



REDMOND ZONING CODE REWRITE—PHASE 2

ANNUAL CODE CLEANUP

IMPROVING ACCURACY, CLARITY, AND CONSISTENCY



We look forward to your comments. Please scan and use RZC Rewrite Let's Connect webpage to share your comments with the project team. Your feedback will help us prepare code amendments for formal review beginning Q1 2023. www.letsconnectredmond.com/rzcrewrite

Amendments to the Redmond Zoning Code, per the Annual Code Cleanup, are minor in substance while improving the code's accuracy, clarity and ease of use, consistency with other regulations, and for streamlining including improvement of the cost of doing business. This year's amendments include:

Cross-references from zoning districts to the Critical Aquifer

Recharge Area (CARA) chapter The prohibited land uses and activities that pose a hazard to the City's groundwater resources are listed in 21.64.050.C would be cross-referenced from Article I chapters.

Fence heights for consistency with the Redmond Building Code and for opportunities regarding safety netting The RZC paragraph regarding building permit requirements would be repealed, allowing alignment with the building code for fence height of seven or more feet.

Beekeeping in nonresidential zoning districts The allowance for beekeeping would be expanded to include the rooftop level of nonresidential buildings such as in Business Parks, Manufacturing Parks, and at mixed use buildings.

Fats, oil, and grease (FOG) and/or sewage and drainage code The would be improved for clarity and for simpler measurement in the field through use of sewer pipe cameras. The current language was taken from a previous version of King County Wastewater code that the county has since revised. The revision would align the code with thresholds used by neighboring jurisdictions.

Text and procedures for the Technical Committee The code would identify clear, specific notice procedures for the Technical Committee's transmittal of amendments regarding the Redmond Zoning Code text and maps (Type VI permits) to the Redmond Planning Commission.

Planted tree wells The City of Redmond standard detail 907 and policy is to not use tree grates. The amendment would ensure unified street design while ensuring regulation and policy are aligned.

Averaging and table formatting for required setbacks Setbacks between buildings are comprised of a 5 foot and 10 foot setback. The code would support an average of 15 feet with a minimum of no less than 5 feet for improved flexibility while meeting the intent of the setback provisions. In addition, RZC Article I would be corrected regarding "Regulations Common to All Uses" where formatting leads to confusion between setback and landscaping standards.

Northeast Design District (NDD) Clarifying and increasing economic opportunities of two current code provisions:

Schools are an existing allowed use and would not be not limited to five percent of the site's gross floor area, which inadvertently restricted the allowed use.

Setbacks from NDD1 to NDD2 could also be determined through master planning to meet the adopted policy and purpose of the district.

Legislative conformance Two aspects of the code would be updated for alignment with adopted state legislation:

Marijuana: LCB Board Action: Permanent Rule Making Replacing Term "Marijuana" with "Cannabis", per SSHB 1210.

Family Day Care: E2SSB 5237 Enacted "expanding accessible, affordable child care and early childhood development programs" including waiving the limit that restricts family home providers from serving not more than 12 children.

Topic	Current Code	Preliminary Draft	Stakeholder Comments (August 2022)	Refined Draft
Cross-references from zoning districts to the Critical Aquifer Recharge Area (CARA) chapter	Zoning districts in RZC Article I do not include a cross-reference to RZC 21.64.010.C—the list of limited land uses/activities based on a site's location within the CARAs.	Addition of "Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information." to all Regulations Common to All Uses tables.	Can the list of limited land use/activities (RZC 21.64.010.C) in the critical aquifer recharge areas (CARA) include language such as "Dry cleaning establishments using the solvent perchloroethylene or other chlorocarbons or hydro chlorocarbons?" Can the list of limited land use/activities (RZC 21.64.010.C) in the critical aquifer recharge areas (CARA) include auto body painting?	A change does not appear necessary as this is accounted for in RMC 21.64.050.C.1.i prohibits dry cleaning establishments using the solvent perchloroethylene within the CARA.
Fence heights for consistency with the Redmond Building Code and for opportunities regarding safety net	Requires a Building Permit for fences exceeding six feet in height.	Repeal the reference to the Building Permit requirements, defer to the Building Code.	Safety netting, such as at golf courses, is not addressed. Can it be included in the code or a variance offered?	Safety netting has been proposed in the Urban Recreation zoning district, along with criteria and screening requirements.
Beekeeping in nonresidential zoning districts	Beekeeping is allowed, up to four hives, in R1–R3 and up to two hives in R4–R6.	Allow beekeeping also in nonresidential and mixed-use zones with property owner consent.	Provisions should address only honeybees, with no limitations on native bees.	Additional cross-reference to RCW 15.60 regarding apiaries and definitions to ensure consistency with state standards.

Contact: Kimberly Dietz, kdietz@redmond.gov, 425-556-2415 for information about this project component.
www.redmond.gov/RZCrewrite and www.redmond.gov/Redmond2050

Notice of nondiscrimination is available at redmond.gov/TitleVI.
 无歧视声明可在本市的网址redmond.gov/TitleVI上查阅
 El aviso contra la discriminación está disponible en redmond.gov/TitleVI.

