

Exhibit 9

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.070 RIN (Residential Innovative) Single-Family Urban Residential

A. Purpose. The RIN Single-Family Urban Residential zone is intended to promote single-family housing consisting of smaller dwelling units to respond to changing household sizes and ages. It will provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family homes. Also, this zone will blend new development with existing residential development to help maintain neighborhood character, particularly in neighborhoods with a predominance of small to moderately sized homes. The zone will help to provide appealing and active streetscapes that promote a more walkable and enjoyable neighborhood experience. The density allowed within the zone shall be four to five dwelling units per gross acre depending on the size of the site and the size of dwellings proposed.

B. Regulations Common to All Uses.

Table 21.08.070A Regulations Common to All Uses				
	Regulation	Site area of 30,500 square feet or greater	Site area less than 30,500 square feet	
Minimum	Average Lot Size	4,000 square feet	7,000	
	Required Density	80 percent of net acres	80 percent of net acres	
	Lot Width Circle	35 feet	40 feet	
	Lot Frontage	20 feet	20 feet	
	Setbacks			
	Front	15 feet	15 feet	
	Garage	18 feet	18 feet	
	Side / Interior (each side)	5 feet / 10 feet	5 feet / 10 feet	
	Side Street	15 feet	15 feet	
	Rear	10 feet	10 feet	
	Alley	4 feet	4 feet	
	Lake Sammamish	35 feet	35 feet	
	Building Separation	15 feet; 10 feet for cottages, size-limited dwellings, small-lot short plats, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.	15 feet; 10 feet for cottages, size-limited dwellings, small-lot short plats, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units.	
Open Space	20 percent of total lot area	20 percent of total lot area		
Maximum	Density	5 units per acre, except when participating in cottage housing or programs with bonus density provisions	4 units per acre, except when participating in cottage housing or programs with bonus density provisions	
	Lot Coverage for Structures	35 percent of total lot area	35 percent of total lot area	
	Impervious Surface	65 percent of total lot area	60 percent of total lot area	
	Building Height	25 feet; 30 feet in Shoreline Jurisdiction	25 feet; 30 feet in Shoreline Jurisdiction	
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Special Regulations table below.	

C. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the RIN 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 21.08.070B
Allowed Uses and Special Regulations**

Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	A. Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential and Willows/Rose Hill neighborhoods. B. Cottage housing in the RIN zone shall comply with the requirements of RZC 21.08.290 , Cottage Housing Developments . Site requirements that may be applicable for cottage housing and are not specified in RZC 21.08.290 , R-6 Single-Family Urban Residences , such as average lot size, are provided by the zone summary for the R-6 zone. (See RZC 21.08.090 .)
3	Size-limited dwelling	Dwelling unit (2.0)	
4	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220 , Accessory Dwelling Units , for specific regulations which apply to ADUs. B. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
5	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above. B. Please see RZC 21.08.260 , Attached Dwelling Units , for specific neighborhood requirements related to density, design, and review and decision procedures.
6	Manufactured home		See RZC 21.08.320 , Designated Manufactured Homes, Manufactured Homes, and Mobile Homes , for specific regulations which may apply.
7	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370 , Retirement Residences , for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC 21.08.370 , C.3.b.iii .
8	Residential care facility		A Conditional Use Permit is required.
9	Adult family home	Dwelling unit (2.0)	
General Sales or Service			
10	Bed and Breakfast Inn	Rental room (1.0)	No more than two rental rooms permitted.
Transportation, Communication, Information, and Utilities			
11	Local utilities	Adequate to accommodate peak use.	
12	Regional utilities		A Conditional Use Permit is required.
13	Heliport	N/A	A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.

14	Float plane facility		<p>A. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish.</p> <p>B. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070.E, Piers, Docks, and Floats. (SMP)</p> <p>C. Only one float plane per lot is permitted. (SMP)</p> <p>D. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes. (SMP)</p> <p>E. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP)</p> <p>F. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation. (SMP)</p>
15	Antenna support structures		<p>A. A Conditional Use Permit is required. See RZC 21.76.070.K, Conditional Use Permit.</p> <p>B. See RZC 21.56, Wireless Communication Facilities, for specific development requirements.</p>
16	Large satellite dish/amateur radio tower		See RZC 21.56, Wireless Communication Facilities , for specific development requirements.
17	Antenna array and base station		A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities , for specific development requirements.
Arts, Entertainment, and Recreation			
18	Community indoor recreation	Adequate to accommodate peak use.	Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
19	Parks, open space, trails and gardens	1,000 sq ft gfa (0, adequate to accommodate peak use.)	Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
20	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
21	Golf course		
22	Marine recreation		
23	Commercial swimming pool		
Education, Public Administration, Health Care, and Other Institutions			
24	Day care center	Employee (1.0)	A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers , for specific regulations which may apply.
25	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.
26	Public safety	Adequate to accommodate peak use	A Conditional Use Permit is required.
27	Grade schools (K-12)		
28	Religious Institution	1,000 sq ft gfa for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	<p>A. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.280, Churches, Temples, Synagogues and Other Places of Worship, for specific requirements.</p> <p>B. A Traffic Mitigation Plan is required. See RZC 21.08.280.C.5.</p>
Agriculture			
29	Crop production	N/A	A Conditional Use Permit is required.
30	Equestrian facility		
Other			
31	Home Business	Vehicle used by the business (1.0).	See RZC 21.08.340, Home Business , for specific regulations which apply to home businesses.
32	Roadside produce stand	N/A	See RZC 21.68.070, In-Water Structures , for special height, setback and area requirements. (SMP)
33	Pier, dock, float		

(Ord. 2652, Ord. 2709, Ord. 2803)

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