

RZCRW: The proposed amendment clarifies the activities that trigger Historic and Cultural Resource review and updates the cross-reference to the relevant code portions.

Chapter 21.16

SITE REQUIREMENTS MEASUREMENT AND OTHER APPLICABLE REGULATIONS

Sections:

21.16.010	Purpose.
21.16.020	How to Measure Site Requirements.
21.16.030	Other Applicable Regulations.

21.16.010 Purpose.

This chapter explains how to measure site requirements, such as height and setbacks for non-residential zones. Site requirements measurement for residential zones can be found in RZC 21.08, Residential Regulations. Each zone has different site requirements, but the manner in which those requirements must be measured is the same for each zone. Definitions of site requirements can be found in RZC 21.78, Definitions. This chapter also identifies regulations in the zoning code and generally when they apply. (Ord. 2652)

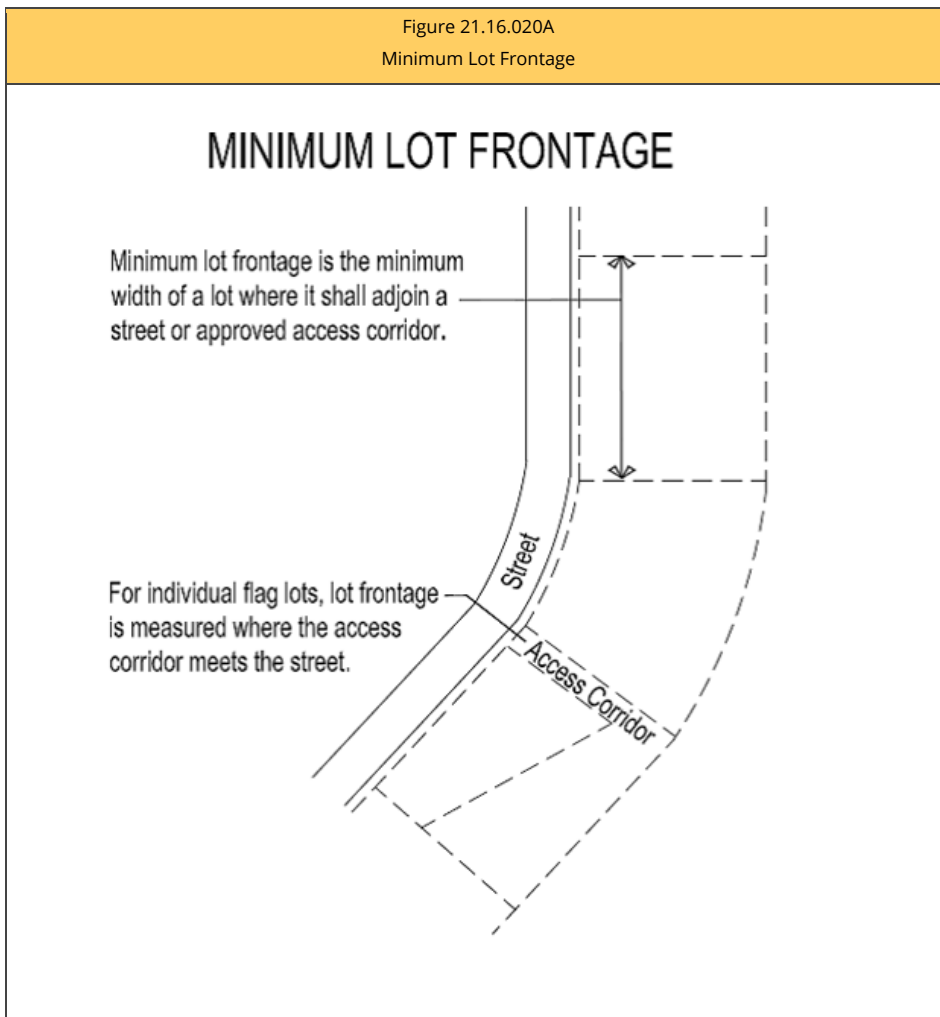
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21.16.020 How to Measure Site Requirements.

A. Tract area. Some zones require a minimum tract area in order to develop a site. This is simply the land area that is part of the development application. Existing rights-of-way are excluded from the calculation.

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B. Lot Frontage. Some zones require a minimum lot frontage in order to develop a site. Calculate this by measuring the length of the lot abutting a public or private street or access corridor. See Figure 21.16.020A for an example.

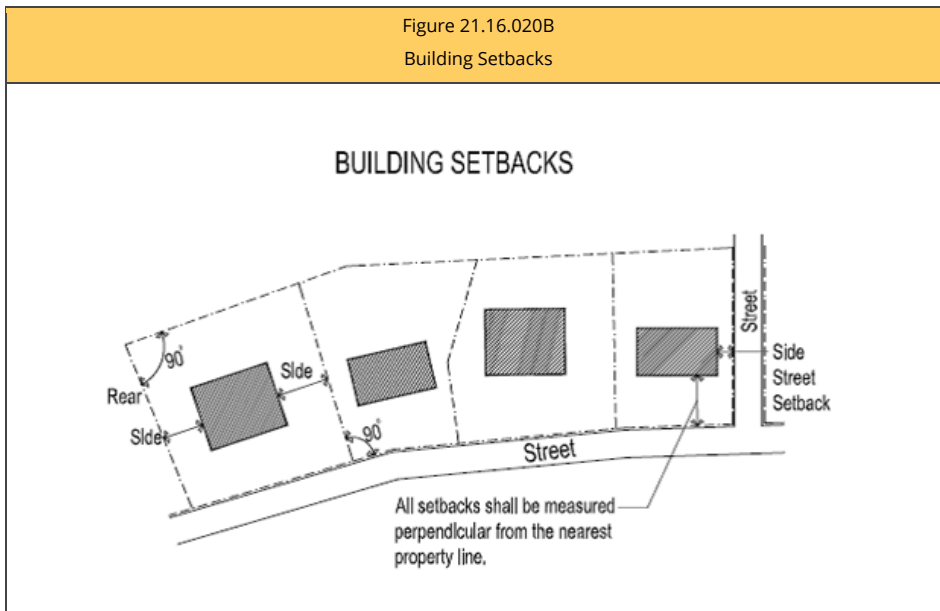


C. Setbacks.

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1. All zones require minimum or maximum setbacks. Setbacks shall be measured:
 - a. From the property line.
 - b. At right angles, or as near to right angles as possible.
 - c. In a plane horizontal to the ground.
2. The front of the lot is the side nearest the street or access corridor that provides the primary access. The rear is opposite the front, or as nearly so as the lot shape permits. The sides are 90 degrees to the front, or as nearly so as the lot shape permits.

Figure 21.16.020B
Building Setbacks



D. Impervious Surface Area. All zones have impervious surface area limits. Calculate impervious surface area by summing the area of all impervious surfaces on the site. Developments can meet impervious surface area requirements on a lot-by-lot basis or on a development-wide basis.

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E. Height.

1. All zones set limits on building height. To calculate the height of a structure:
 - a. Draw the smallest rectangle possible around it.
 - b. Find the midpoint of each side of the rectangle.
 - c. Calculate the finished grade at that point.
 - d. Average the elevations for the four midpoints.
 - e. Subtract the result from the building's highest elevation.
2. Hose towers (when associated with a fire station), chimneys, antennae, smoke and ventilation stacks, flagpoles, heating, cooling and ventilation equipment, mechanical equipment screens and enclosures, roof access stair enclosures, solar panels, and wind turbines may exceed the highest point of the existing or proposed structure by no more than 15 feet.

F. Floor Area Ratio (FAR).

1. Many zones set FAR limits. To calculate FAR:
 - a. Determine the gross site area (but exclude existing rights-of-way).
 - b. Determine the gross floor area of all structures on the site (excluding parking structures).
 - c. Divide the gross floor area by the gross site area.
 - d. Use the same units (e.g., feet or acres) for both site and structure area.
2. For properties under a common ownership that are contiguous or separated only by rights-of-way, FAR may be calculated based on the average FAR across those properties, and density and impervious surface coverage may be transferred among contiguous properties, provided the properties meet other applicable regulations.

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G. Landscaped Area. Many zones require minimum landscape areas. Calculate a site's landscape area by subtracting area devoted to building, parking, storage or accessory uses, and stormwater detention ponds from the total site area. A landscape area may include patios, plazas, walkways, walls and fences, water features, such as fountains or pools, and planting areas. Stormwater detention ponds may count toward the landscape area total if they are integrated with landscaping.

H. Lot Coverage. Many zones have lot coverage limits. Calculate lot coverage area by summing all structure and accessory structure footprints as viewed in plan view, including decks exceeding 30 inches in height above grade, and patios and porches with roofs, and dividing the total by the lot area.

I. Building Separation. Many zones have minimum building separation standards. Building separation shall be determined by measuring the distance between the foundations of the subject buildings at the narrowest area. (Ord. 2652)

Effective on: 4/28/2012

21.16.030 Other Applicable Regulations.

A. This list is provided to assist the reader in finding applicable regulations. It may not be exhaustive. You should review the table of contents of this code to find other chapters that may apply to your project.

B. Adult Entertainment. If your proposal involves adult entertainment, see RZC 21.18, Adult Entertainment Facilities.

C. Affordable Housing. If your proposal involves residential development in Bear Creek, Downtown, Overlake, North Redmond, Education Hill, Grass Lawn, or Willows/Rose Hill, see RZC 21.20, Affordable Housing.

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- D. Design Standards. If your proposal involves anything other than single-unit or two-unit residential development, see RZC Article III, Design Standards.
- E. Design Standards for Public View Corridors. If your proposal is located at or near a public view corridor, see RZC 21.42, Public View Corridors and Gateways.
- F. Dredging. If your proposal involves dredging, see RZC 21.66, Dredging Standards.
- G. Exterior Lighting. If your proposal involves anything other than lighting on a single-family property, see RZC 21.34, Lighting Standards.
- H. Fences. If you plan to erect fences, see RZC 21.24, Fences.
- I. Hazardous Liquid Pipelines. If your proposal is within 150 feet of a hazardous liquid pipeline corridor, see RZC 21.26, Hazardous Liquid Pipelines.
- J. High Capacity Transit Corridor Preservation. If your proposal is near a planned light rail alignment, see RZC 21.28, High Capacity Transit Corridor Preservation.
- K. Historic and ~~Archaeological~~ **Cultural** Resources. ~~If your proposal involves a designated historic landmark, property on which historic designation is sought, property that has a high probability of containing archaeological artifacts, or property on which someone has discovered archaeological artifacts, see All projects involving ground disturbing activities including demolition, clearing, or grading, or involving modifications to designated historic resources, identified in RZC Appendix 5. Redmond Heritage Resource Register, must comply with~~ RZC 21.30, Historic and Archaeological Resources **and RZC Appendix 9. Cultural Resources Management Procedures. Proposals involving designated historic resources must also comply with RZC Appendix 4. Historic Landmarks Care and Restoration.**
- L. Landscaping. If your proposal involves anything other than one single-family home, see RZC 21.32, Landscaping.
- M. Tree Protection. If you plan to remove trees as part of your proposal, see RZC 21.72, Tree Preservation.

Commented [KD1]: Clarification of activities triggering need for cultural resources consideration and relevant cross-references, for alignment with the adopted Cultural Resources Management Plan.

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- N. Limitations on External Effects of Uses (Performance Standards). All proposals must comply with RMC 6.34, Limitation on External Effects of Uses (Performance Standards).
- O. Noise Standards. All proposals must comply with RMC 6.36, Noise Standards.
- P. Open Space. If your proposal is located in an area designated as open space or involves the provision of open space, see RZC 21.36, Open Space.
- Q. Outdoor Storage, Retail Display and Garbage and Recycling Enclosures. If your proposal involves outdoor storage, outdoor retail display, or garbage or recycling enclosures, see RZC 21.38, Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures.
- R. Parking. If your proposal involves any kind of parking facility, see RZC 21.40, Parking Standards.
- S. Performance Assurance. If your proposal involves the posting of a performance or warranty assurance, see RZC 21.76.090.F, Performance Assurance.
- T. Signs. If your proposal includes any kind of sign, see RZC 21.44, Signs.
- U. Temporary Use. If your proposal is of a temporary nature, see RZC 21.46, Temporary Uses.
- V. Transportation Standards. If your proposal will generate at least 25 mobility units of demand, or will result in at least 25 individuals arriving at the proposal site during the a.m. or p.m. peak hour or both, or requires new street construction or street frontage improvements or construction of property access, or is near a street intersection, see RZC 21.52, Transportation Standards.
- W. Adequate Public Facilities and Undergrounding of Utilities. All proposals must comply with RZC 21.17, Adequate Public Facilities and Undergrounding of Utilities.
- X. Critical Areas. If your proposal involves property that has or is near a stream, fish and wildlife habitat conservation area, wetland, frequently flooded area, critical aquifer recharge area, or geologically hazardous area, see RZC 21.64, Critical Areas Regulations.

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Y. Shoreline Master Program. If your proposal is located near Lake Sammamish, the Sammamish River, Bear Creek, or Evans Creek, see RZC 21.68, Shoreline Master Program.

Z. State Environmental Policy Act Procedures. All proposals must comply with RZC 21.70, State Environmental Policy Act (SEPA) Procedures.

AA. Transfer of Development Rights. If you plan to seek bonuses through the Transfer of Development Rights program, see RZC 21.48, Transfer of Development Rights (TDR) Program.

BB. Transition Overlay Areas. If your property is zoned R-12, R-18, R-20, R-30, GC, NC, MP, OBAT, BP, I, or RR, see RZC 21.50, Transition Overlay Areas.

CC. Wireless Communications Facilities. If your proposal involves any kind of wireless communication facility, see RZC 21.56, Wireless Communications Facilities.

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Effective on: 4/16/2011

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

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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