

Administrative Note: The following has been revised, as indicated in blue, based on the Planning Commission's review and recommendation, issued on November 10, 2021.

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:

- **Definitions enhancements, expansion, and removal of regulatory language**
- **Residential Use Typology Establishment and Clarifications – associated enhancements and expansion to definitions**
- **Nonresidential Allowed Use Simplification, Broadening, and Flexibility – associated enhancements and expansion to definitions**

21.78 Definitions

A. Purpose.

For the purpose of this chapter, certain terms, phrases, words and their derivatives shall have the meanings set forth in this chapter and/or the relevant portions of Title 21. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

Administrative Note: The following amendments represent the removal of regulatory language from the definitions of chapter 21.78. Within each, staff also notes whether a companion amendments is proposed to relocate the requirements into the body of the code.

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.~~

Administrative Note to the Amendment Above: no companion amendments are necessary to relocate the removed regulatory language.

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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.~~

Administrative Note to the Amendment Above: no companion amendments are necessary to relocate the removed regulatory language.

Administrative Note: The following amendments represent the addition of the definitions of chapter 21.78 to support the use of terms and phrases within the body of the code. The following definitions are proposed to clarify frequently used, specific terms and phrases that are relevant to code administration and understood to reflect the best and/or common management practices or the most relevant state or federal laws.

Accessible

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

Active or Passive Recreational

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 includes but is not limited to activities such as hiking, wildlife viewing, observing and photographing nature, and picnicking.

Active Recreational Use

Active recreation refers to a structured individual or team activity that requires the use of special facilities, courses, fields, or equipment.

Garage

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. *Citation: City of Seattle Code.*

Green Building Rating and Certification System.

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Green building rating or certification systems broaden the focus beyond the product to consider the project as a whole. Rating systems are a type of building certification system that rates or rewards relative levels of compliance or performance with specific environmental goals and requirements. Rating systems and certification systems are frequently used interchangeably. Green building rating and certification systems require an integrated design process to create projects that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. While the philosophy, approach, and certification method vary across these the systems, a common objective is that projects awarded or certified within these programs are designed to reduce the overall impact of the built environment on human health and the natural environment. (Vierra, 2019)

Hotel and Motels

~~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.~~

Administrative Note: The amendment above reflects removal of a duplicative definition. Hotels, Motels, and Other Accommodation Services are proposed to remain as a definition and land use class within the body of the RZC.

Solar Access

Solar Access. Solar access means the amount of unrestricted sunlight that reaches a structure, or portion thereof. Citation: City of Seattle Code.

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 Transportation, Communication, Information, and Utilities uses encompass several sub-categories of uses typically associated with this land use category:

- Transportation establishments serve passengers and cargo movements and are grouped by the

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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, such as but not limited to courier, messenger, and postal services, motion pictures and sound recording, software development and publishing, newspaper, books, and other publishing, libraries and archives, and radio, television, cable networks, and ~~distribution.~~
- 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.

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~~This land use category also includes 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.~~

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Variance

Variance. A mechanism by which the City considers grant relief from certain regulations when proposed by an applicant for the purposes of development.

Administrative Note: The following are proposed for amendment to 21.78 Definitions as recommended per the following Redmond Zoning Code ReWrite Phase 1 Components:

- **Residential Use Typology Establishment and Clarifications**
- **Nonresidential Allowed Use Simplification, Broadening, and Flexibility**

A Definitions.

Accessory dwelling unit. An accessory dwelling unit (hereinafter referred to as "ADU") ~~is a habitable living unit that provides basic requirements for living, sleeping, eating, cooking, and sanitation.~~ An ADU is accessory to ~~the~~ a primary single family dwelling unit and located on a the same lot. An ADU ~~and~~ may be added to, created within, or detached from the primary single-family dwelling unit for use as a complete independent dwelling unit.

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Artisanal Manufacturing, Retail Sales, and Service. The Artisanal Manufacturing, Retail Sales, and Service use class, under the Manufacturing and Wholesale Trade use category, comprises businesses engaged in the independent, hand-crafted transformation of materials into finished products for the display and retail sale of those products within a building or structure, or a portion thereof. Activities include small-scale manufacturing as a result of which no impacts are imposed on adjacent uses or the City’s Critical Aquifer Recharge Areas by the retail sales of the manufactured goods or services such as repair or restoration of the manufactured goods. Example goods include books and designed paper products, musical instruments, jewelry, clothing, and textiles. Artisanal Manufacturing, Retail Sales, and Service does not include any activity relating to marijuana.

Artisanal Manufacturing, Retail Sales, and Service represents the Mercantile Group M and Factory Group F occupancy classes of the Redmond Building Code or a combination of these occupancy classes, and a limited number of the 3000 Manufacturing and Wholesale Trade class of the Land Based Classification Standards, based on the hand-crafting activities taking place.

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Arts, Entertainment, ~~and Recreation, and Assembly.~~ An establishment that provides facilities or services for cultural, recreational, and entertainment uses, including but not limited to, performing arts establishments, theaters, museums, arcades, and marinas, but specifically excluding adult entertainment facilities. Kiosks are included as accessory to Arts, Entertainment, Recreation, and Assembly.

Attached Dwelling Units. Two to four dwelling units with common or party walls on one or two sides, or above or below, but with separate front and/or rear access. This includes but is not limited to duplexes, triplexes, townhomes, stacked flats and courtyard apartments. Attached dwellings greater than four units, see Multifamily Structure.

B Definitions.

Business and Service. The Business and Service use class, under the General Sales or Services use category, ~~comprises the former use classes Finance and Insurance; Real Estate Services; Professional Services; Administrative Services; Services to Buildings or Dwellings; Travel Arrangement and Reservation Services; Investigation and Security Services; is a use that provides administrative, professional, or service-type transactions, including storage of records and accounts, as well as the home businesses and mobile businesses and services providing these services.~~

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~~Business and Service represents the Business Group B occupancy class of the Redmond Building Code and includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts.~~

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C Definitions.

Courtyard Apartment. Courtyard apartments are characterized by side-by-side attached dwelling units arranged around a central courtyard or lawn area.

~~Cremation Services~~Crematorium and Cemeteries. ~~The operation of~~ Sites or structures reserved for the interment of human or animal remains, or for cremating the dead.

D Definitions.

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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 or tiny home is considered to be a dwelling unit.

E Definitions.

Education Services. Establishments that offer teaching and learning activities or experiences, including preschools, grade schools, colleges and universities, and technical, trade, and other specialty schools.

The Education use class represents Educational Group E occupancy class of the Redmond Building Code.

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F Definitions.

Family. ~~An individual or two or more persons related by blood, or marriage; eight or fewer nonrelated persons living together in a single dwelling unit, unless a grant of reasonable accommodation as identified in RZC 21.76, Review Procedures, allows an additional number of persons~~ One or more persons, either related or unrelated, living together as a single housekeeping unit.

Administrative Note: The amendment above reflects SB-5235, eff. July 2021 per RCW 35.21 and RCW 35A.21.)

Food and Beverage. The Food and Beverage use class, under the General Sales or Services use category, comprises the former use classes of Full-Service Restaurant, Cafeteria or Limited-Service Restaurant, Bar or Drinking Place, Caterer, Food Service Contractor, as well as the drive-up stand businesses and mobile businesses providing these services.

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~~The Food and Beverage use class represents a portion of the Assembly Group A-2 occupancy class of the Redmond Building Code.~~

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Faith-based. The faith-based use class comprises structures and properties managed by an organization for purpose of religious belief, practice, or affiliation. Structures and properties may include accessory uses such as a residence or office for the faith-based leader, administrative offices, classrooms and meeting rooms, assembly halls, records storage, and food-preparation areas. Secondary accessory uses may also include temporary indoor shelter, food banking, soup kitchen, and similar essential community services. Other conditional and temporary uses carried out in association with common faith-based beliefs, practices, and affiliations and essential facilities may also apply.

Funerary. The funerary use class comprises services of a “Funeral Director”, “Funeral Establishment”, and similar services as defined by chapter 18.39 RCW.

G Definitions.

Government Functions, Other and Administration. The provision of governmental services not specifically identified elsewhere in these definitions. This definition includes military and national security functions and space research and technology when conducted by a government agency. The Government and Administration use class includes the former Public Administration use class that comprised all government functions, including federal, state, and local government agencies that administer, oversee, and manage public programs or that have executive, legislative, or judicial authority; and legislative and executive offices, courts, and other government functions. This definition does not include correctional institutions, which are separately defined and regulated.

~~The Government and Administration use class represents a portion of the Business Group B- occupancy class of the Redmond Building Code.~~

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H Definitions

High Density Residential. High density residential generally includes (but is not limited to) housing types such as multifamily structures, mixed-use residential, and residential suites.

Home Business, Home Occupation Business. A business activity which results in a product or

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service and is conducted in whole or in part ~~on a residential premises within a dwelling unit or associated accessory structure to a dwelling unit~~, and is clearly subordinate to use of the premises as a residence. Home business does not include any business activity relating to marijuana.

I Definitions

~~*Institutional Health and Human Services. A subset of Education, Public Administration, Health Care, and Other Institutions consisting of Institutional organizations providing a wide range of public health, wellness, and human services such as:*~~ Ambulatory or Outpatient Services; Nursing, Supervision, and Other Rehabilitative Services; Social Assistance, Welfare, and Charitable Services; Day Care Centers; and Family Day Care Providers.

~~The Institutional Health and Human Services use class represents the Institutional Group I occupancy class of the Redmond Building Code.~~

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L Definitions.

~~*Low Density Residential. Low density residential generally includes (but is not limited to) housing types such as detached single family dwelling units, cottages, small-lot short plats, size-limited dwellings, manufactured homes, tiny homes, accessory dwelling units, duplexes, triplexes, fourplexes, townhomes, stacked flats and courtyard apartments.*~~

M Definitions.

~~*Medium Density Residential. Medium density residential generally includes (but is not limited to) housing types such as duplexes, triplexes, fourplexes, townhomes, stacked flats, courtyard apartments and mixed-use residential.*~~

N Definitions.

Natural and Other Recreational Parks. Public and private park and recreation facilities that do not fall within another specific park definition in this Code. ~~The Natural and Other Recreational Parks~~

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use class includes the former Parks, Open Space, Trails and Gardens use class, described as wildlife refuges; wetland, stream, and wildlife mitigation areas; arboretums; pea patches; and play areas.

P Definitions.

Pet and Animal Sales ~~or~~ and Service (Except Veterinary). The retail sale of pets and other animals (except livestock) and the provision of pet or animal care services, such as grooming, training, sitting, boarding, ~~and~~ caretaking, as well as the home businesses and mobile businesses providing these services. This definition includes pet and pet supply stores but does not include veterinary services. For Veterinary, refer to the Business and Service use class.

The Pet and Animal Sales and Service use class represents the Business Group B and Mercantile Group M occupancy classes of the Redmond Building Code, based on the type of activities undertaken and services provided.

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R Definitions.

Retail Sales. The Retail Sales use class, under the General Sales or Services use category, comprises the former use classes of General Sales or Service; Automobile Sales, Rental, or Service Establishment; Heavy Consumer Goods Sales, Rental, or Service; Durable Consumer Goods Sales, Rental and Service; Consumer Goods, Other; Membership Wholesale / Retail Warehouse; Grocery, Food, Beverage, or Dairy Sales; Health and Personal Care; Convenience Store; as well as the vending cart businesses and mobile businesses providing these services. includes, among others, the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public, as well as the vending cart businesses and mobile businesses providing these services.

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Retail Sales represents the Mercantile Group M occupancy class of the Redmond Building Code and includes, among others, the use of a building or structure or a portion thereof for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public.

Commented [KD14]: Removal and relocation per Katie

S Definitions.

Stacked Flat. Stacked flats are characterized by attached dwelling units that have upper and lower units.

Amendments
RZC 21.78 Definitions

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Page 11

T Definitions.

Tiny Home. An accessory dwelling unit that is mounted on wheels and able to be pulled by a vehicle and is temporary in nature.