<u>Table ##.##.###.# General Allowed Uses and Cross-References in UR Zone (Residential)</u>					
<u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>					
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (Prior To Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Range</u>
<u>Low Density Residential</u>	<u>Detached Dwelling Unit</u>	<u>Detached Dwelling Unit</u>	<u>L</u>	<u>R</u>	<u>200-299</u>
	<u>Accessory Dwelling Unit (ADU)</u>	<u>Accessory Dwelling Unit (ADU)</u>	<u>L</u>	<u>R</u>	<u>200-299</u>

<u>Table ##.##.###.# General Allowed Uses and Cross-References in UR Zone (Nonresidential)</u>				
<u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Hotels, Motels and Other Accommodation Services</u>	<u>Bed and Breakfast Inn</u>	<u>L, C</u>	<u>R</u>	<u>300-399</u>
<u>1. Limited to Bed and Breakfast Inn</u>				
<u>Local Utilities</u>	<u>Local Utilities</u>	<u>P</u>		
<u>Regional Utilities</u>	<u>Regional Utilities</u>	<u>C</u>		

<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Natural and Other Recreational Parks</u>	<u>Parks, Open Space, Trails and Gardens</u>	<u>L</u>		<u>400-499</u>
<u>Arts, Entertainment, Recreation, And Assembly</u>	<u>Athletic, Sports, And Play Fields; Marine Recreation; Commercial Swimming Pools</u>	<u>C</u>	<u>A</u>	<u>400-499, 500-599</u>
1. <u>Limited to:</u>				
a. <u>Athletic, Sports, and Play Fields;</u>				
b. <u>Marine Recreation;</u>				
c. <u>Commercial Swimming Pools</u>				
<u>Golf Course</u>	<u>Golf Course</u>	<u>C</u>	<u>A</u>	<u>400-499</u>
<u>Family Day Care Provider</u>	<u>Family Day Care Provider</u>	<u>P</u>	<u>R</u>	<u>500-599</u>
<u>Crop Production</u>	<u>Crop Production</u>	<u>P</u>	<u>U</u>	
<u>Equestrian Facility</u>	<u>Equestrian Facility</u>	<u>P</u>	<u>U</u>	
<u>Animal Production</u>	<u>Animal Production</u>	<u>P</u>	<u>U</u>	
<u>Roadside Produce Stand</u>	<u>Roadside Produce Stand</u>	<u>P</u>		

€ D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the UR zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. ~~Uses not listed are not permitted.~~

Table 21.06.010B			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	Permitted use only for dwelling units occupied by those engaged in crop production on the property or operating a stable on the property and accessory dwelling units.

Table 21.06.010B			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
2	Accessory dwelling unit (ADU)	ADU (1.0)	One accessory dwelling unit is allowed for each allowed housing unit. The accessory dwelling unit shall comply with RZC 21.08.220, <i>Accessory Dwelling Units</i> .
<u>3</u>	<u>Tiny home</u>	<u>Tiny home (1.0)</u>	<u>One tiny home is allowed for each allowed dwelling unit. The tiny home shall comply with RZC 21.08.220, <i>Accessory Dwelling Units</i>.</u>
General Sales or Service			
3	<u>Bed & Breakfast Inns, Motels, and Other Accommodation Services</u>	Rental room (1.0)	<u>Limited to Bed and Breakfast Inns.</u> <u>A. Permitted use for inns <u>Bed and Breakfast Inns</u> with two rooms or less.</u> <u>B. Conditional Use Permit is required for <u>Bed and Breakfast</u> Inns with three to eight rooms.</u>
Transportation, Communication, Information, and Utilities			
4	Local utilities	Adequate to	
5	Regional utilities	accommodate peak use.	A Conditional Use Permit is required.
6	Wireless Communication Facilities	N/A	See RZC 21.56, <i>Wireless Communication Facilities</i> for specific development requirements.
Arts, Entertainment & <u>and</u> Recreation			
7	<u>Parks, open space, trails and gardens- <u>Natural and Other Recreational Parks</u></u>	1,000 sq ft gfa (0, adequate to accommodate peak use.)	See RZC 21.06.060, <i>Special Use Standards for Recreational Uses</i> , for specific regulations which may apply to recreational uses.
8	<u>Athletic, sports, and play fields- <u>Arts, Entertainment, Recreation, And Assembly</u></u>	Adequate to accommodate peak use.	A. A Conditional Use Permit is required. B. See RZC 21.06.060, <i>Special Use Standards for Recreational Uses</i> , for specific regulations which may apply to recreational uses.

Table 21.06.010B			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
9	Golf course		
10	Marine recreation		
11	Commercial swimming pools		
Education, Public Administration, Health Care and other Institutions			
12	Family day care provider	Vehicle used by the business (1.0).	Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific requirements for family day care providers.
Agriculture			
13	Crop production		
14	Equestrian facility	N/A	
15	Animal production		
Other			
16	Home Business	Vehicle used by the business (1.0).	See RZC 21.08.340, Home Business, for specific regulations which apply to home businesses.
17	Roadside produce stand	N/A	

(Ord. 2652; Ord. 2803; Ord. 2919)

Effective on: 6/18/2018

21.06.020 Allowed Uses.

The Zone Use Chart for the Urban Recreation Zone lists the permitted and conditional uses allowed in the zone. These uses were selected on the basis that they would generally not be adversely

affected by natural hazards and would have minimal impact on the natural resources of the area, especially agricultural soils not used for nonagricultural urban uses, and would not place high demands on transportation, water, or sewer systems. ~~Uses that are not listed are prohibited.~~ All uses shall comply with the other applicable requirements of the Zoning Code.

Effective on: 4/16/2011

21.06.030 Accessory Uses.

A. Accessory uses shall be permitted in conjunction with an allowed use. Accessory uses may include, but are not limited to, equipment storage, outbuildings, fences, kiosks, and parking (unless otherwise excluded by another provision of the Zoning Code, such as RZC 21.68.050.C *Shoreline Environments, Permitted Uses and Activities Table*).

B. Accessory uses shall meet the requirements of this chapter and all related requirements of the Zoning Code. The primary allowed use shall be maintained during the time any accessory use is maintained.

Effective on: 4/16/2011

21.06.040 Site Development Requirements.

All uses and structures in Urban Recreation zone shall comply with the applicable site development requirements in the zone use chart.

Effective on: 4/16/2011

21.06.050 Location of Structures.

In order to reduce lengthy public facility or road extensions, buildings on a single development site shall be clustered together, provided that the separation requirements of the City's Buildings and Construction code, RMC Title 15, shall be met.

Effective on: 4/16/2011

21.06.060 Special Use Standards for Recreational Uses.

Within the Urban Recreation zone, recreation uses which require a conditional use permit and accessory restaurants shall comply with the following requirements:

- A. The buildings and parking areas shall be sited in locations least likely to block or interrupt scenic vistas from public areas and to minimize impacts on uses on adjacent properties.
- B. Parking and storage areas shall be screened from the Sammamish River trail which is located on both the east and west sides of the Sammamish River.
- C. No uses shall be externally illuminated by artificial light except for parking lot lighting, safety lighting near buildings, and outdoor recreational uses. Outdoor recreational uses shall not be illuminated by artificial light from 11:00 p.m. to 8:00 a.m. Lighting shall be designed and constructed to minimize glare and prevent glare and light from intruding on neighboring properties.
- D. Amusement parks, water slides, miniature golf courses, motorized or nonmotorized race tracks, and uses similar to any of these uses shall be prohibited within the Urban Recreation zone.
- E. Publicly owned buildings of less than 1,000 square feet gross floor area that serve trails and trail parking lots may be located within the 200-foot buffer of the Sammamish River, provided they are at least 70 feet away from the ordinary high water mark of the Sammamish River.

Effective on: 4/16/2011

21.06.070 Agricultural Practices Notice.

To protect agricultural uses from nuisance lawsuits and reduce potential land use conflicts, a statement describing the nature of the agricultural uses shall be recorded with the property. All approved plats, development permits, and building permits within 500 feet of land used for agricultural uses or vacant land within the Urban Recreation zone shall include the following notice:

“The property covered by this approval is located in or near an area where agricultural uses are allowed. A variety of commercial and agricultural activities may occur which are not compatible with some development.”

Effective on: 4/16/2011

The Redmond Zoning Code is current through Ordinance 3013, passed December 1, 2020.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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