

RZCRW: Amendments per annual cleanup reflecting community comment on allowance of safety netting (accessory uses/fencing).

REDMOND 2050: Note the [Zoning District Consolidation Proposal](#) for land use and zoning changes planned for discussion during Redmond 2050 Phase 2 (2023-2024).

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

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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.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

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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

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Table 21.06.010A Regulations Common to All Uses			
Regulation	Standard	Exceptions	
		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.

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

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Table ###.###.###.# General Allowed Uses and Cross-References in UR Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
Nonresidential Use Class	Former Use Classification (prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Hotels, Motels and Other Accommodation Services	Bed and Breakfast Inn	L, C	R	300-399
1. Limited to Bed and Breakfast Inn				
Local Utilities	Local Utilities	P		
Regional Utilities	Regional Utilities	C		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Natural and Other Recreational Parks	Parks, Open Space, Trails and Gardens	L		400-499
Arts, Entertainment, Recreation, And Assembly	Athletic, Sports, And Play Fields; Marine Recreation; Commercial Swimming Pools	C	A	400-499, 500-599
1. Limited Is limited to:				
a. Athletic, Sports, and Play Fields;				
b. Marine Recreation;				
c. Commercial Swimming Pools				
Golf Course	Golf Course	C	A	400-499
Family Day Care Provider	Family Day Care Provider	P	R	500-599
Crop Production	Crop Production	P	U	

Commented [KD1]: Amendment for clarity.

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Equestrian Facility	Equestrian Facility	P	U	
Animal Production	Animal Production	P	U	
Roadside Produce Stand	Roadside Produce Stand	P		

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.

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.
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, Accessory Dwelling Units.

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Table 21.06.010B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
3	Tiny home	Tiny home (1.0)	One tiny home is allowed for each allowed dwelling unit. The tiny home shall comply with RZC 21.08.220, Accessory Dwelling Units.
General Sales or Service			
3	Hotels, Motels, and Other Accommodation Services	Rental room (1.0)	Limited to Bed and Breakfast Inns. A. Permitted use for Bed and Breakfast Inns with two rooms or less. B. Conditional Use Permit is required for Bed and Breakfast Inns with three to eight rooms.
Transportation, Communication, Information, and Utilities			
4	Local utilities	Adequate to accommodate peak use.	A Conditional Use Permit is required.
5	Regional utilities		
6	Wireless Communication Facilities	N/A	See RZC 21.56, Wireless Communication Facilities for specific development requirements.
Arts, Entertainment and Recreation			
7	Natural and Other Recreational Parks	1,000 sq ft gfa (0, adequate to	See RZC 21.06.060, Special Use Standards for Recreational Uses, for

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Table 21.06.010B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
		accommodate peak use.)	specific regulations which may apply to recreational uses.
8	Arts, Entertainment, Recreation, And Assembly	Adequate to accommodate peak use.	A. A Conditional Use Permit is required. B. See RZC 21.06.060, Special Use Standards for Recreational Uses, for specific regulations which may apply to recreational uses.
9	Golf course		
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	N/A	
14	Equestrian facility		
15	Animal production		
Other			

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Table 21.06.010B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
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. All uses shall comply with the other applicable requirements of the Zoning Code.

Effective on: 4/16/2011

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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, **unless otherwise provided for within this chapter, shall also meet** all related requirements of the Zoning Code. The primary allowed use shall be maintained during the time any accessory use is maintained.

Commented [KD2]: Included to ensure provisions of paragraph C. when applicable to the accessory use

C. Fences as Accessory Uses.

1. Fences, including safety netting, installed within the Urban Recreation zoning district may exceed the maximum height limit set forth by section RZC 21.24.030 Height provided all of the following criteria are met:

a. The fence is required to protect public safety, and the applicant demonstrates that the height is the minimum necessary to fulfill its intended purpose;

b. A Type II – Visual Screen, per RZC 21.32.080 Types of Planting, shall be established and maintained at the exterior or public-facing side of the fence to reduce the visual impact on adjacent uses; and

c. A Conditional Use Permit, addressing the changes to previously approved site conditions and accessory uses shall be obtained.

Commented [KD3]: Per community comment, this addresses the provision of safety netting as fencing for limited application such as for active recreational uses that are typically allowed within the Urban Recreation zoning district.

Effective on: 4/16/2011

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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.

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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

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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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