



## ADMINISTRATIVE INTERPRETATION

Section Reference: Article I, Section 21.04.020B of the Redmond Zoning Code (RZC) – Zoning Map Interpretation

Subject: Amending the definition of a Zoning Map Interpretation

Issue/Question: When considering Redmond Zoning Code 21.04.020B, how should the term “uncertainty” be applied?

RZC 21.04.020B Zoning Map Interpretations states: Where uncertainty exists as to the location of any boundaries of the zones as shown in RZC 21.04.020, Zoning Map, the following rules shall apply:

1. Where boundaries are indicated as following approximately the centerline of the streets, alleys, highways, railroads or watercourses, the actual centerlines shall be considered the boundaries;
2. Where boundaries are indicated as following approximate lot lines and are map scaled at not more than 20 feet from the lines, the actual lot lines shall be considered the boundaries;
3. Where the land is not subdivided or where a zone boundary divides a lot, the boundary shall be determined by map scaling unless the actual dimensions are noted on the map;
4. Where boundaries are indicated as following lines of ordinary high water, government or meander line, the lines shall be considered to be the actual boundaries, and, if they should change, the boundaries shall be considered to move with them;
5. Where a public right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property that merges with;
6. Where an area with one owner is divided into more than one zone, each portion of the property shall have the zone designation indicated, unless subsection B.2 applies;
7. Where a single parcel is split between two zones and a portion of the parcel is zoned R-1 and contains critical areas, the outermost boundary of the critical area buffer shall be considered the boundary between the two zones.

Interpretation: The Zoning Map resides as a layer within the City’s geographic information systems database and, as such, is accurate to the parcel layer. Measurements can be easily scaled from this data to determine boundary lines. This significantly reduces the likelihood that uncertainty as to the location of zoning boundaries exists. The seven rules (1-7) only apply, if such uncertainty exists. If it does not, then they do not apply.

Reasons: The Zoning Map resides as a layer within the City’s geographic information systems database and, as such, is accurate to the parcel layer. Measurements can be easily scaled from this data to determine boundary lines.

*Karen Anderson*

Karen Anderson, Director  
Department of Planning and Community  
Development

*12-13-2017*

Date